



## United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

AGENDA  
**CITY COUNCIL MEETING**  
**Tuesday, February 25, 2025**  
**7:00 p.m.**

City Hall Council Chambers  
651 Prairie Pointe Drive, Yorkville, IL

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**Call to Order:**

**Pledge of Allegiance:**

**Roll Call by Clerk:** WARD I

Ken Koch

Dan Transier

WARD II

Arden Joe Plocher

Craig Soling

WARD III

Chris Funkhouser

Matt Marek

WARD IV

Seaver Tarulis

Rusty Corneils

**Establishment of Quorum:**

**Amendments to Agenda:**

**Presentations:**

**Public Hearings:**

**Citizen Comments on Agenda Items:**

**Consent Agenda:**

1. Bill Payments for Approval
  - \$ 1,963,184.35 (vendors)
  - \$ 419,223.81 (payroll period ending )
  - \$ 2,382,408.16 (total)
2. PW 2025-14 Ordinance Accepting the Dedication of a Right-of-Way for Public Road Purposes  
*(Crimson Lane) – authorize the Mayor and City Clerk to execute*
3. ADM 2025-02 Treasurer's Reports for November 2024 – January 2025
4. ADM 2025-06 Ordinance Amending Water Service Rates for City Buildings – *authorize the Mayor and City Clerk to execute*
5. ADM 2025-08 Salary Schedule Amendment for Fiscal Year 2026 – *approve the Fiscal Year 2026 salary ranges of City employees as presented in the packet materials*

**Mayor's Report:**

1. CC 2025-13 Appointment to the Library Board – Valerie Burd

**Public Works Committee Report:**

1. PW 2025-13 Resolution Approving a Bid to Replace the Roofs at Three City Buildings  
(*Well No. 7, Well No. 8, Beecher Center Roofs*)
2. PW 2025-15 Ordinance Vacating a Portion of Worsley Street in the United City of Yorkville,  
Kendall County, Illinois
3. PW 2025-16 Resolution Approving a Bid to Replace Water Mains (2025 Water Main Replacement)
4. PW 2025-17 Resolution Approving Supplement No. 1 to the Agreement for Land Acquisition  
Consulting Services with Mathewson Right of Way Company

**Economic Development Committee Report:**

**Public Safety Committee Report:**

**Administration Committee Report:**

1. ADM 2025-07 Resolution Authorizing the Purchase of Office Furniture in an Amount Not to  
Exceed \$54,100

**Park Board:**

**Planning and Zoning Commission:**

1. PZC 2024-32 & EDC 2025-09 Ordinance Granting a Fence Variance for a Property Located at  
515 W. Washington Street, Yorkville, Illinois

**City Council Report:**

**City Clerk's Report:**

**Community and Liaison Report:**

**Staff Report:**

**Mayor's Report (cont'd):**

2. CC 2025-08 Public Works and Parks Department Facility Update
3. CC 2025-09 Lake Michigan Water Project Update

**Additional Business:**

**Citizen Comments:**

**Executive Session:**

**Adjournment:**

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## COMMITTEES, MEMBERS AND RESPONSIBILITIES

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### ADMINISTRATION: March 19, 2025 – 6:00 p.m. – East Conference Room #337

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Marek	Finance	Library
Vice-Chairman: Alderman Plocher	Administration	
Committee: Alderman Koch		
Committee: Alderman Corneils		

### ECONOMIC DEVELOPMENT: March 4, 2025 – 6:00 p.m. – East Conference Room #337

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Plocher	Community Development	Planning & Zoning Commission
Vice-Chairman: Alderman Funkhouser	Building Safety & Zoning	Kendall Co. Plan Commission
Committee: Alderman Transier		
Committee: Alderman Tarulis		

### PUBLIC SAFETY: March 6, 2025 – 6:00 p.m. – East Conference Room #337

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Transier	Police	School District
Vice-Chairman: Alderman Tarulis		
Committee: Alderman Soling		
Committee: Alderman Funkhouser		

### PUBLIC WORKS: March 18, 2025 – 6:00 p.m. – East Conference Room #337

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Koch	Public Works	Park Board
Vice-Chairman: Alderman Soling	Engineering	YBSD
Committee: Alderman Marek	Parks and Recreation	
Committee: Alderman Corneils		

UNITED CITY OF YORKVILLE  
WORKSHEET  
CITY COUNCIL  
**Tuesday, February 25, 2025**  
7:00 PM  
CITY COUNCIL CHAMBERS

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**AMENDMENTS TO AGENDA:**

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**CITIZEN COMMENTS ON AGENDA ITEMS:**

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**CONSENT AGENDA:**

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1. Bill Payments for Approval

☐ Approved \_\_\_\_\_

☐ As presented

☐ As amended

☐ Notes \_\_\_\_\_

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2. PW 2025-14 Ordinance Accepting the Dedication of a Right-of-Way for Public Road Purposes  
(Crimson Lane)

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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3. ADM 2025-02 Treasurer's Reports for November 2024 – January 2025

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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4. ADM 2025-06 Ordinance Amending Water Service Rates for City Buildings

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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5. ADM 2025-08 Salary Schedule Amendment for Fiscal Year 2026

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**MAYOR'S REPORT:**

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1. CC 2025-13 Appointment to the Library Board – Valerie Burd

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**PUBLIC WORKS COMMITTEE REPORT:**

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1. PW 2025-13 Resolution Approving a Bid to Replace the Roofs at Three City Buildings  
(Well No. 7, Well No. 8, Beecher Center Roofs)

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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2. PW 2025-15 Ordinance Vacating a Portion of Worsley Street in the United City of Yorkville,  
Kendall County, Illinois

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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3. PW 2025-16 Resolution Approving a Bid to Replace Water Mains (2025 Water Main Replacement)

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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4. PW 2025-17 Resolution Approving Supplement No. 1 to the Agreement for Land Acquisition  
Consulting Services with Mathewson Right of Way Company

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**ADMINISTRATION COMMITTEE REPORT:**

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1. ADM 2025-07 Resolution Authorizing the Purchase of Office Furniture in an Amount Not to Exceed \$54,100

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**PLANNING AND ZONING COMMISSION:**

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1. PZC 2024-32 & EDC 2025-09 Ordinance Granting a Fence Variance for a Property Located at 515 W. Washington Street, Yorkville, Illinois

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**MAYOR'S REPORT (CONT'D):**

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2. CC 2025-08 Public Works and Parks Department Facility Update

☐ Approved: Y \_\_\_\_\_ N \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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3. CC 2025-09 Lake Michigan Water Project Update

☐ Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_    ☐ Subject to \_\_\_\_\_

☐ Removed \_\_\_\_\_

☐ Notes \_\_\_\_\_

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**ADDITIONAL BUSINESS:**

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**CITIZEN COMMENTS:**

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Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Consent Agenda #1

Tracking Number

### Agenda Item Summary Memo

**Title:** Bills for Payment

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Amy Simmons Finance  
Name Department

#### Agenda Item Notes:

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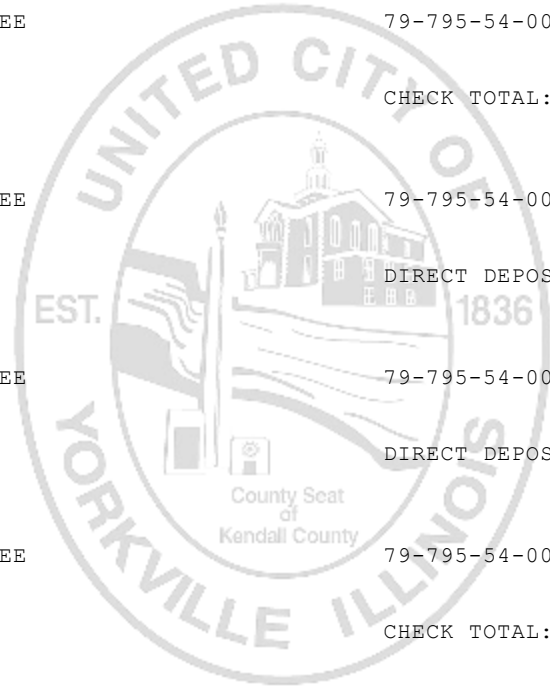
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UNITED CITY OF YORKVILLE  
CHECK REGISTER

INVOICES DUE ON/BEFORE 02/14/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003977	DIETERG	GARY M. DIETER					
	020125	02/01/25	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					DIRECT DEPOSIT TOTAL:		100.00
542046	MEADOWSK	KEVIN A. MEADOWS					
	020125	02/01/25	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
D003978	OLEARYM	MARTIN J. O'LEARY					
	020125	02/01/25	01	REFEREE	79-795-54-00-5462		200.00
					INVOICE TOTAL:		200.00 *
					DIRECT DEPOSIT TOTAL:		200.00
D003979	PATTONS	SHANE PATTON					
	020125	02/01/25	01	REFEREE	79-795-54-00-5462		385.00
					INVOICE TOTAL:		385.00 *
					DIRECT DEPOSIT TOTAL:		385.00
542047	RIETZJ	JACKSON RIETZ					
	020125	02/01/25	01	REFEREE	79-795-54-00-5462		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		300.00
542048	RIETZR	ROBERT L. RIETZ JR.					

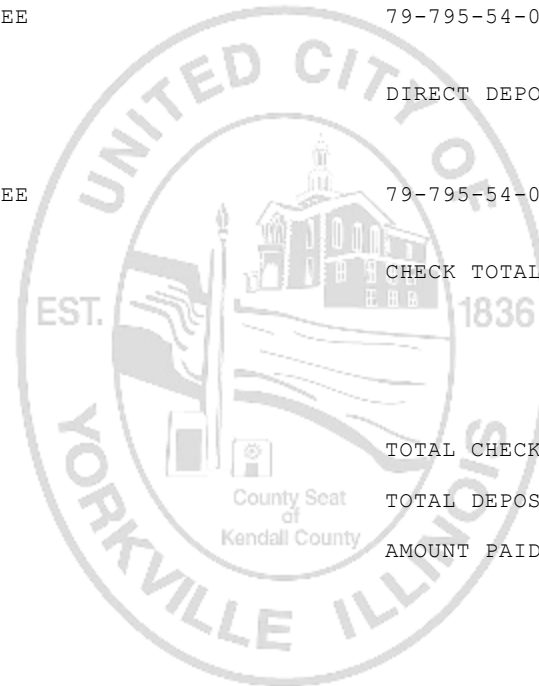


01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE  
CHECK REGISTER

INVOICES DUE ON/BEFORE 02/14/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542048	RIETZR	ROBERT L. RIETZ JR.					
	020125	02/01/25	01	REFEREE	79-795-54-00-5462		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		300.00
D003980	SANDOVAA	ANTONIO SANDOVAL					
	020125	02/01/25	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					DIRECT DEPOSIT TOTAL:		100.00
542049	YBARRAR	ROBERT YBARRA					
	020125	02/01/25	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
					TOTAL CHECKS PAID:		800.00
					TOTAL DEPOSITS PAID: TOTAL		785.00
					AMOUNT PAID:		1,585.00



01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				



UNITED CITY OF YORKVILLE  
CHECK REGISTER

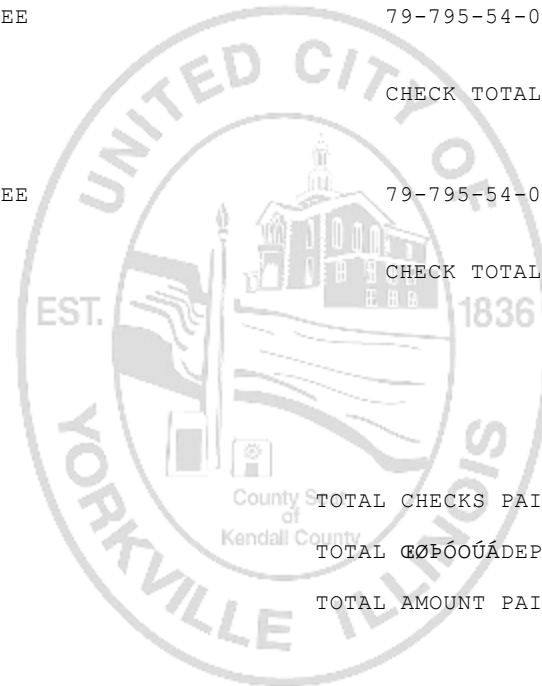
INVOICES DUE ON/BEFORE 02/21/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003987	DIETERG	GARY M. DIETER					
	021325	02/13/25	01	REFEREE	79-795-54-00-5462		150.00
					INVOICE TOTAL:		150.00 *
					DIRECT DEPOSIT TOTAL:		150.00
D003988	OLEARYM	MARTIN J. O'LEARY					
	021325	02/13/25	01	REFEREE	79-795-54-00-5462		200.00
					INVOICE TOTAL:		200.00 *
					DIRECT DEPOSIT TOTAL:		200.00
D003989	PATTONS	SHANE PATTON					
	021325	02/13/25	01	REFEREE	79-795-54-00-5462		385.00
					INVOICE TOTAL:		385.00 *
					DIRECT DEPOSIT TOTAL:		385.00
542125	PERRYWEA	PERRY WEATHER					
	8541	02/01/25	01	OUTDOOR WARNING SYSTEM	79-790-54-00-5462		4,200.00
			02	SOFTWARE SUBSCRIPTION	** COMMENT **		
			03	OUTDOOR WEATHER WARNING	25-225-60-00-6060		31,200.00
			04	SYSTEM	** COMMENT **		
					INVOICE TOTAL:		35,400.00 *
					CHECK TOTAL:		35,400.00
D003990	RICHERTD	DAVID RICHERT					
	021325	02/13/25	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					DIRECT DEPOSIT TOTAL:		100.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

INVOICES DUE ON/BEFORE 02/21/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003991	RIEHIEMG	GRANT RIEHLE-MOELLER					
	021525	02/15/25	01	REFEREE	79-795-54-00-5462		150.00
					INVOICE TOTAL:		150.00 *
					DIRECT DEPOSIT TOTAL:		150.00
542126	RIETZJ	JACKSON RIETZ					
	021525	02/15/25	01	REFEREE	79-795-54-00-5462		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		300.00
542127	RIETZR	ROBERT L. RIETZ JR.					
	021525	02/15/25	01	REFEREE	79-795-54-00-5462		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		300.00
					TOTAL CHECKS PAID:		36,000.00
					TOTAL DEPOSITS PAID:		985.00
					TOTAL AMOUNT PAID:		36,985.00



01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
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01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE  
CHECK REGISTER

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542052	AACVB	AURORA AREA CONVENTION					
	01/25-ALL	02/10/25	01	JAN 2025 ALL SEASON HOTEL TAX	01-640-54-00-5481		28.91
					INVOICE TOTAL:		28.91 *
	12/24-SUNSET	01/29/25	01	DEC 2024 SUNSET HOTEL TAX	01-640-54-00-5481		12.96
					INVOICE TOTAL:		12.96 *
	12/24-SUPER	01/29/25	01	DEC 2024 SUPER 8 HOTEL TAX	01-640-54-00-5481		1,011.31
					INVOICE TOTAL:		1,011.31 *
					CHECK TOTAL:		1,053.18
542053	ADVAAUTO	ADVANCED AUTOMATION & CONTROLS					
	25-4855	01/29/25	01	SCADA SONICWALL BOOSTER	51-510-54-00-5445		1,810.00
			02	STATION MODIFICATION	** COMMENT **		
					INVOICE TOTAL:		1,810.00 *
					CHECK TOTAL:		1,810.00
542054	AEPENERG	AEP ENERGY					
	3025129010-013125	01/31/25	01	12/27-01/29 2224 TREMONT	51-510-54-00-5480		12,787.81
					INVOICE TOTAL:		12,787.81 *
	3025129054-030625	01/20/25	01	12/16-01/17 2702 MILL RD	51-510-54-00-5480		9,973.55
					INVOICE TOTAL:		9,973.55 *
	3025129065-013125	01/31/25	01	12/27-01/29 2921 BRISTOL RDGE	51-510-54-00-5480		6,666.32
					INVOICE TOTAL:		6,666.32 *
					CHECK TOTAL:		29,427.68
542055	ALLIANT	ALLIANT INSURANCE SERVICES INC					
	2983548	02/10/25	01	CITY ADMINISTRATOR PUBLIC	01-110-54-00-5462		500.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542055	ALLIANT	ALLIANT INSURANCE SERVICES INC					
	2983548	02/10/25	02	OFFICIAL BOND RENEWAL	** COMMENT **		
					INVOICE TOTAL:		500.00 *
					CHECK TOTAL:		500.00
542056	ALLSTAR	ALL STAR SPORTS INSTRUCTION					
	251020	02/04/25	01	WINTER I CLASS INSTRUCTION	79-795-54-00-5462		1,748.00
					INVOICE TOTAL:		1,748.00 *
					CHECK TOTAL:		1,748.00
542057	AMEHOIST	AMERICAN HOIST & MANLIFT, INC					
	32634	02/06/25	01	FEB-MAR 2025 ELEVATOR	24-216-54-00-5446		170.00
			02	MAINTENANCE	** COMMENT **		
					INVOICE TOTAL:		170.00 *
					CHECK TOTAL:		170.00
542058	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC					
	6585-2177645	01/23/25	01	STRESSCRETE	23-230-56-00-5642		9,447.05
					INVOICE TOTAL:		9,447.05 *
					CHECK TOTAL:		9,447.05
D003985	ANTPLACE	ANTHONY PLACE YORKVILLE LP					
	MAR 2025	02/04/25	01	CITY OF YORKVILLE HOUSING	01-640-54-00-5427		406.22
			02	ASSISTANCE PROGRAM RENT	** COMMENT **		
			03	REIMBURSEMENT FOR THE MONTH OF	** COMMENT **		
			04	MAR 2025	** COMMENT **		
					INVOICE TOTAL:		406.22 *
					DIRECT DEPOSIT TOTAL:		406.22

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542059	ATT AT&T						
	6305536805-0125	01/25/25	01	01/25-02/24 INTERNET	79-795-54-00-5440		231.33
					INVOICE TOTAL:		231.33 *
					CHECK TOTAL:		231.33
542060	BATTERY BATTERY SERVICE CORPORATION						
	0116856	01/24/25	01	BATTERY	01-410-56-00-5628		21.35
					INVOICE TOTAL:		21.35 *
					CHECK TOTAL:		21.35
D003986	BLYSTONB BOBBIE BLYSTONE						
	2025 NOTARY	02/04/25	01	NOTARY RENEWAL REIMBURSEMENT	01-220-54-00-5460		109.76
					INVOICE TOTAL:		109.76 *
					DIRECT DEPOSIT TOTAL:		109.76
542061	CAMBRIA CAMBRIA SALES COMPANY INC.						
	44031	01/21/25	01	PAPER TOWEL	79-790-56-00-5620		108.54
					INVOICE TOTAL:		108.54 *
					CHECK TOTAL:		108.54
542062	CENTRALL CENTRAL LIMESTONE COMPANY, INC						
	40903	01/21/25	01	GRAVEL	51-510-56-00-5640		1,205.66
					INVOICE TOTAL:		1,205.66 *
	40917	01/27/25	01	GRAVEL	51-510-56-00-5640		533.08
					INVOICE TOTAL:		533.08 *
					CHECK TOTAL:		1,738.74

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542063	COMED	COMMONWEALTH EDISON					
	0505912000-0125	01/29/25	01	12/26-01/28 1908 RAINTREE RD	51-510-54-00-5480		351.76
					INVOICE TOTAL:		351.76 *
	0884004000-0125	01/30/25	01	12/27-01/29 1991 CANNOBALL	23-230-54-00-5482		418.76
					INVOICE TOTAL:		418.76 *
	1135300100-0125	01/30/25	01	12/27-01/29 456 KENNEDY	52-520-54-00-5480		200.97
					INVOICE TOTAL:		200.97 *
	1709169000-0125	01/31/25	01	12/31-01/31 RT34 & AUTUMN CRK	23-230-54-00-5482		366.99
					INVOICE TOTAL:		366.99 *
	1870344000-0125	01/31/25	01	12/31-01/31 105 COUNTRYSIDE PK	79-795-54-00-5480		38.14
					INVOICE TOTAL:		38.14 *
	2173921222-0125	01/31/25	01	12/30-01/30 420 FAIRHAVEN	51-510-54-00-5480		170.98
					INVOICE TOTAL:		170.98 *
	2793598111-0125	01/31/25	01	12/30-01/30 1975 BRIDGE LIFT	52-520-54-00-5480		917.99
					INVOICE TOTAL:		917.99 *
	3131491222-0125	01/31/25	01	12/30-01/30 101 BRUELL	52-520-54-00-5480		821.74
					INVOICE TOTAL:		821.74 *
	3260462000-0125	01/30/25	01	12/30-01/30 RT47 & RIVER	23-230-54-00-5482		522.35
					INVOICE TOTAL:		522.35 *
	3387801111-0125	01/29/25	01	12/26-01/28 872 PRAIRIE CR	79-795-54-00-5480		112.27
					INVOICE TOTAL:		112.27 *
	3573137000-0125	01/30/25	01	12/27-01/29 133 E HYDRAULIC	79-795-54-00-5480		282.31
					INVOICE TOTAL:		282.31 *
	3741450787-0125	01/29/25	01	12/27-01/29 1201 BADGER UNIT B	51-510-54-00-5480		65.96
					INVOICE TOTAL:		65.96 *

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREETS OPERATIONS  
01-640 ADMINISTRATIVE SERVICES  
11-111 FOX HILL SSA

12-112 SUNFLOWER SSA  
15-155 MOTOR FUEL TAX (MFT)  
23-230 CITY WIDE CAPITAL  
24-216 BUILDING & GROUNDS  
25-205 POLICE CAPITAL  
25-212 GENERAL GOVERNMENT CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542063	COMED	COMMONWEALTH EDISON					
	3852534000-0125	01/28/25	01	12/26-01/28 RT126 & SCHLHS RD	23-230-54-00-5482		170.57
					INVOICE TOTAL:		170.57 *
	5285646000-0125	01/30/25	01	12/27-01/29 KENNEDY & MCHUGH	23-230-54-00-5482		148.96
					INVOICE TOTAL:		148.96 *
	5288861222-0125	01/31/25	01	12/30-01/30 1850 MARKETVIEW	23-230-54-00-5482		118.08
					INVOICE TOTAL:		118.08 *
	6114554111-0125	01/31/25	01	12/30-01/30 610 TOWER	51-510-54-00-5480		466.00
					INVOICE TOTAL:		466.00 *
	6918342222-0125	01/30/25	01	12/27-01/29 301 E HYDRAULIC	79-795-54-00-5480		77.86
					INVOICE TOTAL:		77.86 *
	7581432222-0125	01/29/25	01	12/26-01/28 1107 PRAIRIE LIFT	52-520-54-00-5480		206.90
					INVOICE TOTAL:		206.90 *
	7706362222-1224	01/21/25	01	12/16-01/17 KENNEDY & RT47	23-230-54-00-5482		1,507.17
					INVOICE TOTAL:		1,507.17 *
	7824275000-0125	01/31/25	01	12/30-01/30 1 MCHUGH RD	23-230-54-00-5482		150.98
					INVOICE TOTAL:		150.98 *
	8273737000-0125	01/29/25	01	12/31-01/290104 VAN EMMON	01-110-54-00-5480		356.74
					INVOICE TOTAL:		356.74 *
	8500662000-0125	01/30/25	01	12/27-01/29 PRESTWICK LIFT	52-520-54-00-5480		198.78
					INVOICE TOTAL:		198.78 *
	8507242000-0125	01/31/25	01	12/30-01/30 7 COUNTRYSIDE	23-230-54-00-5482		223.19
					INVOICE TOTAL:		223.19 *
	9567127000-0125	01/31/25	01	12/30-01/30 1 COUNTRYSIDE	23-230-54-00-5482		282.68
					INVOICE TOTAL:		282.68 *

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREETS OPERATIONS  
01-640 ADMINISTRATIVE SERVICES  
11-111 FOX HILL SSA

12-112 SUNFLOWER SSA  
15-155 MOTOR FUEL TAX (MFT)  
23-230 CITY WIDE CAPITAL  
24-216 BUILDING & GROUNDS  
25-205 POLICE CAPITAL  
25-212 GENERAL GOVERNMENT CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542063	COMED 9810925111-0125	COMMONWEALTH EDISON 01/30/25	01	12/27-01/29 276 WINDHAM LIFT	52-520-54-00-5480		238.01
					INVOICE TOTAL:		238.01 *
					CHECK TOTAL:		8,416.14
542064	COMMTIRE 3330048259	COMMERCIAL TIRE SERVICE 01/02/25	01	REPLACED TIRES	01-210-54-00-5495		1,584.50
					INVOICE TOTAL:		1,584.50 *
					CHECK TOTAL:		1,584.50
542065	CONTELEC 3724	CONSTELLATION TELECOM 02/01/25	01	FEB 2025 ADMIN LINES	01-110-54-00-5440		241.08
			02	FEB 2025 PUBLIC WORKS LINES	51-510-54-00-5440		632.65
			03	FEB 2025 SEWER DEPT LINES	52-520-54-00-5440		241.08
			04	FEB 2025 RECREATION LINES	79-795-54-00-5440		241.08
			05	FEB 2025 TRAFFIC SIGNAL	01-410-54-00-5435		60.27
			06	MAINTENANCE	** COMMENT **		
					INVOICE TOTAL:		1,416.16 *
					CHECK TOTAL:		1,416.16
542066	COREMAIN W319016	CORE & MAIN LP 01/22/25	01	GASKETS	51-510-56-00-5664		43.61
					INVOICE TOTAL:		43.61 *
	W328034	01/24/25	01	CHARGER COMMAND LINKS	51-510-56-00-5664		184.86
					INVOICE TOTAL:		184.86 *
	W344803	01/27/25	01	REPROGRAMMED METER	51-510-56-00-5664		1,461.73
					INVOICE TOTAL:		1,461.73 *
					CHECK TOTAL:		1,690.20

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREETS OPERATIONS  
01-640 ADMINISTRATIVE SERVICES  
11-111 FOX HILL SSA

12-112 SUNFLOWER SSA  
15-155 MOTOR FUEL TAX (MFT)  
23-230 CITY WIDE CAPITAL  
24-216 BUILDING & GROUNDS  
25-205 POLICE CAPITAL  
25-212 GENERAL GOVERNMENT CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT



INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542067	EEI	ENGINEERING ENTERPRISES, INC.					
	82528	01/29/25	01	NORTH RT47 IMPROVEMENTS	01-640-54-00-5465		123.00
					INVOICE TOTAL:		123.00 *
	82529	01/29/25	01	TRAFFIC CONTROL SIGNAGE &	01-640-54-00-5465		1,063.00
			02	MARKINGS	** COMMENT **		
					INVOICE TOTAL:		1,063.00 *
	82530	01/29/25	01	UTILITY PERMIT REVIEWS	01-640-54-00-5465		1,396.50
					INVOICE TOTAL:		1,396.50 *
	82531	01/29/25	01	PRESTWICK	01-640-54-00-5465		188.00
					INVOICE TOTAL:		188.00 *
	82532	01/29/25	01	WINDETT RIDGE UNIT 2	90-048-48-00-0111		94.00
					INVOICE TOTAL:		94.00 *
	82533	01/29/25	01	STORM WATER BASIN INSPECTIONS	01-640-54-00-5465		1,759.50
					INVOICE TOTAL:		1,759.50 *
	82534	01/29/25	01	GRANDE RESERVE UNIT 3	01-640-54-00-5465		1,308.00
					INVOICE TOTAL:		1,308.00 *
	82535	01/29/25	01	GRANDE RESERVE UNITS 26 & 27	90-147-00-00-0111		2,157.50
					INVOICE TOTAL:		2,157.50 *
	82536	01/29/25	01	GRANDE RESERVE UNIT 7	01-640-54-00-5465		611.00
					INVOICE TOTAL:		611.00 *
	82537	01/29/25	01	GRANDE RESERVE UNIT 15 & 22	01-640-54-00-5465		235.00
					INVOICE TOTAL:		235.00 *
	82538	01/29/25	01	KENDALL MARKETPLACE LOT 52	90-154-00-00-0111		950.00
			02	PHASE 2 AND 3	** COMMENT **		
					INVOICE TOTAL:		950.00 *

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREETS OPERATIONS  
01-640 ADMINISTRATIVE SERVICES  
11-111 FOX HILL SSA

12-112 SUNFLOWER SSA  
15-155 MOTOR FUEL TAX (MFT)  
23-230 CITY WIDE CAPITAL  
24-216 BUILDING & GROUNDS  
25-205 POLICE CAPITAL  
25-212 GENERAL GOVERNMENT CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542067	EEI	ENGINEERING ENTERPRISES, INC.					
	82539	01/29/25	01	GRANDE RESERVE UNIT 20	01-640-54-00-5465		979.00
					INVOICE TOTAL:		979.00 *
	82540	01/29/25	01	GRANDE RESERVE UNIT 9	01-640-54-00-5465		658.00
					INVOICE TOTAL:		658.00 *
	82541	01/29/25	01	BRIGHT FARMS	90-173-00-00-0111		2,257.00
					INVOICE TOTAL:		2,257.00 *
	82542	01/29/25	01	KENNEDY RD AND FREEDOM PLACE	23-230-60-00-6087		216.00
			02	INTERSECTION IMPROVEMENTS	** COMMENT **		
					INVOICE TOTAL:		216.00 *
	82543	01/29/25	01	CALEDONIA UNIT 3	90-188-00-00-0111		1,646.00
					INVOICE TOTAL:		1,646.00 *
	82544	01/29/25	01	BRISTOL BAY UNIT 10	90-186-00-00-0111		225.00
					INVOICE TOTAL:		225.00 *
	82545	01/29/25	01	GRANDE RESERVE UNIT 4	01-640-54-00-5465		1,991.00
					INVOICE TOTAL:		1,991.00 *
	82546	01/29/25	01	LAKE MICHIGAN	51-510-60-00-6011		482.00
			02	CONNECTION-CORROSION CONTROL	** COMMENT **		
			03	STUDY	** COMMENT **		
					INVOICE TOTAL:		482.00 *
					CHECK TOTAL:		18,339.50
542068	EEI	ENGINEERING ENTERPRISES, INC.					
	82547	01/29/25	01	PUBLIC WORKS SITE-BOOMBAH	24-216-60-00-6042		43,465.00
					INVOICE TOTAL:		43,465.00 *
					CHECK TOTAL:		43,465.00

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
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23-230 CITY WIDE CAPITAL  
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25-205 POLICE CAPITAL  
25-212 GENERAL GOVERNMENT CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542069	EEI	ENGINEERING ENTERPRISES, INC.					
	82548	01/29/25	01	WATER AUDIT AND NON-REVENUE	51-510-54-00-5465		950.00
			02	WATER REDUCTION	** COMMENT **		
					INVOICE TOTAL:		950.00 *
	82549	01/29/25	01	BOWMAN SUBDIVISION	90-194-00-00-0111		393.00
					INVOICE TOTAL:		393.00 *
	82550	01/29/25	01	NORTHPOINTE SUBDIVISION	90-195-00-00-0111		2,087.50
					INVOICE TOTAL:		2,087.50 *
	82551	01/29/25	01	WELL #10 AND RAW WATER MAIN	51-510-60-00-6029		18,416.25
					INVOICE TOTAL:		18,416.25 *
	82552	01/29/25	01	2024 WATER MAIN REPLACEMENT-A	51-510-60-00-6025		1,120.50
					INVOICE TOTAL:		1,120.50 *
	82553	01/29/25	01	2024 WATER MAIN REPLACEMENT-B	51-510-60-00-6025		1,108.50
					INVOICE TOTAL:		1,108.50 *
	82554	01/29/25	01	ELDAMAIN WATER MAIN LOOP-LP	51-510-60-00-6024		17,773.30
					INVOICE TOTAL:		17,773.30 *
	82555	01/29/25	01	SOUTHERN SANITARY SEWER	52-520-60-00-6024		16,902.50
			02	CONNECTION	** COMMENT **		
					INVOICE TOTAL:		16,902.50 *
	82556	01/29/25	01	QUIKTRIP GAS STATION	90-208-00-00-0111		420.00
					INVOICE TOTAL:		420.00 *
	82557	01/29/25	01	DWC TRANSMISSION MAIN	51-510-60-00-6011		931.00
					INVOICE TOTAL:		931.00 *
	82558	01/29/25	01	CENTER ST WATER MAIN EXTENSION	51-510-60-00-6025		1,330.00
					INVOICE TOTAL:		1,330.00 *
					CHECK TOTAL:		61,432.55

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREETS OPERATIONS  
01-640 ADMINISTRATIVE SERVICES  
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12-112 SUNFLOWER SSA  
15-155 MOTOR FUEL TAX (MFT)  
23-230 CITY WIDE CAPITAL  
24-216 BUILDING & GROUNDS  
25-205 POLICE CAPITAL  
25-212 GENERAL GOVERNMENT CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT

UNITED CITY OF YORKVILLE  
CHECK REGISTER

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542070	EEI	ENGINEERING ENTERPRISES, INC.					
	82559	01/29/25	01	WELL #7 WTP ELECTRICAL	51-510-60-00-6068		26,114.94
			02	IMPROVEMENTS	** COMMENT **		
					INVOICE TOTAL:		26,114.94 *
					CHECK TOTAL:		26,114.94
542071	EEI	ENGINEERING ENTERPRISES, INC.					
	82560	01/29/25	01	2024 ROAD PROGRAM	23-230-60-00-6025		323.50
					INVOICE TOTAL:		323.50 *
	82561	01/29/25	01	LAKE MICHIGAN-WIFIA LOAN APP	51-510-60-00-6011		1,111.50
					INVOICE TOTAL:		1,111.50 *
	82562	01/29/25	01	RT47 WATER MAIN RELOCATION	51-510-60-00-6035		231.00
			02	WATER PKWY TO BERTRAM	** COMMENT **		
					INVOICE TOTAL:		231.00 *
	82563	01/29/25	01	YORKVILLE SOLAR	90-212-00-00-0111		100.00
					INVOICE TOTAL:		100.00 *
	82564	01/29/25	01	CITY OF YORKVILLE-GENERAL	01-640-54-00-5465		7,158.00
					INVOICE TOTAL:		7,158.00 *
	82565	01/29/25	01	MUNICIPAL ENGINEERING SERVICES	01-640-54-00-5465		1,900.00
					INVOICE TOTAL:		1,900.00 *
	82566	01/29/25	01	CORNEILS RD SOLAR/BEECHER RD	90-216-00-00-0111		999.00
			02	SOLAR	** COMMENT **		
					INVOICE TOTAL:		999.00 *
	82567	01/29/25	01	GRANDE RESERVE UNIT 21	90-222-00-00-0111		18,007.50
					INVOICE TOTAL:		18,007.50 *
	82568	01/29/25	01	724 E VETERANS PKWY	90-217-00-00-0111		280.00
					INVOICE TOTAL:		280.00 *

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREETS OPERATIONS  
01-640 ADMINISTRATIVE SERVICES  
11-111 FOX HILL SSA

12-112 SUNFLOWER SSA  
15-155 MOTOR FUEL TAX (MFT)  
23-230 CITY WIDE CAPITAL  
24-216 BUILDING & GROUNDS  
25-205 POLICE CAPITAL  
25-212 GENERAL GOVERNMENT CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542071	EEI	ENGINEERING ENTERPRISES, INC.					
	82569	01/29/25	01	2024 LOCAL ROAD PROGRAM	23-230-60-00-6028		10,624.10
					INVOICE TOTAL:		10,624.10 *
	82570	01/29/25	01	GRANDE RESERVE UNITs 18 & 25	90-228-00-00-0111		260.00
					INVOICE TOTAL:		260.00 *
	82571	01/29/25	01	PAVEMENT MANAGEMENT UPDATE	23-230-54-00-5465		4,500.00
					INVOICE TOTAL:		4,500.00 *
	82572	01/29/25	01	LM-SOUTH RECEIVING STATION	51-510-60-00-6011		1,914.25
					INVOICE TOTAL:		1,914.25 *
	82573	01/29/25	01	LM-NORTH RECEIVING STATION	51-510-60-00-6011		17,843.75
					INVOICE TOTAL:		17,843.75 *
	82574	01/29/25	01	LM-SOUTH RECEIVING STATION	51-510-60-00-6011		7,380.00
			02	STANDPIPE	** COMMENT **		
					INVOICE TOTAL:		7,380.00 *
	82575	01/29/25	01	LM-NORTHWEST ELEVATED WATER	51-510-60-00-6011		15,608.75
			02	STORAGE TANK	** COMMENT **		
					INVOICE TOTAL:		15,608.75 *
	82576	01/29/25	01	LM-RT126 WATER MAIN	51-510-60-00-6011		6,344.00
			02	IMPROVEMENTS	** COMMENT **		
					INVOICE TOTAL:		6,344.00 *
	82577	01/29/25	01	LM-BLUESTEM WATER MAIN	51-510-60-00-6011		10,218.00
			02	IMPROVEMENTS	** COMMENT **		
					INVOICE TOTAL:		10,218.00 *
	82578	01/29/25	01	GRANDE RESERVE UNITS 10 & 11	90-223-00-00-0111		6,726.50
					INVOICE TOTAL:		6,726.50 *
					CHECK TOTAL:		111,529.85

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREETS OPERATIONS  
01-640 ADMINISTRATIVE SERVICES  
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12-112 SUNFLOWER SSA  
15-155 MOTOR FUEL TAX (MFT)  
23-230 CITY WIDE CAPITAL  
24-216 BUILDING & GROUNDS  
25-205 POLICE CAPITAL  
25-212 GENERAL GOVERNMENT CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542072	EEI	ENGINEERING ENTERPRISES, INC.					
	82579	01/29/25	01	2025 WATER MAIN REPLACEMENT	51-510-60-00-6025		74,685.66
					INVOICE TOTAL:		74,685.66 *
					CHECK TOTAL:		74,685.66
542073	EEI	ENGINEERING ENTERPRISES, INC.					
	82580	01/29/25	01	LM-LAND ACQUISITION SERVICES	51-510-60-00-6011		123.00
					INVOICE TOTAL:		123.00 *
	82581	01/29/25	01	YORKVILLE WATER RATE STUDY	51-510-54-00-5465		5,310.50
					INVOICE TOTAL:		5,310.50 *
	82582	01/29/25	01	QUIET ZONE STUDY-BNSF	01-640-54-00-5465		1,965.00
					INVOICE TOTAL:		1,965.00 *
	82583	01/29/25	01	FAXON RD RECONSTRUCTION	23-230-60-00-6046		26,754.78
					INVOICE TOTAL:		26,754.78 *
	82584	01/29/25	01	BEECHER RD RECONSTRUCTION	23-230-60-00-6046		12,713.72
					INVOICE TOTAL:		12,713.72 *
	82585	01/29/25	01	KENNEDY RD ROADWAY IMPORVEMENT	23-230-60-00-6040		1,612.50
					INVOICE TOTAL:		1,612.50 *
	82586	01/29/25	01	2820 BEECHER SOLAR	90-231-00-00-0111		1,750.00
					INVOICE TOTAL:		1,750.00 *
	82587	01/29/25	01	PIONEER DEVELOPMENT	90-242-00-00-0111		1,340.50
					INVOICE TOTAL:		1,340.50 *
	82588	01/29/25	01	CRIMSON LANE ROW DEDICATION	01-640-54-00-5465		963.00
					INVOICE TOTAL:		963.00 *
					CHECK TOTAL:		52,533.00

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREETS OPERATIONS  
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12-112 SUNFLOWER SSA  
15-155 MOTOR FUEL TAX (MFT)  
23-230 CITY WIDE CAPITAL  
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25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT

UNITED CITY OF YORKVILLE  
CHECK REGISTER

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542074	EEI	ENGINEERING ENTERPRISES, INC.					
	82589	01/29/25	01	2025 ROAD PROGRAM-MFT	23-230-60-00-6025		10,820.00
					INVOICE TOTAL:		10,820.00 *
					CHECK TOTAL:		10,820.00
542075	EEI	ENGINEERING ENTERPRISES, INC.					
	82590	01/29/25	01	2025 LOCAL ROAD PROGRAM	23-230-60-00-6025		19,185.00
					INVOICE TOTAL:		19,185.00 *
	82591	01/29/25	01 02	E. ALLEY WATER MAIN IMPROVEMENTS	51-510-60-00-6025 ** COMMENT **		7,868.50
					INVOICE TOTAL:		7,868.50 *
	82592	01/29/25	01	1106 S BRIDGE STREET	90-237-00-00-0111		3,218.50
					INVOICE TOTAL:		3,218.50 *
	82593	01/29/25	01	1115 S BRIDGE ST	90-236-00-00-0111		510.00
					INVOICE TOTAL:		510.00 *
	82594	01/29/25	01	COSTCO	90-239-00-00-0111		8,120.00
					INVOICE TOTAL:		8,120.00 *
	82595	01/29/25	01	DAVE HAMMAN-KELAKA	90-238-00-00-0111		1,737.00
					INVOICE TOTAL:		1,737.00 *
	82596	01/29/25	01	KENDALLWOOD ESTATES-RALLY	90-174-00-00-0111		26,432.25
					INVOICE TOTAL:		26,432.25 *
	82597	01/29/25	01	CYRUS ONE	90-227-00-00-0111		997.50
					INVOICE TOTAL:		997.50 *
					CHECK TOTAL:		68,068.75
542076	ENCODE	ENCODE PLUS, LLC					
01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				



INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR #	INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
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542076	ENCODE	ENCODE PLUS, LLC						
	2993		02/05/25	01	ORDINANCE CODIFICATION SERVICE	01-220-54-00-5462		18.00
						INVOICE TOTAL:		18.00 *
						CHECK TOTAL:		18.00

542077	FIRSTNET	AT&T MOBILITY						
	287313454005X0203202		01/25/25	01	12/26-01/25 MOBILE DEVICES	01-220-54-00-5440		42.20
				02	12/26-01/25 MOBILE DEVICES	51-510-54-00-5440		42.20
				03	12/26-01/25 MOBILE DEVICES	01-110-54-00-5440		42.20
				04	12/26-01/25 MOBILE DEVICES	01-210-54-00-5440		838.04
				05	12/26-01/25 MOBILE DEVICES	79-795-54-00-5440		42.20
						INVOICE TOTAL:		1,006.84 *
						CHECK TOTAL:		1,006.84

542078	FIRSTNET	AT&T MOBILITY						
	287313454207X0203202		01/25/25	01	12/26-01/25 MOBILE DEVICES	01-220-54-00-5440		394.76
				02	12/26-01/25 MOBILE DEVICES	79-790-54-00-5440		36.24
				03	12/26-01/25 MOBILE DEVICES	79-795-54-00-5440		156.88
				04	12/26-01/25 MOBILE DEVICES	51-510-54-00-5440		235.32
				05	12/26-01/25 MOBILE DEVICES	52-520-54-00-5440		72.48
						INVOICE TOTAL:		895.68 *
						CHECK TOTAL:		895.68

542079	FUNONE	THE FUN ONES						
	88035		01/16/25	01	BEACH PARTY 2025 DEPOSIT	79-000-14-00-1400		3,659.50
						INVOICE TOTAL:		3,659.50 *
						CHECK TOTAL:		3,659.50

542080	GROOT	GROOT INC						
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01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				



INVOICES DUE ON/BEFORE 02/25/2025

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542080	GROOT GROOT INC						
	13619289T102	01/01/25	01	DEC 2024 REFUSE SERVICE	01-540-54-00-5442		155,160.96
			02	DEC 2024 SENIOR REFUSE SERVICE	01-540-54-00-5441		4,480.76
				INVOICE TOTAL:			159,641.72 *
				CHECK TOTAL:			159,641.72
542081	HACH HACH COMPANY						
	14337800	01/22/25	01	SERVICE AGREEMENT RENEWAL	51-510-54-00-5445		795.00
				INVOICE TOTAL:			795.00 *
				CHECK TOTAL:			795.00
542082	HIGHSTAR HIGH STAR TRAFFIC						
	10846	02/03/25	01	STREET SIGNS	23-230-56-00-5619		212.05
				INVOICE TOTAL:			212.05 *
				CHECK TOTAL:			212.05
542083	HOMETREE HOMER TREE CARE, INC						
	59476	01/30/25	01	DORMANT TREE WORK	01-410-54-00-5458		1,200.00
				INVOICE TOTAL:			1,200.00 *
				CHECK TOTAL:			1,200.00
542084	IMPACT IMPACT NETWORKING, LLC						
	3422471	02/03/25	01	11/1/24-1/31/25 COPY CHARGES	01-210-54-00-5430		189.99
			02	11/1/24-1/31/25 COPY CHARGES	01-110-54-00-5430		189.99
			03	11/1/24-1/31/25 COPY CHARGES	01-120-54-00-5430		126.69
			04	11/1/24-1/31/25 COPY CHARGES	01-120-54-00-5430		21.36
			05	11/1/24-1/31/25 COPY CHARGES	51-510-54-00-5430		28.62

01-110 ADMIN  
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23-230 CITY WIDE CAPITAL  
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25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
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84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 02/25/2025

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542084	IMPACT	IMPACT NETWORKING, LLC					
	3422471	02/03/25	06	11/1/24-1/31/25 COPY CHARGES	52-520-54-00-5430		13.35
					INVOICE TOTAL:		570.00 *
					CHECK TOTAL:		570.00
542085	IMPERINV	IMPERIAL INVESTMENTS					
	DEC 2024-REBATE	02/10/25	01	DEC 2024 BUSINESS DIST REBATE	01-000-24-00-2488		2,765.86
					INVOICE TOTAL:		2,765.86 *
					CHECK TOTAL:		2,765.86
542086	INGEMUNS	INGEMUNSON LAW OFFICES LTD					
	12972	02/03/25	01	OCT 2024-JAN 2025 ADMIN	01-210-54-00-5467		450.00
			02	HEARINGS	** COMMENT **		
					INVOICE TOTAL:		450.00 *
					CHECK TOTAL:		450.00
542087	INTERDEV	INTERDEV, LLC					
	MSP-1048090	01/31/25	01	JAN 2025 MONTHLY IT BILLING	01-640-54-00-5450		19,960.17
					INVOICE TOTAL:		19,960.17 *
					CHECK TOTAL:		19,960.17
542088	JIMSTRCK	JIM'S TRUCK INSPECTION LLC					
	207705	01/23/25	01	TRUCK INSPECTION	79-790-54-00-5495		41.00
					INVOICE TOTAL:		41.00 *
	207716	01/23/25	01	TRUCK INSPECTION	79-790-54-00-5495		41.00
					INVOICE TOTAL:		41.00 *

01-110 ADMIN  
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95-000 ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 02/25/2025

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542088	JIMSTRCK	JIM'S TRUCK INSPECTION LLC					
	207819	02/03/25	01	TRUCK INSPECTION	01-410-54-00-5490		65.00
					INVOICE TOTAL:		65.00 *
	207856	02/04/25	01	TRUCK INSPECTION	01-410-54-00-5490		43.00
					INVOICE TOTAL:		43.00 *
	207865	02/05/25	01	TRUCK INSPECTION	01-410-54-00-5490		65.00
					INVOICE TOTAL:		65.00 *
	207953	02/10/25	01	TRUCK INSPECTION	01-410-54-00-5490		65.00
					INVOICE TOTAL:		65.00 *
					CHECK TOTAL:		320.00
542089	KCACP	KENDALL COUNTY ASSOCIATION OF					
	2025 MEMBERSHIP	02/11/25	01	MEMBERSHIP RENEWAL FOR 9 STAFF	01-210-54-00-5460		360.00
					INVOICE TOTAL:		360.00 *
					CHECK TOTAL:		360.00
542090	KENDCPA	KENDALL COUNTY CHIEFS OF					
	1217	01/10/25	01	OCT & NOV 2024 MONTHLY MEETING	01-210-54-00-5415		111.00
					INVOICE TOTAL:		111.00 *
					CHECK TOTAL:		111.00
542091	KENDCROS	KENDALL CROSSING, LLC					
	BD REBATE 12/24	02/10/25	01	DEC 2024 BUSINESS DIST REBATE	01-000-24-00-2487		6,656.02
					INVOICE TOTAL:		6,656.02 *
					CHECK TOTAL:		6,656.02

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542092	KOLOWSKT	TIMOTHY KOLOWSKI					
	COP QUEST	01/22/25	01	TASER & HOLSTER REIMBURSEMENT	01-210-56-00-5620		111.92
					INVOICE TOTAL:		111.92 *
					CHECK TOTAL:		111.92
542093	LINDCO	LINDCO EQUIPMENT SALES INC					
	250135P	01/29/25	01	FLOOR MAT SETS	01-410-56-00-5628		1,214.95
					INVOICE TOTAL:		1,214.95 *
					CHECK TOTAL:		1,214.95
542094	LRS	LRS, LLC					
	PS645164	02/06/25	01	02/07-03/05 PORTOLET UPKEEP	79-795-56-00-5620		1,056.00
			02	AT 131 HYDRAULIC	** COMMENT **		
					INVOICE TOTAL:		1,056.00 *
					CHECK TOTAL:		1,056.00
542095	MARCO	MARCO TECHNOLOGIES LLC					
	547738724	01/27/25	01	1/20-2/20 COPIER LEASE & USAGE	01-110-54-00-5485		491.05
			02	1/20-2/20 COPIER LEASE & USAGE	01-120-54-00-5485		491.03
			03	1/20-2/20 COPIER LEASE & USAGE	01-220-54-00-5485		706.50
			04	1/20-2/20 COPIER LEASE & USAGE	01-210-54-00-5485		837.33
			05	1/20-2/20 COPIER LEASE & USAGE	01-410-54-00-5485		59.41
			06	1/20-2/20 COPIER LEASE & USAGE	51-510-54-00-5485		59.41
			07	1/20-2/20 COPIER LEASE & USAGE	52-520-54-00-5485		59.40
			08	1/20-2/20 COPIER LEASE & USAGE	79-795-54-00-5485		409.24
			09	1/20-2/20 COPIER LEASE & USAGE	79-790-54-00-5485		164.05
					INVOICE TOTAL:		3,277.42 *
					CHECK TOTAL:		3,277.42

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
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15-155 MOTOR FUEL TAX (MFT)  
23-230 CITY WIDE CAPITAL  
24-216 BUILDING & GROUNDS  
25-205 POLICE CAPITAL  
25-212 GENERAL GOVERNMENT CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542096	MEADE	MEADE ELECTRIC COMPANY, INC.					
	711797	01/31/25	01	RT47 & RT126 SIGNAL REPAIR	01-410-54-00-5435		10,653.21
					INVOICE TOTAL:		10,653.21 *
					CHECK TOTAL:		10,653.21
542097	MECHANIC	MECHANICS LAB LLC					
	6066	01/21/25	01	ENGINE SERVICE REPAIR	01-410-54-00-5490		11,788.87
					INVOICE TOTAL:		11,788.87 *
	6084	01/28/25	01	FLANGE GASKET REPAIR	01-410-54-00-5490		180.83
					INVOICE TOTAL:		180.83 *
	6112	01/01/25	01	ENGINE SERVICE REPAIR	01-410-54-00-5490		5,260.00
					INVOICE TOTAL:		5,260.00 *
	6113	02/07/25	01	CHASSIS WIRING REPAIR	01-410-54-00-5490		7,808.76
					INVOICE TOTAL:		7,808.76 *
					CHECK TOTAL:		25,038.46
542098	MESIMPSON	M.E. SIMPSON CO, INC					
	43790	01/31/25	01	120 NADEN LEAK LOCATION	51-510-56-00-5640		695.00
					INVOICE TOTAL:		695.00 *
					CHECK TOTAL:		695.00
542099	METIND	METROPOLITAN INDUSTRIES, INC.					
	INV070094	01/29/25	01	PRESTWICK PUMP REPAIR AND ADD	52-520-54-00-5444		5,808.00
			02	CONTROL CORD	** COMMENT **		
					INVOICE TOTAL:		5,808.00 *
					CHECK TOTAL:		5,808.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542100	MIDWSALT	MIDWEST SALT					
	P479410	01/23/25	01	BULK ROCK SALT	51-510-56-00-5638		3,022.14
					INVOICE TOTAL:		3,022.14 *
					CHECK TOTAL:		3,022.14
542101	MOTOROLA	MOTOROLA SOLUTIONS					
	1162412554	09/24/24	01	RENEWAL FOR BODY-WORN CAMERA	25-205-54-00-5495		25,839.00
			02	AND EVIDENCE MANAGEMENT	** COMMENT **		
			03	SOFTWARE	** COMMENT **		
					INVOICE TOTAL:		25,839.00 *
					CHECK TOTAL:		25,839.00
542102	MROWCO	MATHEWSON RIGHT OF WAY CO,					
	24-0391-01	10/31/24	01	KENNEDY RD AND FREEDOM PLACE	23-230-60-00-6087		4,500.00
			02	INTERSECTION IMPROVEMENT	** COMMENT **		
			03	PROJECT APPRAISAL SERVICES	** COMMENT **		
					INVOICE TOTAL:		4,500.00 *
	240387-04	01/31/25	01	LAKE MICHIGAN WAYTER SYSTEM	51-510-60-00-6011		6,599.00
			02	IMPROVEMENT PROJECT APPRAISAL	** COMMENT **		
			03	SERVICES	** COMMENT **		
					INVOICE TOTAL:		6,599.00 *
	694291	01/31/25	01	APPRAISAL SERVICES FOR LAKE	51-510-60-00-6011		6,599.00
			02	MICHIGAN WATER SYSTEM	** COMMENT **		
			03	IMPROVEMENT PROJECT	** COMMENT **		
					INVOICE TOTAL:		6,599.00 *
					CHECK TOTAL:		17,698.00
542103	MUNIWELL	MUNICIPAL WELL & PUMP					

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542103	MUNIWELL	MUNICIPAL WELL & PUMP					
	23209	01/31/25	01	ENGINEERS PAYMENT ESTIMATE 3	51-510-60-00-6029		310,172.04
			02	FOR WELL #10 CONSTRUCTION	** COMMENT **		
					INVOICE TOTAL:		310,172.04 *
					CHECK TOTAL:		310,172.04
542104	NEOPOST	QUADIENT FINANCE USA, INC					
	020325	02/03/25	01	POSTAGE MACHINE REFILL	01-000-14-00-1410		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		300.00
542105	NICOR	NICOR GAS					
	00-41-22-8748 4-0125	01/31/25	01	01/02-01/31 1107 PRAIRIE	01-110-54-00-5480		80.19
					INVOICE TOTAL:		80.19 *
	15-64-61-3532 5-0125	02/03/25	01	01/02-01/31 1991 CANNONBALL TR	01-110-54-00-5480		393.02
					INVOICE TOTAL:		393.02 *
	20-52-56-2042 1-0125	01/28/25	01	12/30-01/28 420 FAIRHAVEN	01-110-54-00-5480		149.44
					INVOICE TOTAL:		149.44 *
	23-45-91-4862 5-0125	02/03/25	01	01/03-02/03 101 BRUELL ST	01-110-54-00-5480		150.98
					INVOICE TOTAL:		150.98 *
	64-60-41-1000 9-0125	02/03/25	01	01/03-02/03 610 TOWER	01-110-54-00-5480		1,161.97
					INVOICE TOTAL:		1,161.97 *
	83-80-00-1000 7-0125	02/03/25	01	01/03-02/03 610 TOWER UNIT B	01-110-54-00-5480		423.62
					INVOICE TOTAL:		423.62 *
	91-85-68-4012 8-0125	02/03/25	01	01/02-01/31 902 GAME FARM RD	82-820-54-00-5480		2,878.26
					INVOICE TOTAL:		2,878.26 *
					CHECK TOTAL:		5,237.48

01-110 ADMIN  
01-120 FINANCE  
01-210 POLICE  
01-220 COMMUNITY DEVELOPMENT  
01-410 STREETS OPERATIONS  
01-640 ADMINISTRATIVE SERVICES  
11-111 FOX HILL SSA

12-112 SUNFLOWER SSA  
15-155 MOTOR FUEL TAX (MFT)  
23-230 CITY WIDE CAPITAL  
24-216 BUILDING & GROUNDS  
25-205 POLICE CAPITAL  
25-212 GENERAL GOVERNMENT CAPITAL  
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & RECREATION CAPITAL  
51-510 WATER OPERATIONS  
52-520 SEWER OPERATIONS  
79-790 PARKS DEPARTMENT  
79-795 RECREATION DEPARTMENT  
82-820 LIBRARY OPERATIONS

84-840 LIBRARY CAPITAL  
87-870 COUNTRYSIDE TIF  
88-880 DOWNTOWN TIF  
89-890 DOWNTOWN II TIF  
90-XXX DEVELOPER ESCROW  
95-000 ESCROW DEPOSIT



UNITED CITY OF YORKVILLE  
CHECK REGISTER

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542106	NUTOYS	NUTOYS LEISURE PRODUCTS					
	56775	01/07/25	01	SPLASH PROOF BELT SEATS	79-790-56-00-5640		1,898.00
					INVOICE TOTAL:		1,898.00 *
					CHECK TOTAL:		1,898.00
542107	OSWEGO	VILLAGE OF OSWEGO					
	3009	02/06/25	01	TRAINING COORDINATOR SALARY	01-210-54-00-5413		8,308.22
			02	REIMBURSEMENT-NOV 2024 & DEC	** COMMENT **		
			03	2024	** COMMENT **		
					INVOICE TOTAL:		8,308.22 *
	3010	02/06/25	01	TRAINING COORDINATOR SALARY	01-210-54-00-5413		5,853.15
			02	REIMBURSEMENT-JAN 2025	** COMMENT **		
					INVOICE TOTAL:		5,853.15 *
					CHECK TOTAL:		14,161.37
542108	PETITEPA	THE PETITE PALETTE					
	020525	02/05/25	01	VALENTINES PAINTING CLASS	79-795-54-00-5462		382.50
					INVOICE TOTAL:		382.50 *
					CHECK TOTAL:		382.50
542109	PRINTSRC	LAMBERT PRINT SOURCE, LLC					
	4469	01/28/25	01	VEHICLE GRAPHICS	01-410-54-00-5490		265.00
					INVOICE TOTAL:		265.00 *
					CHECK TOTAL:		265.00
542110	R0002678	ROB BURKE					
	220843	02/02/25	01	REFUND HOUSEHOLD CREDIT	79-000-44-00-4404		135.00
					INVOICE TOTAL:		135.00 *
					CHECK TOTAL:		135.00
01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				



INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542111	RALLY RALLY HOMES, LLC						
	TIMBER RIDGE	02/10/25	01	TIMBER RIDGE BOND REDUCTION	51-510-60-00-6011		218,321.22
			02	PURSUANT TO SECTION 2.1 OF	** COMMENT **		
			03	ORDINANCE 2024-47	** COMMENT **		
				INVOICE TOTAL:			218,321.22 *
				CHECK TOTAL:			218,321.22
542112	RUSSPOWE RUSSO HARDWARE INC.						
	SPI120909389	01/31/25	01	CHUTE GATE, BLADE	01-410-56-00-5628		549.97
				INVOICE TOTAL:			549.97 *
				CHECK TOTAL:			549.97
542113	SCHWARTJ JACOB A SCHWARTZ						
	012425-PER DIEM	01/24/25	01	BENSONVILLE TRAINING PER DIEMS	01-210-54-00-5415		44.00
				INVOICE TOTAL:			44.00 *
				CHECK TOTAL:			44.00
542114	STALKER STALKER RADAR						
	S311219	02/03/25	01	RADAR INSTALLATION	25-205-60-00-6070		5,140.00
				INVOICE TOTAL:			5,140.00 *
				CHECK TOTAL:			5,140.00
542115	STANDARD STANDARD & ASSOCIATES, INC.						
	SA000060412	01/31/25	01	ENTRY LEVEL PERSONALITY EVAL	01-210-54-00-5411		495.00
				INVOICE TOTAL:			495.00 *
				CHECK TOTAL:			495.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
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11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE  
CHECK REGISTER

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542116	STANDE	STANDARD EQUIPMENT CO					
	P01010	11/27/24	01	GRIT BASKET, GRABBER HOSE	52-520-56-00-5620		475.13
					INVOICE TOTAL:		475.13 *
					CHECK TOTAL:		475.13
542117	VITOSH	CHRISTINE M. VITOSH					
	2287	01/22/25	01	JAN 2025 ADMIN HEARINGS	01-210-54-00-5467		350.00
					INVOICE TOTAL:		350.00 *
					CHECK TOTAL:		350.00
542118	WINNINGE	WINNINGER EXCAVATING INC.					
	PAY EST #2	02/17/25	01	ENGINEERS AYMENT ESTIMATE 2	51-510-60-00-6025		182,663.45
			02	FOR YBSD WATER MAIN EXTENSION	** COMMENT **		
					INVOICE TOTAL:		182,663.45 *
	PAY EST#1	02/17/25	01	ENGINEERS AYMENT ESTIMATE 1	51-510-60-00-6025		8,640.00
			02	FOR YBSD WATER MAIN EXTENSION	** COMMENT **		
					INVOICE TOTAL:		8,640.00 *
					CHECK TOTAL:		191,303.45
542119	WROBELA	ALEX WROBEL					
	022702-PER DIEM	02/25/25	01	SCHAUMBURG TRAINING PER DIEMS	01-210-54-00-5415		78.00
					INVOICE TOTAL:		78.00 *
					CHECK TOTAL:		78.00
542120	YBSD	YORKVILLE BRISTOL					
	147-0-011425	01/14/25	01	10/31-12/31 908 GAME FARM RD	01-110-54-00-5480		126.00
					INVOICE TOTAL:		126.00 *
					CHECK TOTAL:		126.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
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01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

INVOICES DUE ON/BEFORE 02/25/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542121	YBSD	YORKVILLE BRISTOL					
	2025-002	02/03/25	01	FEB 2025 LANDFILL EXPENSE	51-510-54-00-5445		25,020.53
					INVOICE TOTAL:		25,020.53 *
	25-JAN	02/10/25	01	JAN 2025 SANITARY FEES	95-000-24-00-2450		330,218.37
					INVOICE TOTAL:		330,218.37 *
					CHECK TOTAL:		355,238.90
542122	YORKGFPC	PETTY CASH					
	100124-BROWN	10/01/24	01	BROWN FLEX REIMBURSEMENT	51-510-52-00-5216		1.00
					INVOICE TOTAL:		1.00 *
					CHECK TOTAL:		1.00
542123	ZITTA	AUGUST ZITT					
	020125	02/01/25	01	JAN 2025 MOBILE EMAIL	01-410-54-00-5440		36.25
			02	REIMBURSEMENT	*** COMMENT ***		
					INVOICE TOTAL:		36.25 *
					CHECK TOTAL:		36.25
TOTAL CHECKS PAID:							1,924,098.37
TOTAL DIRECT DEPOSITS PAID:							515.98
TOTAL AMOUNT PAID:							1,924,614.35

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				



## UNITED CITY OF YORKVILLE PAYROLL SUMMARY February 14, 2025

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	19,673.27	-	19,673.27	1,306.30	1,440.97	22,420.54
FINANCE	13,219.10	-	13,219.10	877.75	978.72	15,075.57
POLICE	140,889.32	1,170.51	142,059.83	471.61	10,577.06	153,108.50
COMMUNITY DEV.	37,218.67	-	37,218.67	2,487.92	2,786.99	42,493.58
STREETS	27,763.71	1,149.46	28,913.17	1,919.89	2,146.03	32,979.09
BUILDING & GROUNDS	6,356.07	-	6,356.07	431.99	484.87	7,272.93
WATER	23,277.37	669.49	23,946.86	1,525.35	1,761.09	27,233.30
SEWER	16,256.18	-	16,256.18	1,079.35	1,196.29	18,531.82
PARKS	36,888.29		36,888.29	2,401.56	2,774.23	42,064.08
RECREATION	33,253.76	-	33,253.76	1,708.34	2,500.13	37,462.23
LIBRARY	18,452.64	-	18,452.64	770.10	1,359.43	20,582.17
TOTALS	\$ 373,248.38	\$ 2,989.46	\$ 376,237.84	\$ 14,980.16	\$ 28,005.81	\$ 419,223.81

**TOTAL PAYROLL** **\$ 419,223.81**



## UNITED CITY OF YORKVILLE

### BILL LIST SUMMARY

Tuesday, February 25, 2025

#### ACCOUNTS PAYABLE

#### DATE

Manual City Check Register (Pages 1 - 2)	02/14/2025	\$	1,585.00
Manual City Check Register (Pages 3 - 4)	02/21/2025		36,985.00
City Check Register (Pages 5 - 29)	02/25/2025		1,924,614.35

<b>SUB-TOTAL:</b>			<b>\$1,963,184.35</b>
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#### PAYROLL

Bi - Weekly (Page 30)	02/14/2025	\$	419,223.81
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<b>SUB-TOTAL:</b>		\$	<b>419,223.81</b>
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<b>TOTAL DISBURSEMENTS:</b>		\$	<b>2,382,408.16</b>
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Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Consent Agenda #2

Tracking Number

PW 2025-14

### Agenda Item Summary Memo

**Title:** Crimson Lane Right-of-Way Dedication

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** Consideration of Acceptance

#### Council Action Previously Taken:

Date of Action: PW – 2/18/25 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2025-14

**Type of Vote Required:** Majority

**Council Action Requested:** Consideration of Acceptance

**Submitted by:** Brad Sanderson

Name

Engineering

Department

#### Agenda Item Notes:

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*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>*



# Memorandum

To: Bart Olson, City Administrator  
From: Brad Sanderson, EEl  
CC: Eric Dhuse, Director of Public Works  
Krysti Barksdale-Noble, Community Dev. Dir.  
Jori Behland, City Clerk

Date: February 12, 2025  
Subject: Crimson Lane Right-of-Way Dedication

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We recently became aware that the right-of-way for Crimson Lane had not been formally dedicated. Attached is the dedication document for consideration. The property owner is willing to dedicate and has recently executed the original document.

We recommend that the City consider approving and accepting the dedication. If you have any questions, let me know.

**Ordinance No. 2025-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL  
COUNTY, ILLINOIS ACCEPTING THE DEDICATION OF A RIGHT-OF-WAY  
FOR PUBLIC ROAD PURPOSES  
(Crimson Lane)**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

**WHEREAS**, the City has the ability to acquire and hold real property for corporate purposes pursuant to 65 DLCS 5/2-3-8; and

**WHEREAS**, the City received a Dedication of Right-of-Way for public road purposes from grantor, Yorkville Crossings LLC, an Illinois limited liability company, for a portion of Crimson Lane located north of East Countryside Parkway, pursuant to a Plat of Dedication that is dated February \_\_, 2025, a copy of which is attached hereto as Exhibit A; and

**WHEREAS**, the Mayor and City Council of the City are of the opinion that it is in the best interests of the safety, health and welfare of the residents to accept this dedication of right-of-way for public road purposes and for the overall benefit of the residents.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1.** All of the Recitals set forth above are incorporated herein as if restated.

**Section 2.** That the City accepts the dedication of right-of-way for public road purposes from grantor, Yorkville Crossings LLC.

**Section 3.** The City Clerk is directed to record the aforesaid Dedication of Right-of-Way with the County Clerk of Kendall County, Illinois.



**Section 4.** This Ordinance shall be in full force and effect after its passage, publication,  
and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this  
\_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVAR TARULIS	_____	RUSTY CORNEILS	_____

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois  
this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
MAYOR

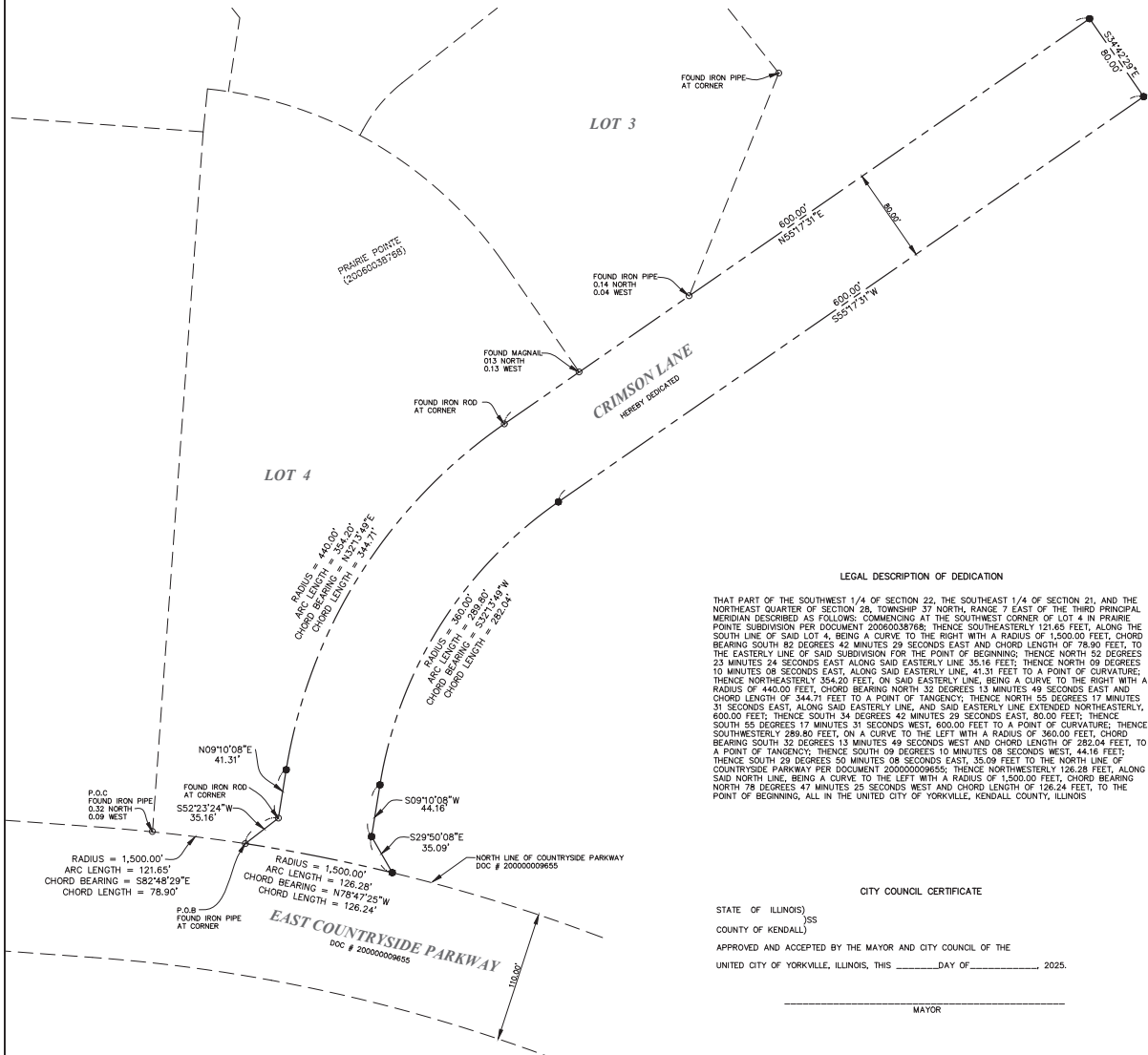
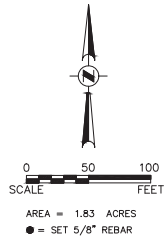
*Attest:*

\_\_\_\_\_  
CITY CLERK

# PLAT OF DEDICATION

## TO THE UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS

PART OF THE SOUTHWEST QUARTER OF SECTION 22, SOUTHEAST QUARTER SECTION  
OF 21, AND THE NORTHEAST QUARTER SECTION OF 28, TOWNSHIP 37 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS



### LEGAL DESCRIPTION OF DEDICATION

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 22, THE SOUTHEAST 1/4 OF SECTION 21, AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 IN PRAIRIE PONTE SUBDIVISION PER DOCUMENT 20060038768; THENCE SOUTHEASTERLY 121.65 FEET, ALONG THE SOUTH LINE OF SAID LOT 4, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 1,500.00 FEET, CHORD BEARING SOUTH 82 DEGREES 42 MINUTES 29 SECONDS EAST AND CHORD LENGTH OF 78.90 FEET, TO THE EASTERLY LINE OF SAID SUBDIVISION FOR THE POINT OF BEGINNING; THENCE NORTH 52 DEGREES 23 MINUTES 24 SECONDS EAST, ALONG SAID EASTERLY LINE 35.16 FEET; THENCE NORTH 09 DEGREES 10 MINUTES 08 SECONDS EAST, ALONG SAID EASTERLY LINE, 41.31 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 354.20 FEET, ON SAID EASTERLY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 440.00 FEET, CHORD BEARING NORTH 32 DEGREES 13 MINUTES 49 SECONDS EAST AND CHORD LENGTH OF 344.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 55 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG SAID EASTERLY LINE, AND SAID EASTERLY LINE EXTENDED NORTHEASTERLY, 600.00 FEET; THENCE SOUTH 34 DEGREES 42 MINUTES 29 SECONDS EAST, 80.00 FEET; THENCE SOUTH 55 DEGREES 17 MINUTES 31 SECONDS WEST, 600.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 289.80 FEET, ON A CURVE TO THE LEFT WITH A RADIUS OF 360.00 FEET, CHORD BEARING SOUTH 32 DEGREES 13 MINUTES 49 SECONDS WEST AND CHORD LENGTH OF 282.04 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 09 DEGREES 08 SECONDS WEST, 44.16 FEET; THENCE SOUTH 29 DEGREES 50 MINUTES 08 SECONDS EAST, 35.09 FEET TO THE NORTH LINE OF COUNTRYSIDE PARKWAY PER DOCUMENT 20000009655; THENCE NORTHEASTERLY 126.28 FEET, ALONG SAID NORTH LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 1,500.00 FEET, CHORD BEARING NORTH 78 DEGREES 47 MINUTES 25 SECONDS WEST AND CHORD LENGTH OF 126.24 FEET, TO THE POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KENDALL )

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE  
UNITED CITY OF YORKVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MAYOR

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KENDALL )

I, DEBBIE GILLETTE, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,  
ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

COUNTY CLERK

STATE OF ILLINOIS )  
COUNTY OF KANE )

THIS IS TO CERTIFY THAT I, MARK G. SCHELLER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3581, HAVE SURVEYED, AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSES OF DEDICATING SAID PROPERTY TO THE UNITED CITY OF YORKVILLE.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS \_\_\_\_\_ TH DAY OF JANUARY, 2025.

BY: MARK G. SCHELLER  
PROFESSIONAL LAND SURVEYOR #3581  
(EXP-11-30-26)  
ENGINEERING ENTERPRISES INC.  
PROFESSIONAL DESIGN FIRM # 184-002003  
(EXP-04-30-25)



STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT \_\_\_\_\_ A \_\_\_\_\_ CORPORATION, AS FEE SIMPLE OWNERS OF THE UNDERLYING PROPERTY SHOWN HEREON, DOES HEREBY GRANT, CONVEY AND WARRANT THE PROPERTY DESCRIBED HEREIN TO THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NAME AND ADDRESS:

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

### NOTARY CERTIFICATE

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY  
AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_

PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF \_\_\_\_\_ AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC



Engineering Enterprises, Inc.  
CONSULTING ENGINEERS  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630.466.6700 / www.eeiweb.com

UNITED CITY OF YORKVILLE  
651 PRAIRIE PONTE DR  
YORKVILLE, IL 60560

DATE: JANUARY 13, 2025  
PROJECT NO. Y02453  
FILE NO Y02453 DED

PAGE 1 OF 1



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Consent Agenda #3

Tracking Number

ADM 2025-02

### Agenda Item Summary Memo

**Title:** Treasurer's Reports for November 2024 – January 2025

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

### Council Action Previously Taken:

Date of Action: ADM – 2/19/25      Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2025-02

**Type of Vote Required:** Majority

**Council Action Requested:** Approval  
\_\_\_\_\_

**Submitted by:** Rob Fredrickson

Name

Finance

Department

### Agenda Item Notes:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>*



**UNITED CITY OF YORKVILLE**  
**TREASURER'S REPORT - for the month ended November 30, 2024**

**Cash Basis**

	<b>Beginning Fund Balance</b>	<b>November Revenues</b>	<b>YTD Revenues</b>	<b>Revenue Budget</b>	<b>% of Budget</b>	<b>November Expenses</b>	<b>YTD Expenses</b>	<b>Expense Budget</b>	<b>% of Budget</b>	<b>Projected Ending Fund Balance</b>
<b>General Fund</b>										
01 - General	\$ 11,317,511	\$ 1,427,588	\$ 16,244,252	\$ 24,269,791	67%	\$ 2,074,393	\$ 13,122,837	\$ 24,269,791	54%	\$ 14,438,925
<b>Special Revenue Funds</b>										
15 - Motor Fuel Tax	350,976	83,932	740,112	1,067,562	69%	-	1,000,000	1,190,000	84%	91,088
79 - Parks and Recreation	496,532	238,071	2,215,716	3,365,647	66%	274,933	2,236,796	3,854,403	58%	475,452
87 - Countryside TIF	(1,175,727)	73,141	228,278	232,465	98%	168,569	217,749	225,781	96%	(1,165,198)
88 - Downtown TIF	(1,570,512)	277	399,918	304,494	131%	15,980	71,443	923,967	8%	(1,242,036)
89 - Downtown TIF II	216,129	3,935	215,723	149,102	145%	34,981	186,228	172,000	108%	245,624
11 - Fox Hill SSA	50,777	138	24,030	24,000	100%	1,058	9,648	60,640	16%	65,160
12 - Sunflower SSA	13,131	26	21,026	21,000	100%	1,000	6,890	23,640	29%	27,267
<b>Capital Project Funds</b>										
25 - Vehicle & Equipment	1,581,655	133,994	1,223,008	1,668,774	73%	247,182	1,799,113	3,326,455	54%	1,005,549
23 - City-Wide Capital	5,788,454	60,385	1,380,522	3,073,985	45%	1,902,877	3,339,783	7,688,447	43%	3,829,193
24 - Buildings & Grounds	2,405,630	71,547	562,492	43,388,158	1%	202,521	847,967	11,337,961	7%	2,120,155
<b>Enterprise Funds</b>										
* 51 - Water	8,928,863	174,527	5,348,394	48,154,287	11%	1,042,730	9,137,552	40,206,233	23%	5,139,704
* 52 - Sewer	3,778,857	118,567	1,790,540	5,470,606	33%	75,183	585,523	6,363,532	9%	4,983,874
<b>Library Funds</b>										
82 - Library Operations	882,886	20,167	1,953,804	1,962,584	100%	67,652	542,751	1,995,272	27%	2,293,938
84 - Library Capital	333,847	7,034	72,743	50,200	145%	-	5,345	549,000	1%	401,244
<b>Total Funds</b>	<b>\$ 33,399,009</b>	<b>\$ 2,413,329</b>	<b>\$ 32,420,558</b>	<b>\$ 133,202,655</b>	<b>24%</b>	<b>\$ 6,109,059</b>	<b>\$ 33,109,627</b>	<b>\$ 102,187,122</b>	<b>32%</b>	<b>\$ 32,709,940</b>

\* Fund Balance Equivalency

As Treasurer of the United City of Yorkville, I hereby attest, to the best of my knowledge, that the information contained in this Treasurer's Report is accurate as of the date detailed herein. Further information is available in the Finance Department.

\_\_\_\_\_  
Rob Fredrickson, Finance Director/Treasurer



**UNITED CITY OF YORKVILLE**  
**TREASURER'S REPORT - for the month ended December 31, 2024**

**Cash Basis**

	<b>Beginning Fund Balance</b>	<b>December Revenues</b>	<b>YTD Revenues</b>	<b>Revenue Budget</b>	<b>% of Budget</b>	<b>December Expenses</b>	<b>YTD Expenses</b>	<b>Expense Budget</b>	<b>% of Budget</b>	<b>Projected Ending Fund Balance</b>
<b>General Fund</b>										
01 - General	\$ 11,317,511	\$ 1,718,207	\$ 17,962,458	\$ 24,269,791	74%	\$ 2,469,544	\$ 15,544,228	\$ 24,969,791	62%	\$ 13,735,741
<b>Special Revenue Funds</b>										
15 - Motor Fuel Tax	350,976	88,131	828,243	1,067,562	78%	-	1,000,000	1,190,000	84%	179,219
79 - Parks and Recreation	496,532	231,593	2,447,309	3,365,647	73%	234,637	2,471,433	3,854,403	64%	472,408
87 - Countryside TIF	(1,175,727)	-	228,278	232,465	98%	2,385	220,134	225,781	97%	(1,167,583)
88 - Downtown TIF	(1,570,512)	-	399,918	304,494	131%	3,062	80,216	923,967	9%	(1,250,810)
89 - Downtown TIF II	216,129	-	215,723	149,102	145%	173	197,824	172,000	115%	234,028
11 - Fox Hill SSA	50,777	-	24,030	24,000	100%	1,500	11,148	60,640	18%	63,660
12 - Sunflower SSA	13,131	-	21,026	21,000	100%	2,240	9,130	23,640	39%	25,027
<b>Capital Project Funds</b>										
25 - Vehicle & Equipment	1,581,655	121,374	1,344,382	1,668,774	81%	21,179	1,850,941	3,326,455	56%	1,075,096
23 - City-Wide Capital	5,788,454	198,258	1,578,780	3,073,985	51%	1,863,099	5,202,882	7,688,447	68%	2,164,351
24 - Buildings & Grounds	2,405,630	60,858	623,350	43,388,158	1%	995,382	1,843,349	11,337,961	16%	1,185,630
<b>Enterprise Funds</b>										
* 51 - Water	8,928,863	1,014,150	6,395,375	48,154,287	13%	4,612,193	13,747,705	40,206,233	34%	1,576,532
* 52 - Sewer	3,778,857	399,085	2,192,225	5,470,606	40%	1,127,219	1,715,151	6,363,532	27%	4,255,931
<b>Library Funds</b>										
82 - Library Operations	882,886	5,189	1,961,354	1,962,584	100%	924,042	1,466,793	1,995,272	74%	1,377,448
84 - Library Capital	333,847	3,533	76,276	50,200	152%	6,710	12,055	549,000	2%	398,068
<b>Total Funds</b>	<b>\$ 33,399,009</b>	<b>\$ 3,840,378</b>	<b>\$ 36,298,728</b>	<b>\$ 133,202,655</b>	<b>27%</b>	<b>\$ 12,263,362</b>	<b>\$ 45,372,989</b>	<b>\$ 102,887,122</b>	<b>44%</b>	<b>\$ 24,324,748</b>

\* Fund Balance Equivalency

As Treasurer of the United City of Yorkville, I hereby attest, to the best of my knowledge, that the information contained in this Treasurer's Report is accurate as of the date detailed herein. Further information is available in the Finance Department.

\_\_\_\_\_  
Rob Fredrickson, Finance Director/Treasurer



**UNITED CITY OF YORKVILLE**  
**TREASURER'S REPORT - for the month ended January 31, 2025**

**Cash Basis**

	<b>Beginning Fund Balance</b>	<b>January Revenues</b>	<b>YTD Revenues</b>	<b>Revenue Budget</b>	<b>% of Budget</b>	<b>January Expenses</b>	<b>YTD Expenses</b>	<b>Expense Budget</b>	<b>% of Budget</b>	<b>Projected Ending Fund Balance</b>
<b>General Fund</b>										
01 - General	\$ 11,317,511	\$ 1,875,632	\$ 19,837,998	\$ 24,269,791	82%	\$ 2,243,703	\$ 17,787,838	\$ 24,969,791	71%	\$ 13,367,671
<b>Special Revenue Funds</b>										
15 - Motor Fuel Tax	350,976	81,350	909,593	1,067,562	85%	34,907	1,034,907	1,190,000	87%	225,662
79 - Parks and Recreation	496,532	312,365	2,759,674	3,365,647	82%	310,226	2,781,434	3,854,403	72%	474,772
87 - Countryside TIF	(1,175,727)	-	228,278	232,465	98%	1,518	221,653	225,781	98%	(1,169,101)
88 - Downtown TIF	(1,570,512)	-	399,918	304,494	131%	2,929	83,145	923,967	9%	(1,253,739)
89 - Downtown TIF II	216,129	-	215,723	149,102	145%	454	198,278	172,000	115%	233,574
11 - Fox Hill SSA	50,777	-	24,030	24,000	100%	-	11,148	60,640	18%	63,660
12 - Sunflower SSA	13,131	-	21,026	21,000	100%	-	9,130	23,640	39%	25,027
<b>Capital Project Funds</b>										
25 - Vehicle & Equipment	1,581,655	133,679	1,478,061	1,668,774	89%	439,755	2,290,695	3,326,455	69%	769,021
23 - City-Wide Capital	5,788,454	73,073	1,651,853	3,073,985	54%	551,660	5,754,542	7,688,447	75%	1,685,765
24 - Buildings & Grounds	2,405,630	76,539	699,889	43,388,158	2%	447,700	2,291,050	11,337,961	20%	814,469
<b>Enterprise Funds</b>										
* 51 - Water	8,928,863	175,450	6,570,825	48,154,287	14%	1,391,686	15,139,392	40,206,233	38%	360,296
* 52 - Sewer	3,778,857	114,632	2,306,857	5,470,606	42%	118,837	1,834,214	6,363,532	29%	4,251,501
<b>Library Funds</b>										
82 - Library Operations	882,886	12,582	1,980,180	1,962,584	101%	104,923	1,571,716	1,995,272	79%	1,291,351
84 - Library Capital	333,847	8,985	85,261	50,200	170%	-	12,055	549,000	2%	407,053
<b>Total Funds</b>	<b>\$ 33,399,009</b>	<b>\$ 2,864,288</b>	<b>\$ 39,169,168</b>	<b>\$ 133,202,655</b>	<b>29%</b>	<b>\$ 5,648,299</b>	<b>\$ 51,021,195</b>	<b>\$ 102,887,122</b>	<b>50%</b>	<b>\$ 21,546,981</b>

\* Fund Balance Equivalency

As Treasurer of the United City of Yorkville, I hereby attest, to the best of my knowledge, that the information contained in this Treasurer's Report is accurate as of the date detailed herein. Further information is available in the Finance Department.

\_\_\_\_\_  
Rob Fredrickson, Finance Director/Treasurer



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Consent Agenda #4

Tracking Number

ADM 2025-06

### Agenda Item Summary Memo

**Title:** Water Rate for City Buildings & Other Governmental Activities Ordinance

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** Please see the attached memo.

### Council Action Previously Taken:

Date of Action: ADM – 2/19/25      Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2025-06

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Rob Fredrickson

Name

Finance

Department

### Agenda Item Notes:

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# Memorandum

To: Administration Committee  
From: Rob Fredrickson, Finance Director  
Date: February 13, 2025  
Subject: Water Rate for City Buildings Ordinance

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## **Summary**

Approval of an ordinance amending water service rates for City buildings, water facilities, firefighting activities, sewer jetting, street sweeping and the manufacture of road brine.

## **Background**

Currently, there are seven utility billing accounts associated with City-owned buildings, including:

- Van Emmon Activity Center – 102 E Van Emmon Street
- Parks Facility – 185 Wolf Street
- Public Works Facility – 610 Tower Lane
- Yorkville Public Library – 902 Game Farm Road
- Beecher Center – 908 Game Farm Road
- City Hall – 651 Prairie Pointe Drive (2 meters)

Historically, while these accounts have been metered to track water consumption, the City has not issued billing statements for these locations. The rationale behind this practice was that, as long as water was being sourced from local aquifers, there was no operational benefit to charging City departments for their own water usage. However, upcoming changes in the City's water supply source necessitate a shift in this approach.

As you are aware, Yorkville is in the process of transitioning its water supply from local aquifers to Lake Michigan, facilitated through the DuPage Water Commission (DWC). This transition introduces new regulatory requirements set forth by the Illinois Department of Natural Resources (IDNR), which mandates that municipalities maintain non-revenue water below 10% to remain eligible for access to Lake Michigan water. To comply with this requirement, the City has conducted several comprehensive water audits. The most recent report indicates that Yorkville's current water loss stands at 14.8%, exceeding the allowable threshold. One contributor to this excess is metered but unbilled water usage, which the IDNR includes in its total non-revenue water calculation.

According to Engineering Enterprises, Inc. (EEI), if the City had been charging for water usage at its own buildings—regardless of the rate—it would have accounted for approximately 2.581 million gallons (or 345,040 cubic feet) of metered water. Under the proposed reduced rate for municipal buildings—\$1 for the first 350 cubic feet and \$0.01 for every additional 100 cubic feet—this usage would equate to an estimated annual cost of just \$40.



While this adjustment would only marginally reduce total water loss by 0.4%—from 14.8% to 14.4%—every incremental improvement contributes to overall efficiency. Since this change requires only a simple administrative update, it represents a practical step toward regulatory compliance.

Beyond City facility consumption, the proposed ordinance also considers other essential municipal water usage categories, including:

- Firefighting operations (provided by the Bristol Kendall Fire Protection District (BKFD))
- Sewer jetting (used for maintaining and clearing sewer lines)
- Street sweeping (to minimize debris and pollution)
- Production of road brine (a mixture of water and salt used for de-icing in winter)

Since these activities have historically been unmetered, the IDNR may challenge their inclusion in the new billing framework. However, staff has preemptively included them in the proposed ordinance in case IDNR allows some or all of these activities to count toward reducing non-revenue water. The Public Works Department is currently tracking water usage for City-related activities, while firefighting water usage is expected to be monitored by BKFD. City staff is working with the District to establish a process for receiving usage data on a monthly basis.

All charges for this nominal rate will be covered by the City, further supporting its efforts to reduce non-revenue water. Additionally, as outlined in Section 3 of the attached ordinance, this new rate will be retroactively applied to January 1, 2024, to help mitigate water loss for the current year.

### **Recommendation**

Staff recommends approval of the ordinance.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE,  
KENDALL COUNTY, ILLINOIS AMENDING WATER  
SERVICE RATES FOR CITY BUILDINGS**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

**WHEREAS**, expenses to be paid by the City’s water fund include operational expenses and expenses incurred in expansion of the water system; and

**WHEREAS**, the City has planned future water infrastructure projects which require the City to account for all water usage of its system; and

**WHEREAS**, the City has determined it is necessary to charge its own facilities a reasonable rate for water usage in order to account for all water requirements of the City’s water system; and

**WHEREAS**, Mayor and City Council have determined that the fees established by this ordinance are necessary and reasonable for the operation of its water system.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1.** The foregoing recitals shall be and are hereby incorporated as findings of fact as if set forth herein.

**Section 2.** That Title 7 of Chapter 5, Section 7-5-5-1. of the Yorkville City Code is hereby amended by adding the following paragraph to said Section:

“E. Each City facility using water shall be charged at the rate of \$1.00 for the first 350 cubic feet of usage and \$0.01 per cubic feet of usage over 350 cubic feet.

F. Water used by the City or another Unit of Local Government, as defined by the Illinois Constitution of 1970, for firefighting activities, sewer jetting, street sweeping, water facilities and the manufacture of road brine shall be charged at the rate of \$1.00 for the first cubic feet of usage and \$0.01 per cubic foot of usage over 350 cubic feet.”

**Section 3.** This amendment to Title 7 of Chapter 5, Section 7-5-5-1 of the Yorkville City Code is a retroactive amendment and is effective as of January 1, 2024. All water use by the City of Yorkville under Section 7-5-5-1.F shall be charged at the rate stated in 7-5-5-1.E, as of January 1, 2024, as stated herein.

**Section 4.** This Ordinance shall be in full force and effect 10 (ten) days after its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
CITY CLERK

KEN KOCH \_\_\_\_\_

DAN TRANSIER \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CRAIG SOLING \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

MATT MAREK \_\_\_\_\_

SEAVER TARULIS \_\_\_\_\_

RUSTY CORNEILS \_\_\_\_\_

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
MAYOR

*Attest:*

\_\_\_\_\_  
CITY CLERK



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Consent Agenda #5

Tracking Number

ADM 2025-08

### Agenda Item Summary Memo

**Title:** Salary Ranges for Fiscal Year 2026

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** Please see the attached memo.

### Council Action Previously Taken:

Date of Action: ADM – 2/19/25 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2025-08

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Bart Olson  
Name

Administration  
Department

### Agenda Item Notes:

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# Memorandum

To: City Council  
From: Bart Olson, City Administrator  
CC:  
Date: February 13, 2025  
Subject: Salary ranges

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## **Summary**

Consideration of a new salary schedule for all City employees, based on external compensation surveys and internal equity considerations.

## **Background**

This item was last discussed by the City Council in April 2024, when the City Council approved salary range adjustments for all positions in the City. As communicated during that process, we plan on updating all ranges to remain competitive over time. Based on this year's analysis, we are comfortable simply moving all ranges up by 5%, which would match the union contracts and our proposal for non-union employees in FY 26.

One new salary range and position is proposed for FY 26 – Economic Development Coordinator. This position is necessary for the City to assist with the expected transition of the City's current Economic Development Consultant in 2027 and to cover the current demand for projects in Yorkville. With the expected petitions and/or development of more than 3,000 acres of data centers, the City needs immediate assistance with economic development inquiries. If this salary range is agreed upon with the City Council, we would look to hire an internal employee for the position.

These salary ranges do not have to approved by City Council, but we are asking the City Council to endorse them to make sure there is no question about how future position recruitments will be posted with salary ranges. When the City has a vacant employment position, we have to draft a recruitment ad, and having a recently adopted salary range that is tied to a market study of what other towns are paying similar employees (external equity) and is cross-referenced with what our current employees are being paid (internal equity) helps us attract good candidates and retain good employees. We are not proposing any individual salary changes for employees based on these ranges; they will only be used for position recruitment ads and guiding us when we are making salary decisions during normal performance evaluations.

## **Recommendation**

Staff requests approval of the recommended FY 26 salary ranges.

<u>Department</u>	<u>Title</u>	<u>FLSA Class</u>	<u>FY 25 Salary Ranges</u>		<u>FY 26 Salary Ranges</u>	
			<u>Min</u>	<u>Max</u>	<u>Min</u>	<u>Max</u>
Admin	Assistant City Administrator	Exempt	\$120,000	\$165,000	\$126,000	\$173,250
PW	Public Works Director	Exempt	\$120,000	\$165,000	\$126,000	\$173,250
ComDev	Community Development Director	Exempt	\$120,000	\$165,000	\$126,000	\$173,250
Finance	Finance Director	Exempt	\$120,000	\$165,000	\$126,000	\$173,250
Parks and Rec	Parks and Recreation Director	Exempt	\$120,000	\$165,000	\$126,000	\$173,250
Police	Deputy Chief	Exempt	\$110,000	\$145,000	\$115,500	\$152,250
Police	Commander	Exempt	\$100,000	\$130,000	\$105,000	\$136,500
PW	Assistant Public Works Director	Exempt	\$100,000	\$135,000	\$105,000	\$141,750
Com Dev	Senior Planner	Exempt	\$95,000	\$120,000	\$99,750	\$126,000
Com Dev	Building Code Official	Exempt	\$90,000	\$120,000	\$94,500	\$126,000
PW	Facilities Manager	Exempt	\$90,000	\$120,000	\$105,000	\$141,750
Parks and Rec	Superintendent of Parks	Exempt	\$90,000	\$120,000	\$94,500	\$126,000
Parks and Rec	Superintendent of Recreation	Exempt	\$90,000	\$120,000	\$94,500	\$126,000
PW	Superintendent of Water/Sewer	Exempt	\$90,000	\$120,000	\$94,500	\$126,000
PW	Water/Sewer Foreman	Exempt	\$80,000	\$105,000	\$84,000	\$110,250
PW	Streets Foreman	Exempt	\$80,000	\$105,000	\$84,000	\$110,250
Parks and Rec	Parks Foreman	Exempt	\$80,000	\$105,000	\$84,000	\$110,250
Finance	Senior Accountant	Exempt	\$79,000	\$105,000	\$82,950	\$110,250
Com Dev	Planner I	Exempt	\$70,000	\$95,000	\$73,500	\$99,750
Com Dev	Building Inspector	Hourly	\$67,000	\$92,000	\$70,350	\$96,600
Police	Records Supervisor	Exempt	\$67,000	\$92,000	\$70,350	\$96,600
Admin	Economic Development Coordinator	Exempt	N/A	N/A	\$70,350	\$96,600
Admin	Executive Assistant/City Clerk	Exempt	\$67,000	\$92,000	\$70,350	\$96,600
Parks and Rec	Recreation Manager	Exempt	\$67,000	\$92,000	\$70,350	\$96,600
Com Dev	Code Enforcement Inspector	Hourly	\$65,000	\$90,000	\$68,250	\$94,500
Finance	Accounting Clerk	Hourly	\$63,000	\$86,000	\$66,150	\$90,300
Finance	Utility Billing Coordinator	Hourly	\$55,000	\$75,000	\$66,150	\$90,300
Admin	Administrative Assistant/Deputy Clerk	Hourly	\$55,000	\$74,000	\$57,750	\$77,700
Com Dev	Building Permit Clerk	Hourly	\$52,000	\$70,000	\$54,600	\$73,500
Police	Records Clerk	Hourly	\$52,000	\$70,000	\$54,600	\$73,500
Parks and Rec	Marketing Coordinator	Exempt	\$50,000	\$70,000	\$52,500	\$73,500
Parks and Rec	Recreation Coordinator	Exempt	\$50,000	\$70,000	\$52,500	\$73,500
Admin	Support Assistant	Hourly	\$49,000	\$67,000	\$51,450	\$70,350
Parks and Rec	Child Development Coordinator	Exempt	\$40,000	\$55,000	\$42,000	\$57,750



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2025-13

### Agenda Item Summary Memo

**Title:** Library Board Appointment – Valerie Burd

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

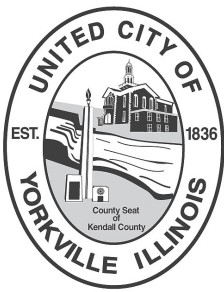
**Type of Vote Required:** Majority

**Council Action Requested:** Approval  
\_\_\_\_\_

**Submitted by:** Mayor John Purcell  
Name Department

#### Agenda Item Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## United City of Yorkville

800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
[www.yorkville.il.us](http://www.yorkville.il.us)

### United City of Yorkville Board & Commission Application

To be considered for a board or commission, please complete this application and return to the attention of Jori Behland, City Clerk at the address listed above or by email to [jbehland@yorkville.il.us](mailto:jbehland@yorkville.il.us).

Name Valerie Burd  
Address [REDACTED] Yorkville, IL 60560  
Phone: Home                      Work                      Cell [REDACTED]  
Email [REDACTED] Subdivision                     

Please indicate the Board/Commission(s) that you would like to participate on:

- |   |   |
|---|---|
| <input type="checkbox"/> Fire and Police Commission | <input type="checkbox"/> Planning and Zoning Commission |
| <input checked="" type="checkbox"/> Library Board   | <input type="checkbox"/> Police Pension Fund Board      |
| <input type="checkbox"/> Park Board                 |   |

The following questions help in selection of board/commission members.

1. Indicate your experience (personal and/or work) that will help you in serving the residents of the United City of Yorkville.

I am a 37-year resident of downtown Yorkville. I worked as a reporter for the Beacon News, covering City Council meetings, in the 1990s, then served on the City Council for 13 years - nine as a Ward 2 alderman, four as the mayor. I am chairman of the County's Environmental Health Advisory Board and am on Senior Services Advisory Board.

2. Why do you want to serve on a Board/Commission for the United City of Yorkville?

I have always loved reading and the library. Now that I am retired from doing the Chamber Community Guides, I have more free time and would like to help out our community.

***Thank you for your interest in being a part of the development of the United City of Yorkville!***

It is the policy of the United City of Yorkville to promote nondiscriminatory practices in its hiring, and its contractual undertakings. It is the policy of the City to conform with all aspects of Federal Civil Rights legislation including the Equal Employment Opportunity Act and all State Civil Rights Legislation.

\*\*\*\*\*

*I understand that as part of the process of being considered, it is the City's policy to perform a cursory background investigation on anyone being considered for appointment to one of the boards or commissions.*

Valerie Burd  
Signature of Applicant

Feb. 12, 2025

Date

For office use only: Date Received                      Initials





Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input checked="" type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Public Works Committee #1

Tracking Number

PW 2025-13

### Agenda Item Summary Memo

**Title:** Replacement of Well 7, Well 8 Treatment Plant Roofs, and Beecher Center Roof

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** Bid results to replace 3 building roofs this spring.

### Council Action Previously Taken:

Date of Action: PW – 2/18/25 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2025-13

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Eric Dhuse  
Name

Public Works  
Department

### Agenda Item Notes:

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# Memorandum

To: Public Works Committee  
From: Jesus Navarro, Facilities Manager  
CC: Bart Olson, City Administrator,  
Eric Dhuse, Public Works Director  
Date: February 10, 2025  
Subject: Roof Replacement Proposal Results

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## **Summary**

Discussion of the proposals received for the replacement of Well 7 Treatment Plant, Well 8 Treatment Plant and the Beecher Center Roof replacement.

## **Background**

On January 16, 2025, Staff released an RFP for Roof Replacements. Two proposals were received on February 05, 2025, from C.P.R Roofing Inc. and Filotto Roofing, Inc. Bid tab is attached for your review.

Included in the RFP are three (3) City buildings, requiring new roofs. The roofs on the wells are original to the buildings. The roof at well 8 was installed approximately in 2003, and the roof at well 8 was installed in 2005 due to the location and extreme weather conditions the roofs are showing wear and tear and have reached their useful life. The roof at the Beecher Center has had numerous repairs to stop leaks and replacing missing shingles and has also reached its useful life. The amount budgeted in FY25 for the wells was \$40,000 in the Water Operation Department Fund under Building Improvements and \$57,000 for the Beecher Center in the Building & Grounds Expenditures Fund under Building Improvements.

The low-bid proposal for the replacement of all three (3) building roofs is from Filotto Roofing Inc. in the amount of \$99,800.00 which exceeds the budgeted amount by \$2,800. The overage amount will be cover by the same Water Operations Department Fund due to being under \$5,000 from the budgeted heater replacement on the same line item. Also, Filotto Roofing offers the longer installations warranty period. Filotto Roofing has performed work for Joliet Park District, St. Charles Park District and Winfield within the last year.

References from the Joliet Park District and St. Charles Park District have been contacted and both were satisfied with the work performed by Filotto Roofing Inc.

## **Recommendation**

Staff is recommending acceptance of the lowest responsive proposal from Filotto Roofing, Inc. In the amount not to exceed \$99,800.00 for the FY 25 Building Improvements.

## **Attachments**

- Bid Tab
- Proposals
- Certificate of Liability Insurance

**United City of Yorkville  
Roof Replacements  
Bid Tabulation Sheet  
February 5, 2025, 10:00am**

[illegible]

**Resolution No. 2025-\_\_\_\_\_**

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE,  
KENDALL COUNTY, ILLINOIS APPROVING A BID TO  
REPLACE THE ROOFS AT THREE CITY BUILDINGS**  
*(Well No. 7, Well No. 8, Beecher Center Roofs)*

**WHEREAS**, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

**WHEREAS**, the roofs at the City’s Beecher Center, at the City’s Well 7 Treatment Plant, and at the City’s Well 8 Treatment Plant have all reached the end of their useful lives; and

**WHEREAS**, the City’s Public Works and Facilities departments desire to replace the roofs at the City’s Beecher Center, at the City’s Well 7 Treatment Plant, and at the City’s Well 8 Treatment Plant (the “Project”) before further roof deterioration causes damage to the interior of the buildings; and

**WHEREAS**, in compliance with all applicable Illinois laws, bids were accepted to replace the roofs on these three buildings and a public bid opening was held at 10:00 a.m. on February 5, 2025; and

**WHEREAS**, the City’s engineers and staff find that the lowest responsible bidder is Filotto Roofing, Inc., 2111 Oakland Avenue, Crest Hill, Illinois 60403 (“Filotto Roofing”), with a total bid amount of \$99,800.00 (the “Project Cost”); and

**WHEREAS**, sufficient funds are available and have been budgeted in the City’s Fiscal Year 2025 budget to complete the Project; and

**WHEREAS**, it has been recommended to the Corporate Authorities that the bid by Filotto Roofing be accepted.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois:

**Section 1.** The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

**Section 2.** The Corporate Authorities hereby find and declare that a bid by Filotto Roofing, Inc., 2111 Oakland Avenue, Crest Hill, Illinois 60403 to complete the Project at a cost of \$99,800.00 is the lowest responsible bid, and therefore accept the bid.

**Section 3.** That this resolution shall be in full force and effect from and after its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVAR TARULIS	_____	RUSTY CORNEILS	_____

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
MAYOR

*Attest:*

\_\_\_\_\_  
CITY CLERK

# UNITED CITY OF YORKVILLE ROOF REPLACEMENTS



**Requesting:** Proposals for the Replacement of Well 7 Treatment Plant, Well 8 Treatment plant and Beecher Center Roofs

**Issue Date:** Thursday, January 16, 2025

**Pre-Bid Meeting** January 23, 2025, 10:00 AM at 3299 Lehman Crossing Yorkville, IL

**Last Date for Questions:** January 27, 2025, by 3:00 PM

**Proposals Due:** February 05, 2025, at 10:00 AM

**Submission Link:** [www.demanstar.com](http://www.demanstar.com)

**Note:** Illinois Prevailing Wage Act (820 ILCS 130/1-12) does apply



# Document A310™ – 2010

## Bid Bond

**CONTRACTOR:**

*(Name, legal status and address)*

Filotto Roofing, Inc

2111 Oakland Ave  
Crest Hill, IL 60403-2496

**OWNER:**

*(Name, legal status and address)*

United City of Yorkville  
651 Prairie Pointe Dr  
Yorkville, IL 60560-6501

**SURETY:**

*(Name, legal status and principal place of business)*

West Bend Insurance Company  
1900 S 18th Ave  
West Bend, WI 53095-8796

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT: \$**

Ten Percent of the Amount Bid

**PROJECT:**

*(Name, location or address, and Project number, if any)*

Replacement of Roofs at Well 7 Treatment Plant, Well 8 Treatment Plant and Beecher Center

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Init.



Signed and sealed this 5 day of February , 2025

Maria T. Gutierrez, NOTARY  
(Witness)

Donna Dorman  
(Witness) Donna Dorman

Filotto Roofing, Inc  
(Contractor as Principal) (Seal)

PRESIDENT,  
(Title)

West Bend Insurance Company  
(Surety) (Seal)

Rachel Hernandez  
(Title) Rachel Hernandez , Attorney-in-Fact



Init.



SS

STATE OF ILLINOIS

COUNTY OF DuPage

I, Kimberly R. Holmes Notary Public of DuPage County, in the State of Illinois do hereby certify that Rachel Hernandez Attorney-in-Fact, of the West Bend Insurance Company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument, for and on behalf of the West Bend Insurance Company for the used and purposes therein set forth.

Given under my hand and notarial seal at my office in the City of Naperville in said County, this 5<sup>th</sup> day of February A.D., 2025.

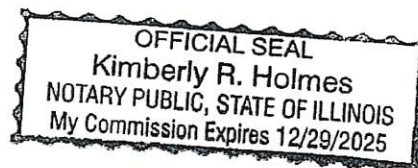


(Notary Public)

Kimberly R. Holmes

My Commission expires: 12/29/2025

Notary Seal:





Bond No. 2638226

## POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Rachel Hernandez

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1<sup>st</sup> day of January 2024.

*Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.*

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1<sup>st</sup> day of January 2024.

Attest Christopher C. Zwygart  
Christopher C. Zwygart  
Secretary



Robert J. Jacques  
Robert J. Jacques  
President

State of Wisconsin  
County of Washington

On the 1<sup>st</sup> day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Julie Benedum  
Lead Corporate Attorney  
Notary Public, Washington Co., WI  
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 5th day of February, 2025.



Christopher C. Zwygart  
Christopher C. Zwygart  
Secretary

## COST SHEET

Note: The Contractor submitting the proposal must complete all portions of this Proposal

The undersigned, having examined the specifications, and all conditions affecting the specified project, offer to furnish all services, labor and incidentals specified for the price below.

It is understood that the City reserves the right to reject any and all proposals and to waive any irregularities and that the prices contained herein will remain valid for a period of not less than ninety (90) days.

I (We) propose to complete the following project as more fully described in the specifications for the following:

### Total Cost: Base Bid

Location	Material Cost	Labor Cost	Total Cost
Well 7	11,050.00	10,350.00	21,400.00
Well 8	12,150.00	10,350.00	22,500.00
Beecher Center	30,000.00	25,400.00	55,400.00
		Grand Total	99,800.00

Proposed Roofing Material (Manufacturer, Brand, and Color) Ex: Certain Teed, NorthGate Climateflex  
Max Def Weathered Wood Color.

CertainTeed NorthGate ClimateFlex Max Def Weatherwood

Cost of replacement, per sheet of 5/8" wood underlayment, including installation:

\$ 144.00

Cost of replacement, per square foot of vented foam roof insulation, including installation.

Insulation to meet existing R-Rating: \$ 272.00

Miscellaneous cost, fees and hourly rate? Explain:

Hourly Rate for Roofer: \$142.00/hr plus 10% markup  
on material and rented equipment

Roofing Contractor Installation Warranty Period in Years	<u>5 years</u>
--	----------------

K. Smith  
Signature of Authorized Representative

2-5-2025  
Date

**SUBCONTRACTOR ACKNOWLEDGEMENT**

*If it is the Contractor's intention to utilize a subcontractor(s) to fulfill the requirements of the Contract, the City must be advised of the subcontractor's company name, address, telephone and fax numbers, and a contact person's name at the time of proposal submittal.*

	<u>YES</u>	<u>NO</u>
Will you be utilizing a subcontractor?	_____	<u>X</u>
If yes, have you included all required information with your proposal submittal?	_____	_____

Provide the name, contact information, and value of work for each and every subcontractor which will be employed on this project.

**Subcontractor No. 1**

_____	
Business Name	
_____	
Address	City, State, Zip Code
_____	
Telephone Number	Value of Work Subcontracted
_____	
_____	
Nature of Work Subcontracted	

**Subcontractor No. 2**

---

Business Name

---

Address

---

City, State, Zip Code

---

Telephone Number

---

Value of Work Subcontracted

---

Nature of Work Subcontracted

**Subcontractor No. 3**

---

Business Name

---

Address

---

City, State, Zip Code

---

Telephone Number

---

Value of Work Subcontracted

---

Nature of Work Subcontracted

If additional sheets are needed, please make copies.

## REFERENCES

General Information, the list below current business references for whom you have performed work similar to that required by this proposal.

### Reference No. 1

Joliet Park District, "Kathy Green Multi Purpose Center"  
Business Name  
3000 W. Jefferson St. Joliet, IL 60435  
Address City, State, Zip Code  
John EKstrom 815-922-0587  
Contact Person Telephone Number  
5-17-2024  
Dates of Service

### Reference No. 2

Winfield Salt Dome  
Business Name  
05040 Wynwood Rd. Winfield, IL 60190  
Address City, State, Zip Code  
Tye Loomis 630-933-7141  
Contact Person Telephone Number  
9-27-24  
Dates of Service

### Reference No. 3

St. Charles Park Dist. "JAMES O'BREEN PARK"  
Business Name  
Campton Hills Rd & Peck Rd. St. Charles, IL 60175  
Address City, State, Zip Code  
Randy BRAUN 630-327-3413  
Contact Person Telephone Number  
8-2-24  
Dates of Service

If additional sheets are needed, please make copies.

## CONTRACTOR BID AGREEMENT

I hereby certify that the item(s) proposed is/are in accordance with the specifications as noted and that the prices quoted are not subject to change; and that

The Contractor submitting the proposal is not barred by law from submitting a proposal to the City for the project contemplated herein because of a conviction for prior violations of either Illinois Compiled Statutes, 720 ILCS 5/33E-3 (Proposal Rigging) or 720 ILCS 5/33-4 (Proposal Rotating); and that

The Contractor submitting the proposal is not delinquent in payment of any taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1; and that

The Contractor submitting the proposal provides a drug free workplace pursuant to 30 ILCS 580/1, *et seq.*, and that

The Contractor submitting the proposal certifies they have a substance-abuse program and provide drug testing in accordance with 820 ILCS 130/11G, Public Act 095-0635; and that

The Contractor submitting the proposal is in compliance with the Illinois Human Rights Act 775 ILCS 5/1.101 *et seq.* including establishment and maintenance of sexual harassment policies and program.

Filotto Roofing, Inc.

Company Name

2111 OAKLAND AVE., CREST HILL, IL 60403

Address

City, State, Zip Code

815-740-5461

Phone Number

Kevin@filottoroofing.com

Email Address

KEVIN Filotto

Printed Name of Authorized Representative

VICE PRESIDENT

Title

[Signature]

Signature of Authorized Representative

2-5-2025

Date





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/10/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Brown & Brown Insurance Services, Inc. 263 Shuman Blvd., Suite 110  Naperville IL 60563		<b>CONTACT NAME:</b> Megan Walsh <b>PHONE (A/C, No, Ext):</b> (630) 245-4600 <b>FAX (A/C, No):</b> (630) 245-4601 <b>E-MAIL ADDRESS:</b> Megan.Walsh@bbrown.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Valley Forge Insurance Company	
		<b>INSURER B:</b> Transportation Insurance Company	
		<b>INSURER C:</b> The Continental Insurance Company	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:** 24/25 Master**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			7034102749	07/15/2024	07/15/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			7034102735	07/15/2024	07/15/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			7034102718	07/15/2024	07/15/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
	<input checked="" type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input checked="" type="checkbox"/> N		N/A	7034102721	07/15/2024	07/15/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased/Rented Equipment Installation Floater			7034102749	07/15/2024	07/15/2025	Limit: \$375,000 Limit: \$350,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

FOR BIDDING PURPOSES ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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***INTEGRATED CONTROL TECHNOLOGIES, LLC.***  
***Solutions for Controlled Environment***

**www.integratedcontroltechnologies.com**

**Phone: (630) 520-6000**

Email for A/P questions: [generaloffice@ict-controls.com](mailto:generaloffice@ict-controls.com)

**Business Information**

Name of Business: \_\_\_\_\_

FEIN # \_\_\_\_\_

DBA: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Zip \_\_\_\_\_ Phone: \_\_\_\_\_

**Billing Information**

Name of A/P Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address for Invoices \_\_\_\_\_

Tax Exempt **Y/N**

Is Purchase Order Required on Invoice Y/N amount \$ \_\_\_\_\_

**Payment Methods**

Preferred Method:

ACH – Please Contact: [Generaloffice@ICT-Controls.com](mailto:Generaloffice@ICT-Controls.com) or 630-520-6000 to get this set up

**\*\*ALL INVOICES ARE NET 30\*\***

**Office Use Only**

Date received: \_\_\_\_\_

Salesman: \_\_\_\_\_

Tax Exempt received: \_\_\_\_\_

Signed Contract Received: \_\_\_\_\_

Email confirmation sent: \_\_\_\_\_

Entered by: \_\_\_\_\_



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Public Works Committee #2

Tracking Number

PW 2025-15

### Agenda Item Summary Memo

**Title:** Worsley Street Right-of-Way Vacation

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** Proposed vacation of public right-of-way on a portion of Worsley Street.

#### Council Action Previously Taken:

Date of Action: PW – 2/18/25 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2025-15

**Type of Vote Required:** Supermajority (6 out of 8 of the Aldermen)

**Council Action Requested:** Approval

**Submitted by:** Krysti Barksdale-Noble Community Development  
Name Department

#### Agenda Item Notes:

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# Memorandum

To: Public Works Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Eric Dhuse, Public Works Director  
Brad Sanderson, EEI, City Engineer  
Date: February 10, 2025  
Subject: **Vacation of a Portion of Worsley Street Right-of-Way**

## SUMMARY

A request has been made by Dave Schillinger (412 E. Main) and Steve Holland (102 Worsley Street), who are the adjacent property owners, for the vacation of a portion of Worsley Street. The right-of-way (ROW) in question is approximately 30 feet wide, 150 feet in length running north-south, and terminates at the bank of the Fox River. It is currently dedicated to the City as a public street intending to continue the roadway south from the intersection of East Main Street to the north. However, no street improvements exist in this location, and it is highly unlikely that the City will develop a roadway there in the future.



## **WORSLEY STREET PROPOSED VACATION**

United City of Yorkville, Illinois  
Date: April 9, 2024  
File Location:



## PROPOSAL DESCRIPTION

As shown on the proposed plat of vacation, the City intends to vacate approximately 4,500 square feet of unimproved right-of-way, transferring approximately 2,250 square feet to each adjacent property owner by equally dividing the right-of-way along the current roadway centerline. While there are no

existing public utilities within this right-of-way, the City is requesting a 5-foot public utility and drainage easement on both sides of the current centerline to accommodate potential future utility installations.

Vacating the right-of-way will provide each property owner with additional lot area and increase the separation between existing structures and the newly established property line. This change will also reclassify the yards adjacent to Worsley Street from corner side yards to interior side yards. As a result, the property at 412 E. Main Street, which is zoned R-3 Multi-Family Attached Residence District, will see its required building setback reduced from 20 feet to 10 feet, bringing it into conformity with district regulations. Similarly, the property at 102 Worsley Street, recently rezoned to R-2 Single-Family Traditional Residence District, will benefit from a reduction in side yard setback from 30 feet to 10 feet.


## **LEGAL & PROCEDURAL CONSIDERATIONS**

In accordance with Illinois State Statute, the formal process for vacating the public right-of-way (ROW) requires a public hearing before the City Council. Notice of this hearing must be published in a newspaper at least fifteen (15) days in advance to inform the public of the City's intent to vacate the property. To approve the vacation, the City Council must pass an ordinance with a three-fourths (3/4) majority vote of the aldermen. Additionally, the property owners receiving the vacated ROW are required to pay an amount determined by the corporate authorities as "fair market value." Given the size and scope of the area to be vacated, along with precedent from previous right-of-way sales, the City has set this amount at \$10 per owner.

## **STAFF RECOMMENDATIONS**

City staff has evaluated the request and supports vacating this portion of Worsley Street, as it is unlikely to be developed as a roadway. This recommendation is contingent upon the fulfillment of the stated conditions, including easement dedication and payment of fair market value. Staff proposes holding the required public hearing at the March 25, 2025, City Council meeting, with a final vote anticipated at the April 8, 2025, meeting. Feedback from the Public Works Committee on this request is requested.

**PLAT OF VACATION**  
PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO THE VILLAGE OF BRISTOL, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

 = ROW HEREBY VACATED

VACATED ALLEY (200100001511)

CITY UTILITY EASEMENT PROVISIONS

THE UNITED CITY OF YORKVILLE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED CITY UTILITY EASEMENT OR C.U.E. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER MAIN, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE UNITED CITY OF YORKVILLE, TOGETHER WITH THE RIGHT OF ACCESS THEREFOR FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL, REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SMALLER TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBS, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

CITY COUNCIL CERTIFICATE  
STATE OF ILLINOIS) JSS  
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MAYOR


VACATED RIGHT OF WAY LEGAL DESCRIPTION  
THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL LYING SOUTH OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK ONE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 2; ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

10' CITY EASEMENT LEGAL DESCRIPTION  
THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL DESCRIBED AS FOLLOWS: A 10' WIDE CITY EASEMENT, CENTERED IN A NORTH SOUTH DIRECTION, IN THE ABOVE DESCRIBED VACATED RIGHT OF WAY, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.


STATE OF ILLINOIS) JSS  
COUNTY OF KANE)


THIS IS TO CERTIFY THAT I, MARK G. SCHELLER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3581, HAVE PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSES OF VACATING SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS 6th DAY OF FEBRUARY, 2025.

BY:   
MARK G. SCHELLER  
PROFESSIONAL LAND SURVEYOR #3581  
(EXP-11-30-26)

ENGINEERING ENTERPRISES INC.  
PROFESSIONAL DESIGN FIRM # 184-002003  
(EXP-04-30-25)



 **Engineering Enterprises, Inc.**  
CONSULTING ENGINEERS  
52 Wheeler Road  
Sugar Grove, Illinois 60054  
630.466.6700 / www.eelweb.com

PROJECT NO: Y02504  
FILE NO: Y02504 PLAT OF VAC

**ATTACHMENTS:**

1. Plat of Vacation prepared by EEI
2. Draft Public Hearing Notice

**Ordinance No. 2025-\_\_\_\_\_**

**AN ORDINANCE VACATING A PORTION OF WORSLEY STREET IN  
THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

**WHEREAS**, a certain parcel within the City’s corporate boundaries, originally platted as a part of Worsley Street, was never developed and abuts the Fox River, making it impractical for the City to ever develop this property into a roadway, said property depicted on a Plat of Vacation, attached hereto as Exhibit A (the “Property”); and

**WHEREAS**, the property owners adjacent to the Property have requested the City vacate the Property; and

**WHEREAS**, pursuant to Section 11-91-1 of the Illinois Municipal Code, after a Public Hearing on the proposed vacation of the Property, the Mayor and City Council of the City have determined the public interest will be served by vacating the Property.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1.** All of the Recitals set forth above are incorporated herein as if restated.

**Section 2.** The Corporate Authorities hereby vacate that portion of Worsley Street located in the United City of Yorkville, Kendall County, Illinois, as depicted on Exhibit A, legally described as:

THAT PART OF WORSLEY STREET IN WORSLEY’S ADDITION TO BRISTOL LYING  
SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST



CORNER OF LOT 7 IN BLOCK 1; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 2, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Reserving unto the United City of Yorkville, Kendall County, Illinois, THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL DESCRIBED AS FOLLOWS: A 10' WIDE CITY EASEMENT, CENTERED IN A NORTH SOUTH DIRECTION, IN THE ABOVE DESCRIBED VACATED RIGHT OF WAY, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

and hereby approve the Plat of Vacation prepared by Engineering Enterprises, Inc., dated the 6<sup>th</sup> day of February 2025, attached hereto as Exhibit A and made a part hereof by reference.

**Section 3.** That title to the portion of Worsley Street vacated herein shall be acquired by and divided equally between the owners of the properties adjacent to it, the western half of the vacated street being acquired by the owner of the parcel identified by PIN No. 02-33-128-014 and the eastern half of the vacated street being acquired by the owner of the parcel identified by PIN No. 02-33-129-004.

**Section 4.** That if any part or portion of this ordinance shall be declared invalid by a court of competent jurisdiction, such partial invalidity shall not affect the remainder of this ordinance.

**Section 5.** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as I hereby authorized to be done by the President and the Board of Trustees.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this  
\_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
CITY CLERK

KEN KOCH \_\_\_\_\_

DAN TRANSIER \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CRAIG SOLING \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

MATT MAREK \_\_\_\_\_

SEAVER TARULIS \_\_\_\_\_

RUSTY CORNEILS \_\_\_\_\_

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois  
this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
MAYOR

*Attest:*

\_\_\_\_\_  
CITY CLERK



 = ROW HEREBY VACATED



PROJECT NO: Y02504  
FILE NO: Y02504 PLAT OF VAC

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
UNITED CITY OF YORKVILLE  
PLANNING AND ZONING COMMISSION  
(WORSLEY STREET VACATION)**

**NOTICE IS HEREBY GIVEN THAT** a public hearing will be held before the City Council of the United City of Yorkville on Tuesday, March 25, 2025 at 7:00 p.m., at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois, 60560. This meeting will be held to consider the vacation of a certain street described as:

THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK 1; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 2, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Reserving unto the United City of Yorkville, Kendall County, Illinois, THAT PART OF WORSLEY STREET IN WORSLEY'S ADDITION TO BRISTOL DESCRIBED AS FOLLOWS: A 10' WIDE CITY EASEMENT, CENTERED IN A NORTH SOUTH DIRECTION, IN THE ABOVE DESCRIBED VACATED RIGHT OF WAY, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

The purpose of this public notice is to inform all interested parties about the public hearing and the proposal to vacate said public right-of-way before the City Council will consider an ordinance to vacate the property.

The public hearing may be continued from time to time to dates certain without further notice being published.

A copy of the Plat of Vacation is available for review during normal City business hours at the office of the Community Development Director.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND  
City Clerk



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Public Works Committee #3

Tracking Number

PW 2025-16

### Agenda Item Summary Memo

**Title:** 2025 Water Main Replacement – Notice of Intent to Award

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** 2025 Water Main Replacement – Recommendation to Issue Notice of Intent to Award

#### Council Action Previously Taken:

Date of Action: PW – 2/18/25 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2025-16

**Type of Vote Required:** Majority

**Council Action Requested:** Consideration of Contract Notice of Intent to Award

**Submitted by:** Brad Sanderson Engineering  
Name Department

#### Agenda Item Notes:

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# Memorandum

To: Bart Olson, City Administrator  
From: Brad Sanderson, EEI  
CC: Eric Dhuse, Director of Public Works  
Jori Behland, City Clerk  
Rob Fredrickson, Finance Director

Date: February 11, 2025  
Subject: 2025 Water Main Replacement

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Bids were received, opened and tabulated for work to be done on the 2025 Water Main Replacement at 11:00 a.m., February 6, 2025. Representatives of contractors bidding the project and our firm were in attendance. A tabulation of the bids and the engineer's estimate is attached for your information and record. This project is a combination of water, sidewalk, and roadway-related work. Water-related work consists of 91% of the work (\$4,375,774.55), with sidewalk 5% (\$220,000.00), and roadway 4% (\$180,000.00). The low bid was below our engineer's estimate.

This project is included in the Illinois Environmental Protection Agency's (IEPA) Intended Funding List to receive loan funding through the State Revolving Fund (SRF) Public Water Supply Loan Program (PWSLP). The next step is to issue the Notice of Intent to Award and submit it with the bid results and remaining final loan application documentation to the IEPA for approval, after which the final Notice of Award will be issued. Please note that the low bid amount is greater than the total requested loan amount of \$4,236,000 which included design and construction engineering. As part of the loan application finalization and coordination, the options will include: 1) Negotiate with the IEPA to adjust (increase) the loan amount, 2) Proceed with the full base scope as awarded and, if unable to adjust the loan amount to cover all costs, the City would provide the balance of funding not covered by the loan, and 3) Issue a change order to adjust down the scope and costs to fit within the allotted budget and loan amount.

All options will be reviewed in detail with the IEPA and City staff and a final project scope recommendation will be brought back to the Committee.

We recommend the acceptance of the bid and approval of the Notice of Intent to Award be made to the low bidder, Winner Excavating, Inc., 8845 Schoger Drive, Naperville, IL 60564, in the total amount of **\$4,775,774.55**.

If you have any questions or require additional information, please let us know.

**Resolution No. 2025-\_\_\_\_\_**

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,  
ILLINOIS APPROVING A BID TO REPLACE WATER MAINS**

**WHEREAS**, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

**WHEREAS**, the City plans to replace old water mains throughout the City, as illustrated on the 2025 Water Main Replacement drawing, attached hereto as *Exhibit A* (the “Project”); and

**WHEREAS**, the Project is included in the Illinois Environmental Protection Agency’s (IEPA) Intended Funding List to receive loan funding through the State Revolving Fund (SRF) Public Water Supply Loan Program (the “Program”); and

**WHEREAS**, the City therefore desires to take advantage of the Program and replace the water mains with funding sourced through the Program; and

**WHEREAS**, in compliance with all applicable Illinois laws, bids were accepted to replace the City’s old water mains and a public bid opening was held at 11:00 a.m. on February 6, 2025; and

**WHEREAS**, the City’s engineers and staff find that the lowest responsible bidder is Winner Excavating, Inc., 8845 Schoger Drive, Naperville, IL 60564 (“Winner”), with a total bid amount of \$4,775,774.55 (the “Project Cost”); and

**WHEREAS**, it has been recommended to the Corporate Authorities that the bid by Winner be accepted, contingent on the City obtaining a loan through the Program; and

**WHEREAS**, a Notice of Intent to Award the bid must be issued to Winner and submitted with the City’s loan application to IEPA for participation in the Program.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois:

**Section 1.** The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

**Section 2.** The Corporate Authorities hereby find and declare that a bid by Winner Excavating, Inc., 8845 Schoger Drive, Naperville, IL 60564 to complete the Project at a cost of \$4,775,774.55 is the lowest responsible bid and therefore accept the bid, contingent on the City

obtaining a loan through the Program.

**Section 3.** That this resolution shall be in full force and effect from and after its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
CITY CLERK

KEN KOCH \_\_\_\_\_

DAN TRANSIER \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CRAIG SOLING \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

MATT MAREK \_\_\_\_\_

SEAVER TARULIS \_\_\_\_\_

RUSTY CORNEILS \_\_\_\_\_

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
MAYOR

*Attest:*

\_\_\_\_\_  
CITY CLERK

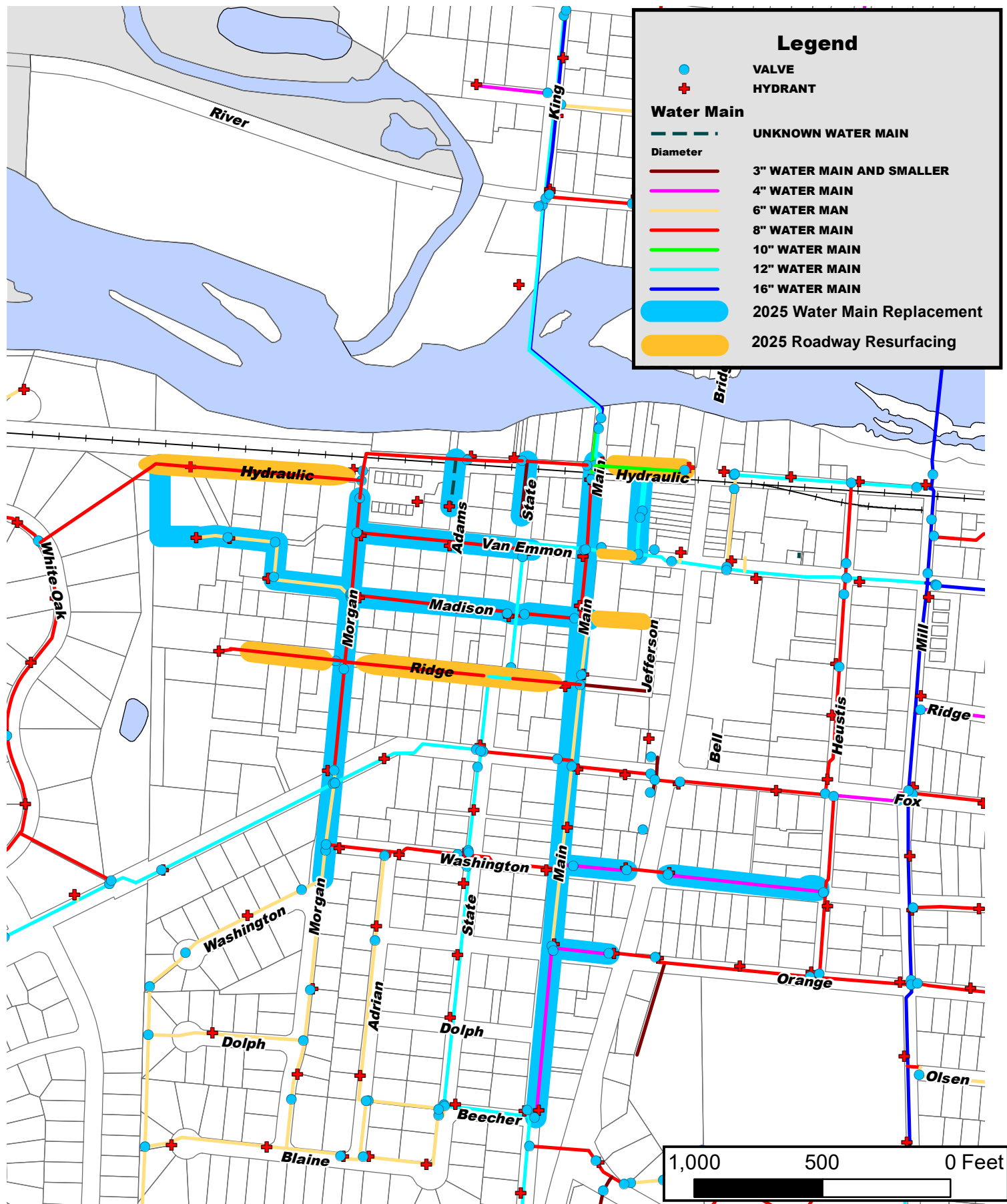
BID TABULATION 2025 WATER MAIN REPLACEMENT UNITED CITY OF YORKVILLE																			
		BID TABULATION BIDS RECD 2/6/2025		Winninger Excavating, Inc.  8845 Schoger Drive Naperville, IL 60564		J. Congdon Sewer Service, Inc.  170-A Alexandra Way Carol Stream, IL-60188		Performance Construction & Engineering, LLC 217 W. John Street Plano, IL-60545		H. Linden & Sons Sewer and Water, Inc. 722 E. South St., Unit D Plano, IL-60545		Scanlon Excavating & Concrete, Inc. 630 S 7000 W Rd Kankakee, IL-60901		D. Construction, Inc.  1488 S. Broadway Coal City, IL-60416		Martam Construction, Inc.  1200 Gasket Drive Elgin, IL-60120		ENGINEER'S ESTIMATE  52 Wheeler Road Sugar Grove, IL 60554	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	TREE REMOVAL	UNIT	400	\$ 45.00	\$ 18,000.00	\$ 40.00	\$ 16,000.00	\$ 23.00	\$ 9,200.00	\$ 8.00	\$ 3,200.00	\$ 35.00	\$ 14,000.00	\$ 50.00	\$ 20,000.00	\$ 38.00	\$ 15,200.00	\$ 50.00	\$ 20,000.00
2	TREE REPLACEMENT	EACH	10	\$ 1,000.00	\$ 10,000.00	\$ 500.00	\$ 5,000.00	\$ 750.00	\$ 7,500.00	\$ 800.00	\$ 8,000.00	\$ 600.00	\$ 6,000.00	\$ 1,500.00	\$ 15,000.00	\$ 2,550.00	\$ 25,500.00	\$ 300.00	\$ 3,000.00
3	TREE ROOT PRUNING	EACH	15	\$ 150.00	\$ 2,250.00	\$ 125.00	\$ 1,875.00	\$ 100.00	\$ 1,500.00	\$ 140.00	\$ 2,100.00	\$ 100.00	\$ 1,500.00	\$ 100.00	\$ 1,500.00	\$ 250.00	\$ 3,750.00	\$ 210.00	\$ 3,150.00
4	BUSH REPLACEMENT	EACH	8	\$ 100.00	\$ 800.00	\$ 300.00	\$ 2,400.00	\$ 200.00	\$ 1,600.00	\$ 100.00	\$ 800.00	\$ 150.00	\$ 1,200.00	\$ 200.00	\$ 1,600.00	\$ 700.00	\$ 5,600.00	\$ 150.00	\$ 1,200.00
5	CONNECTION TO EXISTING WATER MAIN, 12-INCH	EACH	6	\$ 8,000.00	\$ 48,000.00	\$ 8,000.00	\$ 48,000.00	\$ 4,000.00	\$ 24,000.00	\$ 6,000.00	\$ 36,000.00	\$ 5,500.00	\$ 33,000.00	\$ 2,500.00	\$ 15,000.00	\$ 5,580.00	\$ 33,480.00	\$ 5,000.00	\$ 30,000.00
6	CONNECTION TO EXISTING WATER MAIN, 8-INCH	EACH	10	\$ 4,800.00	\$ 48,000.00	\$ 7,000.00	\$ 70,000.00	\$ 4,000.00	\$ 40,000.00	\$ 4,000.00	\$ 40,000.00	\$ 5,000.00	\$ 50,000.00	\$ 2,000.00	\$ 20,000.00	\$ 4,430.00	\$ 44,300.00	\$ 4,000.00	\$ 40,000.00
7	CONNECTION TO EXISTING WATER MAIN, 6-INCH	EACH	6	\$ 4,400.00	\$ 26,400.00	\$ 6,000.00	\$ 36,000.00	\$ 3,000.00	\$ 18,000.00	\$ 3,800.00	\$ 22,800.00	\$ 5,000.00	\$ 30,000.00	\$ 2,000.00	\$ 12,000.00	\$ 3,180.00	\$ 19,080.00	\$ 3,500.00	\$ 21,000.00
8	CONNECTION TO EXISTING WATER MAIN, 4-INCH	EACH	2	\$ 3,500.00	\$ 7,000.00	\$ 5,500.00	\$ 11,000.00	\$ 3,000.00	\$ 6,000.00	\$ 3,800.00	\$ 7,600.00	\$ 5,000.00	\$ 10,000.00	\$ 1,800.00	\$ 3,600.00	\$ 3,060.00	\$ 6,120.00	\$ 3,000.00	\$ 6,000.00
9	PRESSURE CONNECTION WITH TAPPING SLEEVE, 8" TAPPING VALVE IN 60" VALVE VAULT	EACH	11	\$ 6,000.00	\$ 66,000.00	\$ 8,500.00	\$ 93,500.00	\$ 12,000.00	\$ 132,000.00	\$ 10,000.00	\$ 110,000.00	\$ 10,500.00	\$ 115,500.00	\$ 14,000.00	\$ 154,000.00	\$ 9,420.00	\$ 103,620.00	\$ 8,500.00	\$ 93,500.00
10	DISCONNECT AND ABANDON EXISTING WATER MAIN	EACH	10	\$ 2,000.00	\$ 20,000.00	\$ 5,500.00	\$ 55,000.00	\$ 4,950.00	\$ 49,500.00	\$ 2,000.00	\$ 20,000.00	\$ 5,000.00	\$ 50,000.00	\$ 7,000.00	\$ 70,000.00	\$ 2,820.00	\$ 28,200.00	\$ 2,000.00	\$ 20,000.00
11	WATER MAIN, D.I.P., CLASS 52, WITH POLYETHYLENE WRAP, 12-INCH	FOOT	75	\$ 275.00	\$ 20,625.00	\$ 175.00	\$ 13,125.00	\$ 165.00	\$ 12,375.00	\$ 200.00	\$ 15,000.00	\$ 225.00	\$ 16,875.00	\$ 650.00	\$ 48,750.00	\$ 288.00	\$ 21,600.00	\$ 165.00	\$ 12,375.00
12	WATER MAIN, D.I.P., CLASS 52, WITH POLYETHYLENE WRAP, 8-INCH	FOOT	8,506	\$ 181.00	\$ 1,539,586.00	\$ 165.00	\$ 1,403,490.00	\$ 150.00	\$ 1,275,900.00	\$ 149.00	\$ 1,267,394.00	\$ 170.00	\$ 1,446,020.00	\$ 158.80	\$ 1,350,752.80	\$ 188.00	\$ 1,599,128.00	\$ 150.00	\$ 1,275,900.00
13	WATER MAIN, D.I.P., CLASS 52, WITH POLYETHYLENE WRAP, 8-INCH, HDSS RESTRAINED	FOOT	423	\$ 100.00	\$ 42,300.00	\$ 175.00	\$ 74,025.00	\$ 50.00	\$ 21,150.00	\$ 205.00	\$ 86,715.00	\$ 175.00	\$ 74,025.00	\$ 200.00	\$ 84,600.00	\$ 206.00	\$ 87,138.00	\$ 175.00	\$ 74,025.00
14	GATE VALVE (RESILIENT SEAT) IN 60" VAULT, 12-INCH	EACH	2	\$ 8,000.00	\$ 16,000.00	\$ 7,000.00	\$ 14,000.00	\$ 13,000.00	\$ 26,000.00	\$ 10,000.00	\$ 20,000.00	\$ 7,700.00	\$ 15,400.00	\$ 11,000.00	\$ 22,000.00	\$ 13,110.00	\$ 26,220.00	\$ 8,000.00	\$ 16,000.00
15	GATE VALVE (RESILIENT SEAT) IN 60" VAULT, 8-INCH	EACH	32	\$ 6,000.00	\$ 192,000.00	\$ 6,000.00	\$ 192,000.00	\$ 8,500.00	\$ 272,000.00	\$ 7,800.00	\$ 249,600.00	\$ 6,250.00	\$ 200,000.00	\$ 9,000.00	\$ 288,000.00	\$ 9,410.00	\$ 301,120.00	\$ 6,000.00	\$ 192,000.00
16	GATE VALVE (RESILIENT SEAT) IN 48" VAULT, 6-INCH	EACH	5	\$ 4,500.00	\$ 22,500.00	\$ 5,500.00	\$ 27,500.00	\$ 6,500.00	\$ 32,500.00	\$ 7,200.00	\$ 36,000.00	\$ 5,300.00	\$ 26,500.00	\$ 8,000.00	\$ 40,000.00	\$ 8,280.00	\$ 41,400.00	\$ 5,000.00	\$ 25,000.00
17	FIRE HYDRANT ASSEMBLY, WITH AUXILIARY VALVE, 6-INCH MJ	EACH	24	\$ 9,500.00	\$ 228,000.00	\$ 10,000.00	\$ 240,000.00	\$ 12,500.00	\$ 300,000.00	\$ 8,800.00	\$ 211,200.00	\$ 7,750.00	\$ 186,000.00	\$ 9,000.00	\$ 216,000.00	\$ 11,280.00	\$ 270,720.00	\$ 10,000.00	\$ 240,000.00
18	DUCTILE IRON FITTINGS	POUND	10,063	\$ 20.00	\$ 201,260.00	\$ 0.01	\$ 100.63	\$ 10.00	\$ 100,630.00	\$ 5.00	\$ 50,315.00	\$ 0.01	\$ 100.63	\$ 0.01	\$ 100.63	\$ 6.00	\$ 60,378.00	\$ 5.00	\$ 50,315.00
19	16" STEEL CASING PIPE, BORE AND JACKED	FOOT	298	\$ 700.00	\$ 208,600.00	\$ 500.00	\$ 149,000.00	\$ 750.00	\$ 223,500.00	\$ 800.00	\$ 238,400.00	\$ 1,000.00	\$ 298,000.00	\$ 1,021.00	\$ 304,258.00	\$ 940.00	\$ 280,120.00	\$ 700.00	\$ 208,600.00
20	WATER MAIN PROTECTION, 16-INCH PVC	FOOT	336	\$ 60.00	\$ 20,160.00	\$ 60.00	\$ 20,160.00	\$ 75.00	\$ 25,200.00	\$ 159.00	\$ 53,424.00	\$ 90.00	\$ 30,240.00	\$ 300.00	\$ 100,800.00	\$ 178.00	\$ 59,808.00	\$ 125.00	\$ 42,000.00
21	STORM SEWER REMOVAL AND REPLACEMENT, 16" PVC	FOOT	150	\$ 175.00	\$ 26,250.00	\$ 150.00	\$ 22,500.00	\$ 130.00	\$ 19,500.00	\$ 155.00	\$ 23,250.00	\$ 175.00	\$ 26,250.00	\$ 150.00	\$ 22,500.00	\$ 226.00	\$ 33,900.00	\$ 100.00	\$ 15,000.00
22	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL	TONS	100	\$ 45.00	\$ 4,500.00	\$ 55.00	\$ 5,500.00	\$ 65.00	\$ 6,500.00	\$ 60.00	\$ 6,000.00	\$ 40.00	\$ 4,000.00	\$ 110.00	\$ 11,000.00	\$ 78.00	\$ 7,800.00	\$ 50.00	\$ 5,000.00
23	FOUNDATION MATERIAL	CUYD	150	\$ 1.00	\$ 150.00	\$ 36.00	\$ 5,400.00	\$ 20.00	\$ 3,000.00	\$ 41.00	\$ 6,150.00	\$ 40.00	\$ 6,000.00	\$ 60.00	\$ 9,000.00	\$ 76.00	\$ 11,400.00	\$ 20.00	\$ 3,000.00
24	EXPLORATORY EXCAVATION	EACH	15	\$ 500.00	\$ 7,500.00	\$ 250.00	\$ 3,750.00	\$ 250.00	\$ 3,750.00	\$ 200.00	\$ 3,000.00	\$ 300.00	\$ 4,500.00	\$ 500.00	\$ 7,500.00	\$ 1,060.00	\$ 15,900.00	\$ 1,000.00	\$ 15,000.00
25	WATER SERVICE CONNECTION, 1-INCH	EACH	100	\$ 2,500.00	\$ 250,000.00	\$ 3,000.00	\$ 300,000.00	\$ 2,500.00	\$ 250,000.00	\$ 2,500.00	\$ 250,000.00	\$ 3,000.00	\$ 300,000.00	\$ 1,000.00	\$ 100,000.00	\$ 3,380.00	\$ 338,000.00	\$ 2,700.00	\$ 270,000.00
26	TEMPORARY WATER SERVICE CONNECTION, 1-INCH	EACH	2	\$ 2,500.00	\$ 5,000.00	\$ 4,200.00	\$ 8,400.00	\$ 2,500.00	\$ 5,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,500.00	\$ 5,000.00	\$ 1,500.00	\$ 3,000.00	\$ 4,620.00	\$ 9,240.00	\$ 500.00	\$ 1,000.00
27	WATER SERVICE PIPE, 6-INCH DIP	FOOT	115	\$ 150.00	\$ 17,250.00	\$ 155.00	\$ 17,825.00	\$ 275.00	\$ 31,625.00	\$ 145.00	\$ 16,675.00	\$ 230.00	\$ 26,450.00	\$ 150.00	\$ 17,250.00	\$ 238.00	\$ 27,370.00	\$ 130.00	\$ 14,950.00
28	WATER SERVICE PIPE, PEX, 1-INCH	FOOT	2,732	\$ 2.00	\$ 5,464.00	\$ 0.01	\$ 27.32	\$ 2.00	\$ 5,464.00	\$ 28.00	\$ 76,496.00	\$ 60.00	\$ 163,920.00	\$ 50.00	\$ 136,600.00	\$ 33.00	\$ 90,156.00	\$ 55.00	\$ 150,260.00
29	WATER SERVICE PIPE, PEX, 1-INCH (SPECIAL)	FOOT	420	\$ 27.00	\$ 11,340.00	\$ 0.01	\$ 4.20	\$ 2.00	\$ 840.00	\$ 59.00	\$ 24,780.00	\$ 75.00	\$ 31,500.00	\$ 80.00	\$ 33,600.00	\$ 35.00	\$ 14,700.00	\$ 35.00	\$ 14,700.00
30	SERVICE BOX COVER (SPECIAL)	EACH	21	\$ 250.00	\$ 5,250.00	\$ 750.00	\$ 15,750.00	\$ 275.00	\$ 5,775.00	\$ 100.00	\$ 2,100.00	\$ 325.00	\$ 6,825.00	\$ 500.00	\$ 10,500.00	\$ 300.00	\$ 6,300.00	\$ 300.00	\$ 6,300.00
31	VALVE VAULT TO BE ABANDONED	EACH	14	\$ 500.00	\$ 7,000.00	\$ 300.00	\$ 4,200.00	\$ 575.00	\$ 8,050.00	\$ 500.00	\$ 7,000.00	\$ 500.00	\$ 7,000.00	\$ 1,000.00	\$ 14,000.00	\$ 720.00	\$ 10,080.00	\$ 900.00	\$ 12,600.00
32	VALVE VAULT TO BE REMOVED	EACH	4	\$ 700.00	\$ 2,800.00	\$ 350.00	\$ 1,400.00	\$ 800.00	\$ 3,200.00	\$ 1,000.00	\$ 4,000.00	\$ 550.00	\$ 2,200.00	\$ 1,000.00	\$ 4,000.00	\$ 480.00	\$ 1,920.00	\$ 1,100.00	\$ 4,400.00

BID TABULATION 2025 WATER MAIN REPLACEMENT UNITED CITY OF YORKVILLE																			
		BID TABULATION BIDS RECD 2/6/2025		Winninger Excavating, Inc. 8845 Schoger Drive Naperville, IL 60564		J. Congdon Sewer Service, Inc. 170-A Alexandra Way Carol Stream, IL-60188		Performance Construction & Engineering, LLC 217 W. John Street Plano, IL-60545		H. Linden & Sons Sewer and Water, Inc. 722 E. South St., Unit D Plano, IL-60545		Scanlon Excavating & Concrete, Inc. 630 S 7000 W Rd Kankakee, IL-60901		D. Construction, Inc. 1488 S. Broadway Coal City, IL-60416		Martam Construction, Inc. 1200 Gasket Drive Elgin, IL-60120		ENGINEER'S ESTIMATE 52 Wheeler Road Sugar Grove, IL 60554	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
33	VALVE BOX TO BE ABANDONED	EACH	26	\$ 100.00	\$ 2,600.00	\$ 50.00	\$ 1,300.00	\$ 100.00	\$ 2,600.00	\$ 100.00	\$ 2,600.00	\$ 350.00	\$ 9,100.00	\$ 500.00	\$ 13,000.00	\$ 360.00	\$ 9,360.00	\$ 500.00	\$ 13,000.00
34	FIRE HYDRANT TO BE REMOVED	EACH	19	\$ 750.00	\$ 14,250.00	\$ 350.00	\$ 6,650.00	\$ 550.00	\$ 10,450.00	\$ 750.00	\$ 14,250.00	\$ 850.00	\$ 16,150.00	\$ 2,500.00	\$ 47,500.00	\$ 1,080.00	\$ 20,520.00	\$ 1,000.00	\$ 19,000.00
35	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, D-2241, 6-INCH	EACH	38	\$ 250.00	\$ 9,500.00	\$ 600.00	\$ 22,800.00	\$ 250.00	\$ 9,500.00	\$ 100.00	\$ 3,800.00	\$ 500.00	\$ 19,000.00	\$ 4,000.00	\$ 152,000.00	\$ 580.00	\$ 22,040.00	\$ 750.00	\$ 28,500.00
36	INLET PROTECTION	EACH	60	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 3,000.00	\$ 200.00	\$ 12,000.00	\$ 180.00	\$ 10,800.00	\$ 50.00	\$ 3,000.00	\$ 275.00	\$ 16,500.00	\$ 310.00	\$ 18,600.00	\$ 150.00	\$ 9,000.00
37	WATER MAIN TESTING - PRESSURE AND DISINFECTION	LSUM	1	\$20,000.00	\$ 20,000.00	\$ 6,000.00	\$ 6,000.00	\$ 50,000.00	\$ 50,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 50,000.00	\$ 50,000.00	\$ 20,000.00	\$ 20,000.00	\$25,000.00	\$ 25,000.00
38	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQYD	1,882	\$ 1.50	\$ 2,823.00	\$ 1.00	\$ 1,882.00	\$ 2.00	\$ 3,764.00	\$ 5.00	\$ 9,410.00	\$ 3.00	\$ 5,646.00	\$ 3.00	\$ 5,646.00	\$ 3.50	\$ 6,587.00	\$ 5.00	\$ 9,410.00
39	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CUYD	314	\$ 25.00	\$ 7,850.00	\$ 32.00	\$ 10,048.00	\$ 25.00	\$ 7,850.00	\$ 59.00	\$ 18,526.00	\$ 50.00	\$ 15,700.00	\$ 30.00	\$ 9,420.00	\$ 66.00	\$ 20,724.00	\$ 40.00	\$ 12,560.00
40	AGGREGATE SUBGRADE IMPROVEMENT	CUYD	314	\$ 38.00	\$ 11,932.00	\$ 35.00	\$ 10,990.00	\$ 35.00	\$ 10,990.00	\$ 45.00	\$ 14,130.00	\$ 50.00	\$ 15,700.00	\$ 50.00	\$ 15,700.00	\$ 71.00	\$ 22,294.00	\$ 50.00	\$ 15,700.00
41	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQYD	14,613	\$ 2.50	\$ 36,532.50	\$ 4.91	\$ 71,749.83	\$ 2.75	\$ 40,185.75	\$ 3.00	\$ 43,839.00	\$ 2.25	\$ 32,879.25	\$ 2.50	\$ 36,532.50	\$ 3.00	\$ 43,839.00	\$ 3.50	\$ 54,145.00
42	HOT-MIX ASPHALT SURFACE REMOVAL, 3"	SQYD	20,050	\$ 3.50	\$ 70,175.00	\$ 3.47	\$ 69,573.50	\$ 3.75	\$ 75,187.50	\$ 4.00	\$ 80,200.00	\$ 3.25	\$ 65,162.50	\$ 3.50	\$ 70,175.00	\$ 3.65	\$ 73,182.50	\$ 4.00	\$ 80,200.00
43	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQYD	2,970	\$ 5.50	\$ 16,335.00	\$ 9.90	\$ 29,403.00	\$ 5.50	\$ 16,335.00	\$ 5.00	\$ 14,850.00	\$ 4.50	\$ 13,365.00	\$ 5.50	\$ 16,335.00	\$ 5.20	\$ 15,444.00	\$ 5.00	\$ 14,850.00
44	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQYD	500	\$ 0.01	\$ 5.00	\$ 14.83	\$ 7,415.00	\$ 20.00	\$ 10,000.00	\$ 22.00	\$ 11,000.00	\$ 25.00	\$ 12,500.00	\$ 0.01	\$ 5.00	\$ 22.00	\$ 11,000.00	\$ 15.00	\$ 7,500.00
45	HOT-MIX ASPHALT PAVEMENT REMOVAL - FULL DEPTH WATER MAIN TRENCH	SQYD	7,881	\$ 1.50	\$ 11,821.50	\$ 7.95	\$ 62,653.95	\$ 2.00	\$ 15,762.00	\$ 2.00	\$ 15,762.00	\$ 20.00	\$ 157,620.00	\$ 5.00	\$ 39,405.00	\$ 2.50	\$ 19,702.50	\$ 5.00	\$ 39,405.00
46	ROADWAY EDGE SEALING	FOOT	4,000	\$ 1.00	\$ 4,000.00	\$ 1.48	\$ 5,920.00	\$ 1.00	\$ 4,000.00	\$ 1.50	\$ 6,000.00	\$ 2.00	\$ 8,000.00	\$ 3.00	\$ 12,000.00	\$ 1.10	\$ 4,400.00	\$ 3.00	\$ 12,000.00
47	BITUMINOUS MATERIALS (TACK COAT)	POUND	18,305	\$ 0.01	\$ 183.05	\$ 0.71	\$ 12,996.55	\$ 0.01	\$ 183.05	\$ 0.01	\$ 183.05	\$ 0.01	\$ 183.05	\$ 0.01	\$ 183.05	\$ 0.01	\$ 183.05	\$ 1.00	\$ 18,305.00
48	HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50	TONS	2,025	\$ 80.00	\$ 162,000.00	\$ 93.03	\$ 188,385.75	\$ 92.00	\$ 186,300.00	\$ 100.00	\$ 202,500.00	\$ 100.00	\$ 202,500.00	\$ 80.00	\$ 162,000.00	\$ 106.00	\$ 214,650.00	\$ 90.00	\$ 182,250.00
49	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TONS	470	\$ 80.00	\$ 37,600.00	\$ 125.00	\$ 58,750.00	\$ 92.00	\$ 43,240.00	\$ 100.00	\$ 47,000.00	\$ 100.00	\$ 47,000.00	\$ 80.00	\$ 37,600.00	\$ 106.00	\$ 49,820.00	\$ 85.00	\$ 39,950.00
50	HOT-MIX ASPHALT SURFACE COURSE, MIX 'D', N50	TONS	3,575	\$ 80.00	\$ 286,000.00	\$ 99.63	\$ 356,177.25	\$ 92.00	\$ 328,900.00	\$ 100.00	\$ 357,500.00	\$ 100.00	\$ 357,500.00	\$ 80.00	\$ 286,000.00	\$ 106.00	\$ 378,950.00	\$ 75.00	\$ 268,125.00
51	PARTIAL DEPTH PATCHING, 5"	SQYD	9,463	\$ 25.00	\$ 236,575.00	\$ 41.00	\$ 387,983.00	\$ 44.00	\$ 416,372.00	\$ 48.00	\$ 454,224.00	\$ 45.00	\$ 425,835.00	\$ 60.00	\$ 567,780.00	\$ 70.00	\$ 662,410.00	\$ 55.00	\$ 520,465.00
52	TEMPORARY HMA PATCHING, 2"	SQYD	7,881	\$ 5.00	\$ 39,405.00	\$ 3.35	\$ 26,401.35	\$ 5.00	\$ 39,405.00	\$ 10.00	\$ 78,810.00	\$ 4.00	\$ 31,524.00	\$ 25.00	\$ 197,025.00	\$ 28.00	\$ 220,668.00	\$ 25.00	\$ 197,025.00
53	PORTLAND CEMENT CONCRETE PAVEMENT REMOVAL	SQYD	80	\$ 50.00	\$ 4,000.00	\$ 27.00	\$ 2,160.00	\$ 40.00	\$ 3,200.00	\$ 20.00	\$ 1,600.00	\$ 18.00	\$ 1,440.00	\$ 20.00	\$ 1,600.00	\$ 36.00	\$ 2,880.00	\$ 10.00	\$ 800.00
54	PORTLAND CEMENT CONCRETE PAVEMENT REPLACEMENT	SQYD	60	\$ 200.00	\$ 12,000.00	\$ 204.86	\$ 12,291.60	\$ 165.00	\$ 9,900.00	\$ 225.00	\$ 13,500.00	\$ 130.00	\$ 7,800.00	\$ 200.00	\$ 12,000.00	\$ 198.00	\$ 11,880.00	\$ 20.00	\$ 1,200.00
55	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL	SQFT	19,034	\$ 2.00	\$ 38,068.00	\$ 2.25	\$ 42,826.50	\$ 2.00	\$ 38,068.00	\$ 2.00	\$ 38,068.00	\$ 1.50	\$ 28,551.00	\$ 3.00	\$ 57,102.00	\$ 1.00	\$ 19,034.00	\$ 2.00	\$ 38,068.00
56	PORTLAND CEMENT CONCRETE SIDEWALK REPLACEMENT	SQFT	19,537	\$ 10.00	\$ 195,370.00	\$ 8.67	\$ 169,385.79	\$ 10.00	\$ 195,370.00	\$ 11.00	\$ 214,907.00	\$ 9.25	\$ 180,717.25	\$ 10.00	\$ 195,370.00	\$ 14.00	\$ 273,518.00	\$ 10.00	\$ 195,370.00
57	COMBINATION CONCRETE CURB AND GUTTER REMOVAL	FOOT	760	\$ 10.00	\$ 7,600.00	\$ 12.00	\$ 9,120.00	\$ 7.00	\$ 5,320.00	\$ 12.00	\$ 9,120.00	\$ 8.00	\$ 6,080.00	\$ 10.00	\$ 7,600.00	\$ 16.00	\$ 12,160.00	\$ 20.00	\$ 15,200.00
58	COMBINATION CONCRETE CURB AND GUTTER REPLACEMENT	FOOT	760	\$ 55.00	\$ 41,800.00	\$ 44.26	\$ 33,637.60	\$ 45.00	\$ 34,200.00	\$ 51.00	\$ 38,760.00	\$ 60.00	\$ 45,600.00	\$ 35.00	\$ 26,600.00	\$ 41.00	\$ 31,160.00	\$ 40.00	\$ 30,400.00
59	SANITARY MANHOLE TO BE ADJUSTED	EACH	37	\$ 1,000.00	\$ 37,000.00	\$ 1,040.00	\$ 38,480.00	\$ 1,200.00	\$ 44,400.00	\$ 1,000.00	\$ 37,000.00	\$ 650.00	\$ 24,050.00	\$ 1,500.00	\$ 55,500.00	\$ 1,360.00	\$ 50,320.00	\$ 1,300.00	\$ 48,100.00
60	MANHOLE TO BE ADJUSTED	EACH	31	\$ 650.00	\$ 20,150.00	\$ 920.00	\$ 28,520.00	\$ 950.00	\$ 29,450.00	\$ 1,000.00	\$ 31,000.00	\$ 450.00	\$ 13,950.00	\$ 800.00	\$ 24,800.00	\$ 720.00	\$ 22,320.00	\$ 900.00	\$ 27,900.00
61	INLET TO BE ADJUSTED	EACH	28	\$ 500.00	\$ 14,000.00	\$ 820.00	\$ 22,960.00	\$ 600.00	\$ 16,800.00	\$ 1,000.00	\$ 28,000.00	\$ 400.00	\$ 11,200.00	\$ 800.00	\$ 22,400.00	\$ 610.00	\$ 17,080.00	\$ 800.00	\$ 22,400.00
62	HOT-MIX ASPHALT DRIVEWAY REMOVAL	SQYD	1,019	\$ 12.00	\$ 12,228.00	\$ 2.00	\$ 2,038.00	\$ 10.00	\$ 10,190.00	\$ 12.00	\$ 12,228.00	\$ 6.00	\$ 6,114.00	\$ 10.00	\$ 10,190.00	\$ 11.00	\$ 11,209.00	\$ 15.00	\$ 15,285.00
63	HOT-MIX ASPHALT DRIVEWAY 3-INCH	SQYD	1,004	\$ 48.00	\$ 48,192.00	\$ 61.86	\$ 62,107.44	\$ 45.00	\$ 45,180.00	\$ 45.00	\$ 45,180.00	\$ 45.00	\$ 45,180.00	\$ 30.00	\$ 30,120.00	\$ 57.00	\$ 57,228.00	\$ 45.00	\$ 45,180.00
64	PORTLAND CEMENT CONCRETE DRIVEWAY REMOVAL	SQYD	67	\$ 45.00	\$ 3,015.00	\$ 22.50	\$ 1,507.50	\$ 35.00	\$ 2,345.00	\$ 20.00	\$ 1,340.00	\$ 18.00	\$ 1,206.00	\$ 20.00	\$ 1,340.00	\$ 18.00	\$ 1,206.00	\$ 20.00	\$ 1,340.00



BID TABULATION 2025 WATER MAIN REPLACEMENT UNITED CITY OF YORKVILLE																			
		BID TABULATION BIDS RECD 2/6/2025		Winner Excavating, Inc. 8845 Schoger Drive Naperville, IL 60564		J. Congdon Sewer Service, Inc. 170-A Alexandra Way Carol Stream, IL-60188		Performance Construction & Engineering, LLC 217 W. John Street Plano, IL-60545		H. Linden & Sons Sewer and Water, Inc. 722 E. South St., Unit D Plano, IL-60545		Scanlon Excavating & Concrete, Inc. 630 S 7000 W Rd Kankakee, IL-60901		D. Construction, Inc. 1488 S. Broadway Coal City, IL-60416		Martam Construction, Inc. 1200 Gasket Drive Elgin, IL-60120		ENGINEER'S ESTIMATE 52 Wheeler Road Sugar Grove, IL 60554	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
65	PORTLAND CEMENT CONCRETE DRIVEWAY 6-INCH	SQYD	67	\$ 150.00	\$ 10,050.00	\$ 149.08	\$ 9,988.36	\$ 110.00	\$ 7,370.00	\$ 124.00	\$ 8,308.00	\$ 135.00	\$ 9,045.00	\$ 120.00	\$ 8,040.00	\$ 127.00	\$ 8,509.00	\$ 125.00	\$ 8,375.00
66	AGGREGATE DRIVEWAY REMOVAL AND REPLACEMENT	SQYD	202	\$ 45.00	\$ 9,090.00	\$ 5.00	\$ 1,010.00	\$ 50.00	\$ 10,100.00	\$ 45.00	\$ 9,090.00	\$ 45.00	\$ 9,090.00	\$ 5.00	\$ 1,010.00	\$ 51.00	\$ 10,302.00	\$ 35.00	\$ 7,070.00
67	AGGREGATE SHOULDER REMOVAL AND REPLACEMENT	SQYD	498	\$ 40.00	\$ 19,920.00	\$ 8.00	\$ 3,984.00	\$ 40.00	\$ 19,920.00	\$ 40.00	\$ 19,920.00	\$ 40.00	\$ 19,920.00	\$ 20.00	\$ 9,960.00	\$ 50.00	\$ 24,900.00	\$ 30.00	\$ 14,940.00
68	DETECTABLE WARNING	SQFT	542	\$ 35.00	\$ 18,970.00	\$ 26.00	\$ 14,092.00	\$ 35.00	\$ 18,970.00	\$ 45.00	\$ 24,390.00	\$ 35.00	\$ 18,970.00	\$ 30.00	\$ 16,260.00	\$ 36.00	\$ 19,512.00	\$ 55.00	\$ 29,810.00
69	MAILBOX TO BE REMOVED AND RESET	EACH	21	\$ 300.00	\$ 6,300.00	\$ 200.00	\$ 4,200.00	\$ 200.00	\$ 4,200.00	\$ 200.00	\$ 4,200.00	\$ 150.00	\$ 3,150.00	\$ 300.00	\$ 6,300.00	\$ 350.00	\$ 7,350.00	\$ 150.00	\$ 3,150.00
70	SIGN TO BE REMOVED AND RESET	EACH	8	\$ 500.00	\$ 4,000.00	\$ 250.00	\$ 2,000.00	\$ 200.00	\$ 1,600.00	\$ 200.00	\$ 1,600.00	\$ 250.00	\$ 2,000.00	\$ 300.00	\$ 2,400.00	\$ 365.00	\$ 2,920.00	\$ 150.00	\$ 1,200.00
71	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	2,320	\$ 1.60	\$ 3,712.00	\$ 1.25	\$ 2,900.00	\$ 2.50	\$ 5,800.00	\$ 4.00	\$ 9,280.00	\$ 4.00	\$ 9,280.00	\$ 3.00	\$ 6,960.00	\$ 2.00	\$ 4,640.00	\$ 5.00	\$ 11,600.00
72	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	40	\$ 4.50	\$ 180.00	\$ 14.45	\$ 578.00	\$ 8.00	\$ 320.00	\$ 12.00	\$ 480.00	\$ 11.00	\$ 440.00	\$ 10.00	\$ 400.00	\$ 6.00	\$ 240.00	\$ 5.00	\$ 200.00
73	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	20	\$ 10.00	\$ 200.00	\$ 26.85	\$ 537.00	\$ 16.00	\$ 320.00	\$ 24.00	\$ 480.00	\$ 25.00	\$ 500.00	\$ 20.00	\$ 400.00	\$ 12.00	\$ 240.00	\$ 5.00	\$ 100.00
74	LANDSCAPING TO BE REMOVED AND RESET	EACH	5	\$ 1,000.00	\$ 5,000.00	\$ 250.00	\$ 1,250.00	\$ 300.00	\$ 1,500.00	\$ 1,000.00	\$ 5,000.00	\$ 150.00	\$ 750.00	\$ 1,000.00	\$ 5,000.00	\$ 320.00	\$ 1,600.00	\$ 1,500.00	\$ 7,500.00
75	RESTORATION	SQYD	11,381	\$ 7.50	\$ 85,357.50	\$ 13.50	\$ 153,643.50	\$ 13.00	\$ 147,953.00	\$ 3.00	\$ 34,143.00	\$ 12.00	\$ 136,572.00	\$ 6.60	\$ 75,114.60	\$ 10.00	\$ 113,810.00	\$ 14.00	\$ 159,334.00
76	RESTORATION (SPECIAL)	LSUM	1	\$ 9,000.00	\$ 9,000.00	\$ 6,000.00	\$ 6,000.00	\$ 7,400.00	\$ 7,400.00	\$ 6,000.00	\$ 6,000.00	\$ 30,000.00	\$ 30,000.00	\$ 50,000.00	\$ 50,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
77	RAILROAD FLAGGERS ALLOWANCE	DOLLAR	15,000	\$ 1.00	\$ 15,000.00	\$ 1.00	\$ 15,000.00	\$ 1.00	\$ 15,000.00	\$ 1.00	\$ 15,000.00	\$ 1.00	\$ 15,000.00	\$ 1.00	\$ 15,000.00	\$ 1.00	\$ 15,000.00	\$ 1.00	\$ 15,000.00
78	RAILROAD INSURANCE	LSUM	1	\$ 8,000.00	\$ 8,000.00	\$ 1,500.00	\$ 1,500.00	\$ 20,000.00	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00	\$ 7,500.00	\$ 7,500.00	\$ 10,000.00	\$ 10,000.00	\$ 9,500.00	\$ 9,500.00	\$ 2,000.00	\$ 2,000.00
79	TRAFFIC CONTROL AND PROTECTION	LSUM	1	\$ 95,000.00	\$ 95,000.00	\$ 469,000.00	\$ 469,000.00	\$ 439,628.70	\$ 439,628.70	\$ 459,000.00	\$ 459,000.00	\$ 300,000.00	\$ 300,000.00	\$ 100,000.00	\$ 100,000.00	\$ 350,000.00	\$ 350,000.00	\$ 75,000.00	\$ 75,000.00
TOTAL (Items 1 - 79)					\$ 4,775,774.55		\$ 5,307,728.62		\$ 5,338,788.00		\$ 5,372,977.05		\$ 5,570,475.68		\$ 5,623,184.58		\$ 6,522,140.05		\$ 5,239,187.00
% BELOW/ABOVE ENGINEER'S ESTIMATE				-8.8%				1.3%				1.9%				2.6%			
																6.3%			
																7.3%			
																24.5%			

BID SUMMARY 2025 WATER MAIN REPLACEMENT UNITED CITY OF YORKVILLE				
BID TABULATION BIDS RECEIVED 11:00 A.M. 02/06/25	ENGINEER'S ESTIMATE 52 Wheeler Road Sugar Grove, IL 60554	Winninger Excavating, Inc. 8845 Schoger Drive Naperville, IL 60564	J. Congdon Sewer Service, Inc. 170-A Alexandra Way Carol Stream, IL 60188	Performance Construction & Engineering, LLC 217 W. John Street Plano, IL 60545
TOTAL BID	\$5,239,187.00	\$4,775,774.55	\$5,307,728.62	\$5,338,788.00
ADDENDUM NO. 1		X	X	X
BID BOND		X	X	X
ATTENDED PRE-BID MEETING		X	X	X
SIGNED BID		X	X	X
BID TABULATION BIDS RECEIVED 11:00 A.M. 02/06/25	H. Linden & Sons Sewer and Water, Inc. 722 E. South St., Unit D Plano, IL 60545	Scanlon Excavating & Concrete, Inc. 630 S 7000 W Rd Kankakee, IL 60901	D. Construction, Inc. 1488 S. Broadway Coal City, IL 60416	Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120
TOTAL BID	\$5,372,977.05	\$5,570,475.68	\$5,623,184.58	\$6,522,140.05
ADDENDUM NO. 1	X	X	X	X
BID BOND	X	X	X	X
ATTENDED PRE-BID MEETING	X	X	X	X
SIGNED BID	X	X	X	X



# Engineering Enterprises, Inc.

52 Wheeler Road  
Sugar Grove, Illinois 60554  
(630) 466-6700  
www.eeiweb.com

DATE: APRIL 2024  
PROJECT NO.: YO2427  
BY: MJT  
PATH: H:\GIS\PUBLIC\YORKVILLE\2024\1  
FILE: YO2427\_2025 Water Main Replacement Attachment E.MXD

## 2025 WATER MAIN REPLACEMENT ATTACHMENT D





Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Public Works Committee #4

Tracking Number

PW 2025-17

### Agenda Item Summary Memo

**Title:** Supplemental Agreement for Land Acquisition Consulting Services – Mathewson

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** Please see the attached memo.

### Council Action Previously Taken:

Date of Action: PW – 2/18/25      Action Taken: Moved forward to City Council agenda.

Item Number: PW 2025-17

**Type of Vote Required:** Supermajority (6 out of 9)

**Council Action Requested:** Approval

**Submitted by:** Bart Olson      Administration  
Name      Department

### Agenda Item Notes:

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# Memorandum

To: City Council  
From: Bart Olson, City Administrator  
CC:  
Date: February 13, 2025  
Subject: Supplemental agreement for Land Acquisition Consulting Services - Mathewson

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## **Summary**

Consideration of a supplemental agreement for federal land acquisition process consulting services with Mathewson Right of Way Company.

## **Background**

The City Council last discussed this item at the May 14, 2024 meeting, when the City approved an agreement with the Mathewson Co. for acquisition of 9 properties at a services cost of \$162,250 (i.e. no land purchase costs are included in that figure). Since that meeting, EEI has proceeded with Route 126 watermain design work and determined the City needs to acquire an additional three parcels. This supplemental agreement covers the work needed by Mathewson Co. to acquire the three parcels.

The supplemental agreement cost is \$45,000, which would bring the total Mathewson agreement cost to \$207,250. This figure was not contemplated in the original FY 25 budget, but it can be absorbed within the water fund without a budget amendment.

## **Recommendation**

Staff recommends approval of the agreement for federal land acquisition process consulting services with Mathewson Right of Way Company.

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING SUPPLEMENT NO. 1 TO THE AGREEMENT FOR LAND ACQUISITION CONSULTING SERVICES WITH MATHEWSON RIGHT OF WAY COMPANY**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the "City"), is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

**WHEREAS**, the City and Mathewson Right of Way Company entered into a contract for land acquisition services related to the Lake Michigan Water System Improvement Project (the "*Project*") on May 17, 2024 (the "Original Contract"). The scope of services in the Original Contract provided for land acquisition services to be performed on nine (9) parcels of property for a not to exceed fee of \$162,250.00; and

**WHEREAS**, the Project now requires the acquisition of 12 parcels of property (3 additional parcels); and

**WHEREAS**, the Mathewson Right of Way Company has submitted Supplement No. 1 to the City in the form attached as EXHIBIT A for the services required in connection with the three additional parcels; and

**WHEREAS**, the City finds Supplement No. 1 from Mathewson Right of Way Company to be satisfactory for the additional land acquisition consulting services to be provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1.** The recitals set forth above are incorporated into this Resolution as if fully restated herein.

**Section 2.** That *Supplement No. 1 to the Agreement for Land Acquisition Consulting Services*, by and between the United City Of Yorkville and Mathewson Right of Way Company, attached hereto as Exhibit A and made a part hereof by this reference, is hereby approved, and the Mayor and City Clerk are hereby authorized to execute said agreement on behalf of the United City of Yorkville.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this  
\_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
CITY CLERK

KEN KOCH \_\_\_\_\_

DAN TRANSIER \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CRAIG SOLING \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

MATT MAREK \_\_\_\_\_

SEAVER TARULIS \_\_\_\_\_

RUSTY CORNEILS \_\_\_\_\_

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois  
this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
MAYOR

*Attest:*

\_\_\_\_\_  
CITY CLERK

**SUPPLEMENT NO. 1  
LAND ACQUISITION CONSULTING SERVICES**

**UNITED CITY OF YORKVILLE  
LAKE MICHIGAN WATER SYSTEM IMPROVEMENT PROJECT**

1. The United City of Yorkville and Mathewson Right of Way Company entered into a contract for land acquisition services related to the Lake Michigan Water System Improvement Project on May 17, 2024 (herein known as "Original Contract"). The scope of services in the Original Contract provided for land acquisition services to be performed on nine (9) parcels for a not to exceed fee of \$162,250.00.
2. The project now contemplates the acquisition of 12 parcels (3 additional parcels).
3. The services provided by Mathewson Right of Way Company under this Supplement shall be compensated as provided in the attached EXHIBIT B-1 (same rates as Original Contract). This Supplement has a not to exceed fee of \$45,000.00.
4. The sum total fees for all services for the Original Contract and Supplement shall not exceed \$207,250.00.
5. All other provisions of the Original Contract remain in effect.

Submitted this 18th day of December, 2024.

MATHEWSON RIGHT OF WAY COMPANY

By: 

Mark D. Mathewson  
President

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2024.

United City of Yorkville

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



**EXHIBIT B-1**  
**UNITED CITY OF YORKVILLE**  
**LAKE MICHIGAN WATER SYSTEM IMPROVEMENT PROJECT**  
**Supplemental Land Acquisition Scope and Budget**

Version 1.0  
 Prepared DECEMBER 18, 2024  
 Prepared by: MDM

Acquisition Type/Category	Note	Appraisal Count	Negotiation Count	Appraisal	Review	Negotiation	Closing	Unit	Extension
Private									
Non-Complex Private	1	3	3	\$4,500.00	\$2,000.00	\$5,000.00	\$1,500.00	\$13,000.00	\$39,000.00
Direct Expenses	2	3		\$2,000.00					\$6,000.00
<b>Total</b>									<b>\$45,000.00</b>

**Notes:**

1. Non-Complex Private Parcels shall exclude railroad, utility and government agency owned properties.
2. Direct Expenses shall include all closing costs for parcels with a total compensation of under \$100,000.00. Any parcel acquired with a compensation in excess of \$100,000.00 shall be acquired through escrow and the associated closing costs shall be included as a "property cost" and paid directly by Client through the title company closing. All fees assume title work provided by Wheatland Title Company.



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2024-36

### Agenda Item Summary Memo

**Title:** Agreement for Land Acquisition Consulting Services - Mathewson

**Meeting and Date:** City Council – May 14, 2024

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Supermajority (6 out of 9)

**Council Action Requested:** Approval

**Submitted by:** Bart Olson Administration  
Name Department

### Agenda Item Notes:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Memorandum

To: City Council  
From: Bart Olson, City Administrator  
CC:  
Date: May 8, 2024  
Subject: Agreement for Land Acquisition Consulting Services - Mathewson

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## **Summary**

Consideration of an agreement for federal land acquisition process consulting services with Mathewson Right of Way Company.

## **Background**

The City will be responsible for acquiring a water tower site near Route 71 and 126 for the upcoming Lake Michigan water supply project, as well as several easements throughout town for watermain extensions associated with the same project. These properties and easements must be acquired under federal land acquisition procedures to maintain WIFIA loan eligibility for the related expenses. The City does not have anyone on staff or within our existing consultant pool that is qualified for federal land acquisition processes. Accordingly, our staff and EEI reached out to various consultants used on area projects, including the DuPage Water Commission's (DWC) current engineering efforts, and have recommended Mark Mathewson of Mathewson Right of Way Company.

Mark is currently working on the DWC's land acquisition efforts and is agreeing to a unit price in line with the DWC contract. In general, the contract covers everything from initial point of contact, acquisition negotiations, surveys, and closing costs. The contract cost of \$162,250 is included in the FY 25 budget within the water fund. The exact locations of the properties and easements are not being disclosed due to confidentiality concerns, and because the exact routes of the watermain are not final and may change.

## **Recommendation**

Staff recommends approval of the agreement for federal land acquisition process consulting services with Mathewson Right of Way Company.

**Resolution No. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS APPROVING AN  
AGREEMENT FOR LAND ACQUISITION CONSULTING SERVICES WITH  
MATHEWSON RIGHT OF WAY COMPANY**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the "City"), is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

**WHEREAS**, the City's Municipal Code provides that the City may approve contracts that have not been competitively bid by a two-thirds affirmative vote of the City Council; and

**WHEREAS**, the City requires the assistance of a consultant in the acquisition of property required for the construction of certain water infrastructure improvements; and

**WHEREAS**, the City's engineering consultant, Engineering Enterprises, Inc., has obtained a proposal for said consulting services from Mathewson Right of Way Company, an Illinois Corporation; and

**WHEREAS**, the City finds Mathewson Right of Way Company's proposal to be satisfactory and wishes to enter into an agreement with Mathewson Right of Way Company for land acquisition consulting services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1.** The recitals set forth above are incorporated into this Resolution as if fully restated herein.

**Section 2.** That the *Agreement for Land Acquisition Consulting Services*, by and between the City and Mathewson Right of Way Company, attached hereto as Exhibit A and made a part

hereof by reference, is hereby approved, and the Mayor and City Clerk are hereby authorized to execute said agreement on behalf of the United City of Yorkville.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

\_\_\_\_\_  
CITY CLERK

KEN KOCH \_\_\_\_\_

DAN TRANSIER \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CRAIG SOLING \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

MATT MAREK \_\_\_\_\_

SEAVER TARULIS \_\_\_\_\_

RUSTY CORNEILS \_\_\_\_\_

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

\_\_\_\_\_  
MAYOR

*Attest:*

\_\_\_\_\_  
CITY CLERK

**AGREEMENT FOR  
LAND ACQUISITION CONSULTING SERVICES**

**United City of Yorkville  
Lake Michigan Water System Improvement Project**

AGREEMENT between Mathewson Right of Way Company (MROWCO) whose address is 2024 Hickory Road, Suite 205, Homewood, Illinois 60430 and the United City of Yorkville, a municipal corporation, whose address is 651 Prairie Pointe Drive, Yorkville, Illinois 60560 (CLIENT.)

MROWCO shall provide consulting services on behalf of the CLIENT for the acquisition of certain real estate interests required for the construction of the Lake Michigan Water System Improvement Project (PROJECT).

MROWCO shall perform the following services:

1. Project Management
2. Appraisal
3. Appraisal Review
4. Negotiation
5. Closing
6. Direct Expenses

All of the above are described as specified in Exhibit A: Scope of Services attached hereto.

CLIENT shall compensate MROWCO for the services provided under this AGREEMENT as provided in Exhibit B: Compensation attached hereto. The initial total amount of compensation authorized by this agreement is not to exceed \$162,250.00; from time to time CLIENT and MROWCO may agree to increase the total authorized compensation by Supplement Agreement as provided herein.

Exhibit C: Terms and Conditions is attached hereto and made a part hereof.

Submitted this 3rd day of May, 2024.

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2024.

**Mathewson Right of Way Company**

**United City of Yorkville**

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

Mark D. Mathewson  
President

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

Bart Olson  
City Administrator

## **EXHIBIT A: SCOPE OF SERVICES**

MROWCO agrees to perform, at the direction of CLIENT, the following services:

1. Project Management
2. Appraisal
3. Appraisal Review
4. Negotiation
5. Closing
6. Direct Expenses

All services called for in this AGREEMENT will be conducted by an individual or individuals whose qualifications have been approved by the Illinois Department of Transportation, when applicable.

All services within the scope of this AGREEMENT shall be performed, where applicable, in accordance with the IDOT Land Acquisition Policies and Procedures Manual, hereinafter referred to as the LAPPM, to the extent not inconsistent with direction from any other relevant agency.

### **APPRAISALS and COMPARABLE SALES BOOK**

Determinations of fair market value performed by the Appraiser shall be in accordance with the LAPPM and the Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book).

The Appraiser shall make a detailed inspection of the properties and make such investigations and studies as are necessary to derive sound conclusions for the preparation of appraisal reports.

Valuations shall be prepared as outlined in the LAPPM and Yellow Book.

MROWCO shall provide a copy of an appraisal of each parcel to be submitted to the CLIENT for approval.

Property needed shall be acquired by fee simple, dedication, permanent easement, temporary use permit, or temporary easement as determined and shown on the right of way plan furnished by CLIENT and its other consultants.

It may be necessary for a completed appraisal to be updated for condemnation purposes or revised due to a change in the ROW plat or due to new information provided by the CLIENT or its consultants. These updates or revisions will be assigned to the Appraiser in a separate work order as the need arises. An Appraiser's revision of the appraisal due to the Review Appraiser's comments or corrections does not constitute an update or revision that would necessitate a separate work order. Appraisal updates or revisions shall be compensated as provided in Exhibit B.

The Appraiser shall prepare grids that compare comparable sales to the subject parcel, where appropriate.

The Appraiser shall include land and improvement allocations in the comparable sales data section of all appraisals.

Appearances in court and/or pretrial conferences, which include depositions and preparation time for depositions and court, may be required for the appraisal services requested herein. The time spent at such appearance or appearances shall be made upon request of the CLIENT or its trial counsel and shall be paid for outside of this contract.

MROWCO staff assists in the preparation of appraisal work.

### **REVIEW APPRAISALS**

All appraisals must be reviewed and certified by a Review Appraiser. Appraisal reviews performed by the Review Appraiser must be in accordance with the LAPPM and Yellow Book. It is the Review Appraiser's responsibility to ensure that all items affecting the value of the property have been considered in the appraisal. A study of the comparable sales book is considered as part of the appraisal review.

The Review Appraiser must complete an Appraisal Review Certification for all appraisal reviews.

It may be necessary for a completed appraisal review to be updated due to a change in the ROW plat or due to new information provided by the CLIENT. These updates or revisions will be assigned to MROWCO in a separate work order as the need arises. A Review Appraiser's second or other subsequent review of an appraisal, rewritten by the appraiser due to the Review Appraiser's comments or corrections, does not constitute an update or revision to the appraisal review that would necessitate a separate work order. Updates or Revisions to Appraisal Review Certifications shall be compensated as provided in Exhibit B.

MROWCO staff assists in the preparation of review appraisal work.

### **NEGOTIATIONS**

The Negotiator is responsible for all land acquisition negotiations conducted under this AGREEMENT. Negotiations shall be in accordance with the LAPPM. The negotiator shall:

- Be the CLIENT's representative to the property owner.
- Work with the Project Manager to receive and understand the scope of work for each work order and the associated deadlines/time frames involved.
- Establish schedules for each activity and report the progress to the Project Manager to assure a quality product.
- Assure that the deadlines assigned are met.
- Maintain channels of communication.
- Provide a quality product.

Before the initiation of negotiations for each parcel, the CLIENT must approve the amount of just compensation. The Negotiator shall fully document on an ongoing basis all efforts made to acquire



the parcel in the Negotiator's Report. Said report shall be available to the CLIENT as reasonably requested.

The Negotiator may recommend administrative settlements as outlined in the LAPP. Administrative settlements will be determined by the CLIENT on an individual parcel basis.

In the event MROWCO, after having made every reasonable effort to negotiate with the owner of a parcel, is unable to obtain a settlement on the approved appraisal amount, MROWCO shall prepare and submit a written report summarizing the progress of negotiations to date together with a copy of MROWCO's Negotiator's Report completed to date with the names and addresses of all interested parties. MROWCO's written report shall also include its recommendation for further procedure towards acquiring the parcel. The CLIENT may elect to prepare and forward a Final Offer letter (with copy to MROWCO) to the owner of the parcel and thereafter refer the matter to the CLIENT's Trial Attorney's Office to proceed with preparation of a condemnation petition. In any case, the CLIENT reserves the right to require MROWCO to make a reasonable number of additional negotiation contacts with the parcel owner up until the actual date of filing a petition to condemn the parcel.

The negotiation for a parcel will be deemed complete when all required documents necessary to obtain title approval are submitted and approved by the CLIENT. If a negotiated settlement cannot be reached, the negotiation for a parcel will be deemed complete when the documentation for eminent domain action is submitted and approved by the CLIENT, and the complaint is filed.

If requested to do so, MROWCO shall provide title review and an attorney's approval letter provided by Mathewson & Mathewson, P.C. for no additional cost.

Each Updated Negotiation or Revised Negotiation shall be paid for at the per parcel fee as specified in Exhibit B. An updated negotiation or revised negotiation is defined as additional negotiation work requested by the CLIENT due to new parcel information supplied by the CLIENT to MROWCO after first contact with the property owner. New parcel information could include, but is not limited to, significant changes in the area of the acquisition; updated (and modified) appraisal amounts that require revised negotiation documents; updated (and modified) title information that requires negotiations with additional property owner(s). Any additional work required to obtain title approval does not constitute an update or revision that would necessitate a separate work order. Additional Negotiation Services shall be compensated as provided in Exhibit B.

## **CLOSINGS**

MROWCO shall attend or otherwise supervise the actual closing of each acquired parcel. Closings may require an escrow transaction and in all cases MROWCO will coordinate the closings through and in accordance with any direction from CLIENT's legal counsel.

## **PROJECT MANAGEMENT**

MROWCO shall establish a Project Manager who will be knowledgeable and responsible for all services performed under this AGREEMENT. The main duties of the Project Manager may include:

- Be the liaison between the CLIENT and MROWCO and coordinate all daily project activities of MROWCO.
- Understand the scope of work for each work order and the associated deadlines/timeframes the CLIENT needs to meet.
- Assist CLIENT in value engineering by anticipating right of way acquisition costs and issues.
- Assign work to appropriate staff.
- Coordinate all deliverables, keep project on schedule and maintain the channels of communication between the CLIENT and MROWCO.
- Provide the appropriate staff and SUBCONSULTANTS that have knowledge of and will follow Illinois Department of Transportation's LAPP and the Relocation Assistance and Real Property Acquisition Act (Uniform Act).
- Submit accurate invoices that have documentation to support the invoiced amount.
- Ensure SUBCONTRACTORS' prompt and efficient performance.
- Provide QA/QC oversight.

## **EXHIBIT B: COMPENSATION AND INVOICING**

The services to be provided by MROWCO under this agreement shall be assigned and compensated as provided in the attached EXHIBIT B-1.

The sum total of all services provided for in this AGREEMENT shall not exceed the amount noted on page 1 of this Agreement.

Direct Expenses, except as otherwise provided, shall include later date title charges, document copy fees, partial release fees, trustee fees, Title Insurance, Escrow closing fees, recording and other closing costs imposed by the title company.

The fees for services shall include all transportation, food, lodging, telephone, or any other operating expenses incurred by MROWCO in the performance thereof.

All services shall be invoiced approximately monthly.

Appraisal Fees shall be invoiced when the initial appraisal report is delivered to the Reviewer.

The Appraisal Review fee shall be invoiced when the completed Appraisal and Review are delivered to the client.

The Negotiation fee shall be invoiced at 50% when the offer is made and the balance when agreement is reached with the owner or when the matter is referred to condemnation.

The Closing fee shall be invoiced when the matter is closed and the property owner has been paid.

Direct expenses shall be invoiced approximately monthly as they are incurred.

From time to time, if MROWCO and CLIENT agree to expand the scope of work to include additional parcels or expand the scope to include additional services, said agreement shall be memorialized by the execution of a Supplement Agreement form referencing this Agreement and except to the extent modified by said Supplement Agreement the terms of this Agreement shall control.

**EXHIBIT B-1**  
**UNITED CITY OF YORKVILLE**  
**LAKE MICHIGAN WATER SYSTEM IMPROVEMENT PROJECT**  
**Land Acquisition Scope and Budget**

Version 1.0  
 Prepared APRIL 17, 2024  
 Prepared by: MDM

**DRAFT ONLY FOR DISCUSSION PURPOSES**

Acquistion Type/Category	Note	Appraisal Count	Negotiation Count	Appraisal	Review	Negotiation	Closing	Unit	Extension
Private									
Non-Complex Private	1	9	9	\$4,500.00	\$2,000.00	\$5,000.00	\$1,500.00	\$13,000.00	\$117,000.00
Totals		9	9						\$117,000.00
Project Management		Hours/Units		Rate	Extension				
Attorney		25 hours		\$350.00	\$8,750.00				
Staff		15 hours		\$250.00	\$3,750.00				
					\$12,500.00				
Sub Total Net of Direct Expense and Contingency									\$129,500.00
Direct Expenses	2	9	\$2,000.00						\$18,000.00
									\$147,500.00
Additional Appraisal, Appraisal Review and Negotiation Contingency		3	10%						\$14,750.00
Total									\$162,250.00

- Notes:**
- Non-Complex Private Parcels shall exclude railroad, utility and government agency owned properties.
  - Direct Expenses shall include all closing costs for parcels with a total compensation of under \$100,000.00. Any parcel acquired with a compensation in excess of \$100,000.00 shall be acquired through escrow and the associated closing costs shall be included as a "property cost" and paid directly by Client through the title company closing. All fees assume title work provided by Wheatland Title Company.
  - To be used as needed.

## **EXHIBIT C: TERMS AND CONDITIONS**

### **1. Parcels**

CLIENT shall provide MROWCO with relevant plats of survey or plats of easement, legal descriptions and construction plans for each parcel to be acquired. Each parcel shall consist of one or more basic parcels of land required as right of way to be acquired in fee simple title, and such other easements (temporary or permanent) for uses incidental to construction of the improvement but which are not considered as part of the improvement right of way, all of which are under the same ownership involving a complete contiguous parcel.

### **2. Termination**

CLIENT may terminate this AGREEMENT at any time and for any cause by a notice in writing to MROWCO. In the event of such termination, payment will be made to MROWCO for any completed services. Services in the process of completion shall be compensated for on an equitable basis and all incomplete parcel data collected in connection with them shall be turned over and become the property of the CLIENT; provided, however, this AGREEMENT be terminated solely because the progress or quality of work is unsatisfactory as determined by the CLIENT accepting this AGREEMENT, then no payment will be made or demanded by MROWCO for any services which have not been completed and delivered to CLIENT prior to the date of said termination.

### **3. Project Materials**

- a. It is understood and agreed that the CLIENT shall be considered the sole owner of all plats, legal descriptions, ownership and occupancy records, forms of deeds and easements, title reports, and any and all other material furnished, prepared or obtained by MROWCO during the course of providing its services for the parcel and shall be maintained in a separate parcel file for the parcel assigned. MROWCO will provide a copy of the original file of the parcel during the course of the project to the CLIENT. MROWCO will provide a timely update of all documents that pertain to the parcel during the course of the project. Upon completion of the project the original file will be delivered to the CLIENT. Upon termination of this AGREEMENT for any cause or upon completion of the acquisition of the parcel or upon request of the CLIENT when acquisition is determined to be by Eminent Domain proceedings, MROWCO's parcel file shall be delivered to the CLIENT. MROWCO's parcel files shall be available for inspection or review of its contents by the CLIENT, or the personnel of any relevant agency possessing jurisdiction at any time.
- b. Electronic copies shall be provided unless the CLIENT requests to the contrary.
- c. CLIENT shall as soon as practicable direct MROWCO as to its preferred disposition of original documents.

#### **4. Records Preservation**

MROWCO shall maintain, for a minimum of five years after the completion of the AGREEMENT, adequate books, records, and supporting documents to verify the amount, recipients, and uses of all disbursements of funds passing in conjunction with the AGREEMENT; the AGREEMENT and all books, records, and supporting documents related to the AGREEMENT shall be available for review and audit by the CLIENT Auditor; and MROWCO agrees to cooperate fully with any audit conducted by the Auditor and to provide full access to all relevant materials.

#### **5. Consultant Certifications and Representations**

- a. MROWCO certifies that MROWCO has read the certifications and assurances described in this AGREEMENT and in the Standard Provisions, and certifies that Mark D. Mathewson's signature on the AGREEMENT constitutes an endorsement and execution of each certification and assurance as though each were individually signed, and made on behalf of the contracting entity and its officers and each individual authorized to do work for the CLIENT under this AGREEMENT.
- b. MROWCO under penalties of perjury, certifies that 20-3870734 is its correct Federal Taxpayer Identification number. It is doing business as a Corporation.
- c. MROWCO certifies that it is not in default on an educational loan.
- d. MROWCO certifies that it is not barred from bidding on State of Illinois AGREEMENTs because of violations of State law regarding bid rigging or rotating. 720 ILCS 5/33E-3, 33E-4.
- e. MROWCO certifies that it will not engage in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of this AGREEMENT, or if a corporation, partnership, or other entity with 25 or more employees, have completed and signed a "DRUG-FREE WORKPLACE CERTIFICATION."
- f. MROWCO, under penalty of perjury under the laws of the United States, certifies that the company or any person associated therewith in the capacity of owner, partner, director, officer, principal investigator, project director, manager, auditor, or any position involving the administration of federal funds:
  - i. is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency;
  - ii. has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three years;
  - iii. does not have a proposed debarment pending; and

- iv. has not been indicted, convicted, or the subject of a civil judgment by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three years.
- g. MROWCO certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois nor has MROWCO made admission of guilt of such conduct which is a matter of record, nor has any official, officer, agent, or employee of this company been so convicted nor made such an admission.
- h. MROWCO is hereby notified that the CLIENT, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252) and Title 49, Code of Federal Regulations, Part 21, issued pursuant to such Act, will affirmatively insure that any AGREEMENT entered into pursuant to this AGREEMENT will be awarded without discrimination on the grounds of race, color, or national origin.
- i. MROWCO warrants and represents that it is fully qualified to provide the services hereunder provided for in this Agreement.

## **6. Disclosures**

- a. MROWCO hereby certifies that if any conflict of interest arises, in any of the parcels subsequently assigned to it, it will immediately, within 5 business days of receipt, inform the CLIENT accepting this AGREEMENT and return all material furnished to him for reassignment to others.
- b. It is understood and agreed that Appendices A and B shall be a part of this AGREEMENT and MROWCO agrees to be bound by the terms and provisions contained herein.
- c. MROWCO warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this AGREEMENT, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for it, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making of the AGREEMENT. For breach or violation of this warranty, the CLIENT shall have the right to annul this AGREEMENT without liability.

## **7. Indemnity**

MROWCO will indemnify and hold harmless the CLIENT from all claims and liability due to activities of itself, its agents, and its employees and will comply with all Federal, State, and local laws and ordinances.

## **8. Insurance**

MROWCO shall obtain Commercial General Liability in a broad form, to include but not be limited to, coverage for the following where exposure exists: Bodily Injury and Property

Damage, Premises/Operations, Independent contractors, Products/Completed Operations, Personal Injury, Professional Liability and contractual Liability; limits of liability not less than: \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate.

Business Auto Liability to include, but not be limited to, coverage for the following where exposure exists: Owned Vehicles, Hired and Non-Owned Vehicles and Employee Non-Ownership; limits of liability not less than: \$1,000,000.00 per occurrence, combined single limit for Bodily Injury and Property Damage Liability. Workers' Compensation Insurance will cover all employees that meet statutory limit in compliance with applicable state and federal laws. The coverage must also include employer's liability with minimum limits of \$100,000.00 for each incident.

The CLIENT shall be provided with Certificates of Insurance evidencing the above required insurance prior to the commencement of services and thereafter with the certificates evidencing renewals or changes to said policies of insurance at least fifteen (15) days prior to the expiration or cancellation of any such policies. The CLIENT shall be named as additional insured on all liability policies, and MROWCO acknowledges that any insurance maintained by the CLIENT shall apply in excess of, and not contribute to, insurance provided by MROWCO. The contractual liability arising out of the AGREEMENT shall be acknowledged on the Certificate of Insurance by the insurance company.

The CLIENT shall be provided with thirty (30) day prior notice, in writing, of Notice of Cancellation or material change and said notification requirements shall be stated on the Certificate of Insurance.

## **9. Breach**

Nothing herein shall be construed as prohibiting the parties to the AGREEMENT from pursuing any other remedies available to the parties for such breach or threatened breach, including recovery of damages from the parties. This provision shall survive any termination of this AGREEMENT.

## **10. Governing Law**

Terms of this AGREEMENT will be governed by Illinois law.

## **11. Transferability**

MROWCO agrees that this AGREEMENT or any part thereof will not be sublet or transferred without the written consent of the CLIENT accepting this AGREEMENT.

## **12. Execution of AGREEMENT**

In the event this AGREEMENT is executed, it shall constitute a contract as of the date it is approved by the CLIENT or its authorized representative and shall be binding on MROWCO, its executors, administrators, successors or assigns, as may be applicable.



## STATE OF ILLINOIS DRUG FREE WORKPLACE CERTIFICATION

This certification is required by the Drug Free Workplace Act (III. Rev. Stat., ch. 127, par. 152.311). The Drug Free Workplace Act, effective January 1, 1992, requires that no grantee or contractor shall receive a grant or be considered for the purposes of being awarded a contract for the procurement of any property or services from the State unless that grantee or contractor has certified to the State that the grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to, suspension of contract or grant payments, termination of the contract or grant and debarment of contracting or grant opportunities with the State for at least one (1) year but not more than five (5) years.

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

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

(a) Publishing a statement:

- (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
- (2) Specifying the actions that will be taken against employees for violations of such prohibition.
- (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

(A) abide by the terms of the statement; and

(B) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

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

- (1) the dangers of drug abuse in the workplace;
- (2) the grantee's or contractor's policy of maintaining a drug-free workplace;
- (3) any available drug counseling, rehabilitation, and employee assistance program; and

(4) the penalties that may be imposed upon an employee for drug violations.

- (c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- (d) Notifying the contracting or granting agency within ten (10) days after receiving notice under part (B) of paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.
- (e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by an employee who is so convicted, as required by section 5 of the Drug Free Workplace Act.
- (f) Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation is required and indicating that a trained referral team is in place.
- (g) Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

THE UNDERSIGNED AFFIRMS, UNDER PENALTIES OF PERJURY, THAT HE OR SHE IS AUTHORIZED TO EXECUTE THIS CERTIFICATION ON BEHALF OF THE DESIGNATED ORGANIZATION.

**Mathewson Right of Way Company**

Printed Name of Organization

Signature of Authorized Representative

**Mark D. Mathewson, President**

Printed Name and Title

Requisition/Contract/Grant  
ID Number

**May 3, 2024**

Date

## APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor"), agrees as follows:

1. **Compliance with Regulations:** The contractor shall comply with the Regulations relative to nondiscrimination in federally-assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as Regulations), which are herein incorporated by reference and made a part of this contract.
2. **Nondiscrimination:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the ground of race, color or national origin in the selection and retention of subcontractors including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
3. **Solicitations for Subcontracts, Including Procurement of Materials and Equipment:**  
In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the ground of race, color or national origin.
4. **Information and Reports:** The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the State or the Federal Highway Administration is appropriate and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the State shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
  - withholding of payments to the contractor under the contract until the contractor complies, and/or
  - cancellation, termination or suspension of the contract, in whole or in part.
6. **Incorporation of Provisions:** The contractor shall include the provisions of Paragraph (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the State or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the State to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

## APPENDIX B

**EQUAL EMPLOYMENT OPPORTUNITY CLAUSE** required by the Illinois Fair Employment Practices Commission as a material term of all public contracts:

**EQUAL EMPLOYMENT OPPORTUNITY.** In the event of the contractor's noncompliance with any provision of this Equal Employment Opportunity Clause, the Illinois Fair Employment Practices Act or the Fair Employment Practices Commission's Rules and Regulations for Public Contracts, the contractor may be declared nonresponsible and therefore ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be canceled or avoided in whole or in part, and such other sanctions or penalties may be imposed and remedies invoked as provided by Statute or regulation.

During the performance of this contract (Agreement), the contractor (Consultant) agrees as follows:

1. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or ancestry, physical or mental handicap unrelated to ability, or an unfavorable discharge from the military service, and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.
2. That, if it hires additional employees in order to perform this contract, or any portion hereof, it will determine the availability (in accordance with the Commission's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
3. That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, national origin or ancestry, physical or mental handicap unrelated to ability, or an unfavorable discharge from the military service.
4. That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice such labor organization or representative of the contractor's obligations under the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts. If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such Act and Rules and Regulations, the contractor will promptly so notify the Illinois Fair Employment Practices Commission and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations thereunder.
5. That it will submit reports as required by the Illinois Fair Employment Practices Commission's Rules and Regulations for Public Contracts, furnish all relevant information as may from time to time be requested by the Commission or the contracting agency, and in all respects comply with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.
6. That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Illinois Fair Employment Practices Commission for purposes of investigation to ascertain compliance with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

7. That it will include verbatim or by reference the provisions of Paragraphs 1 through 7 of this clause in every performance subcontract as defined in Section 2.1 O(b) of the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor; and that it will also so include the provisions of paragraphs 1, 5, 6 and 7 in every supply subcontract as defined in Section 2.1 O(a) of the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor. In the same manner as with other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by all its subcontractors; and further it will promptly notify the contracting agency and the Illinois Fair Employment Practices Commission in the event any subcontractor fails or refuses to comply therewith. In addition, no contractor will utilize any subcontractor declared by the Commission to be nonresponsible and therefore ineligible for contracts or subcontracts with the state of Illinois or any of its political subdivisions or municipal corporations.

With respect to the two types of subcontracts referred to under paragraph 7 of the Equal Employment Opportunity Clause above, following is an excerpt of Section 2 of the FEPC's Rules and Regulations for Public Contracts:

Section 2.10. The term "Subcontract" means any agreement, arrangement or understanding, written or otherwise, between a contractor and any person (in which the parties do not stand in the relationship of an employer and an employee):

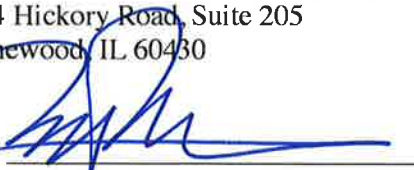
- for the furnishing of supplies or services or for the use of real or personal property, including lease arrangements, which, in whole or in part, is utilized in the performance of any one or more contracts; or
- under which any portion of the contractor's obligation under any one or more contracts is performed, undertaken or assumed.

By signing this Proposal, the **CONSULTANT** agrees to the provisions as written. Upon acceptance by the **LPA**, this Contract shall be governed by Illinois law.

For the **CONSULTANT**:

Mathewson Right of Way Company  
2024 Hickory Road, Suite 205  
Homewood, IL 60430

By:

  
Mark D. Mathewson, President

May 3, 2024

FEIN: 20-3870734

Telephone: (312) 676-2900

For the **LPA**:

United City of Yorkville

By:

LPA Representative

Date:

**Resolution No. 2024-25**

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS APPROVING AN  
AGREEMENT FOR LAND ACQUISITION CONSULTING SERVICES WITH  
MATHEWSON RIGHT OF WAY COMPANY**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the "City"), is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

**WHEREAS**, the City's Municipal Code provides that the City may approve contracts that have not been competitively bid by a two-thirds affirmative vote of the City Council; and

**WHEREAS**, the City requires the assistance of a consultant in the acquisition of property required for the construction of certain water infrastructure improvements; and

**WHEREAS**, the City's engineering consultant, Engineering Enterprises, Inc., has obtained a proposal for said consulting services from Mathewson Right of Way Company, an Illinois Corporation; and

**WHEREAS**, the City finds Mathewson Right of Way Company's proposal to be satisfactory and wishes to enter into an agreement with Mathewson Right of Way Company for land acquisition consulting services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1.** The recitals set forth above are incorporated into this Resolution as if fully restated herein.

**Section 2.** That the *Agreement for Land Acquisition Consulting Services*, by and between the City and Mathewson Right of Way Company, attached hereto as Exhibit A and made a part

hereof by reference, is hereby approved, and the Mayor and City Clerk are hereby authorized to execute said agreement on behalf of the United City of Yorkville.

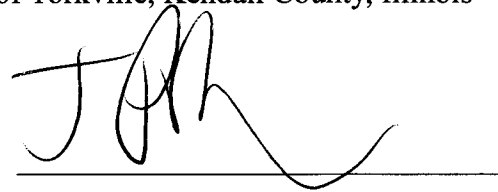
**Section 3.** That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 14<sup>th</sup> day of May, A.D. 2024.

  
CITY CLERK

KEN KOCH	AYE	DAN TRANSIER	AYE
ARDEN JOE PLOCHER	AYE	CRAIG SOLING	AYE
CHRIS FUNKHOUSER	AYE	MATT MAREK	AYE
SEAVAR TARULIS	AYE	RUSTY CORNEILS	AYE

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this 17<sup>th</sup> day of May, A.D. 2024.

  
MAYOR

*Attest:*

  
CITY CLERK

**AGREEMENT FOR  
LAND ACQUISITION CONSULTING SERVICES**

**United City of Yorkville  
Lake Michigan Water System Improvement Project**

AGREEMENT between Mathewson Right of Way Company (MROWCO) whose address is 2024 Hickory Road, Suite 205, Homewood, Illinois 60430 and the United City of Yorkville, a municipal corporation, whose address is 651 Prairie Pointe Drive, Yorkville, Illinois 60560 (CLIENT.)

MROWCO shall provide consulting services on behalf of the CLIENT for the acquisition of certain real estate interests required for the construction of the Lake Michigan Water System Improvement Project (PROJECT).

MROWCO shall perform the following services:

1. Project Management
2. Appraisal
3. Appraisal Review
4. Negotiation
5. Closing
6. Direct Expenses

All of the above are described as specified in Exhibit A: Scope of Services attached hereto.

CLIENT shall compensate MROWCO for the services provided under this AGREEMENT as provided in Exhibit B: Compensation attached hereto. The initial total amount of compensation authorized by this agreement is not to exceed \$162,250.00; from time to time CLIENT and MROWCO may agree to increase the total authorized compensation by Supplement Agreement as provided herein.

Exhibit C: Terms and Conditions is attached hereto and made a part hereof.

Submitted this 3rd day of May, 2024.

Accepted this 17<sup>th</sup> day of May, 2024.

**Mathewson Right of Way Company**

**United City of Yorkville**

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

Mark D. Mathewson  
President

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

Bart Olson  
City Administrator

## **EXHIBIT A: SCOPE OF SERVICES**

MROWCO agrees to perform, at the direction of CLIENT, the following services:

1. Project Management
2. Appraisal
3. Appraisal Review
4. Negotiation
5. Closing
6. Direct Expenses

All services called for in this AGREEMENT will be conducted by an individual or individuals whose qualifications have been approved by the Illinois Department of Transportation, when applicable.

All services within the scope of this AGREEMENT shall be performed, where applicable, in accordance with the IDOT Land Acquisition Policies and Procedures Manual, hereinafter referred to as the LAPPM, to the extent not inconsistent with direction from any other relevant agency.

### **APPRAISALS and COMPARABLE SALES BOOK**

Determinations of fair market value performed by the Appraiser shall be in accordance with the LAPPM and the Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book).

The Appraiser shall make a detailed inspection of the properties and make such investigations and studies as are necessary to derive sound conclusions for the preparation of appraisal reports.

Valuations shall be prepared as outlined in the LAPPM and Yellow Book.

MROWCO shall provide a copy of an appraisal of each parcel to be submitted to the CLIENT for approval.

Property needed shall be acquired by fee simple, dedication, permanent easement, temporary use permit, or temporary easement as determined and shown on the right of way plan furnished by CLIENT and its other consultants.

It may be necessary for a completed appraisal to be updated for condemnation purposes or revised due to a change in the ROW plat or due to new information provided by the CLIENT or its consultants. These updates or revisions will be assigned to the Appraiser in a separate work order as the need arises. An Appraiser's revision of the appraisal due to the Review Appraiser's comments or corrections does not constitute an update or revision that would necessitate a separate work order. Appraisal updates or revisions shall be compensated as provided in Exhibit B.

The Appraiser shall prepare grids that compare comparable sales to the subject parcel, where appropriate.



The Appraiser shall include land and improvement allocations in the comparable sales data section of all appraisals.

Appearances in court and/or pretrial conferences, which include depositions and preparation time for depositions and court, may be required for the appraisal services requested herein. The time spent at such appearance or appearances shall be made upon request of the CLIENT or its trial counsel and shall be paid for outside of this contract.

MROWCO staff assists in the preparation of appraisal work.

### **REVIEW APPRAISALS**

All appraisals must be reviewed and certified by a Review Appraiser. Appraisal reviews performed by the Review Appraiser must be in accordance with the LAPPM and Yellow Book. It is the Review Appraiser's responsibility to ensure that all items affecting the value of the property have been considered in the appraisal. A study of the comparable sales book is considered as part of the appraisal review.

The Review Appraiser must complete an Appraisal Review Certification for all appraisal reviews.

It may be necessary for a completed appraisal review to be updated due to a change in the ROW plat or due to new information provided by the CLIENT. These updates or revisions will be assigned to MROWCO in a separate work order as the need arises. A Review Appraiser's second or other subsequent review of an appraisal, rewritten by the appraiser due to the Review Appraiser's comments or corrections, does not constitute an update or revision to the appraisal review that would necessitate a separate work order. Updates or Revisions to Appraisal Review Certifications shall be compensated as provided in Exhibit B.

MROWCO staff assists in the preparation of review appraisal work.

### **NEGOTIATIONS**

The Negotiator is responsible for all land acquisition negotiations conducted under this AGREEMENT. Negotiations shall be in accordance with the LAPPM. The negotiator shall:

- Be the CLIENT's representative to the property owner.
- Work with the Project Manager to receive and understand the scope of work for each work order and the associated deadlines/time frames involved.
- Establish schedules for each activity and report the progress to the Project Manager to assure a quality product.
- Assure that the deadlines assigned are met.
- Maintain channels of communication.
- Provide a quality product.

Before the initiation of negotiations for each parcel, the CLIENT must approve the amount of just compensation. The Negotiator shall fully document on an ongoing basis all efforts made to acquire

the parcel in the Negotiator's Report. Said report shall be available to the CLIENT as reasonably requested.

The Negotiator may recommend administrative settlements as outlined in the LAPPM. Administrative settlements will be determined by the CLIENT on an individual parcel basis.

In the event MROWCO, after having made every reasonable effort to negotiate with the owner of a parcel, is unable to obtain a settlement on the approved appraisal amount, MROWCO shall prepare and submit a written report summarizing the progress of negotiations to date together with a copy of MROWCO's Negotiator's Report completed to date with the names and addresses of all interested parties. MROWCO's written report shall also include its recommendation for further procedure towards acquiring the parcel. The CLIENT may elect to prepare and forward a Final Offer letter (with copy to MROWCO) to the owner of the parcel and thereafter refer the matter to the CLIENT's Trial Attorney's Office to proceed with preparation of a condemnation petition. In any case, the CLIENT reserves the right to require MROWCO to make a reasonable number of additional negotiation contacts with the parcel owner up until the actual date of filing a petition to condemn the parcel.

The negotiation for a parcel will be deemed complete when all required documents necessary to obtain title approval are submitted and approved by the CLIENT. If a negotiated settlement cannot be reached, the negotiation for a parcel will be deemed complete when the documentation for eminent domain action is submitted and approved by the CLIENT, and the complaint is filed.

If requested to do so, MROWCO shall provide title review and an attorney's approval letter provided by Mathewson & Mathewson, P.C. for no additional cost.

Each Updated Negotiation or Revised Negotiation shall be paid for at the per parcel fee as specified in Exhibit B. An updated negotiation or revised negotiation is defined as additional negotiation work requested by the CLIENT due to new parcel information supplied by the CLIENT to MROWCO after first contact with the property owner. New parcel information could include, but is not limited to, significant changes in the area of the acquisition; updated (and modified) appraisal amounts that require revised negotiation documents; updated (and modified) title information that requires negotiations with additional property owner(s). Any additional work required to obtain title approval does not constitute an update or revision that would necessitate a separate work order. Additional Negotiation Services shall be compensated as provided in Exhibit B.

## **CLOSINGS**

MROWCO shall attend or otherwise supervise the actual closing of each acquired parcel. Closings may require an escrow transaction and in all cases MROWCO will coordinate the closings through and in accordance with any direction from CLIENT's legal counsel.

## **PROJECT MANAGEMENT**

MROWCO shall establish a Project Manager who will be knowledgeable and responsible for all services performed under this AGREEMENT. The main duties of the Project Manager may include:

- Be the liaison between the CLIENT and MROWCO and coordinate all daily project activities of MROWCO.
- Understand the scope of work for each work order and the associated deadlines/timeframes the CLIENT needs to meet.
- Assist CLIENT in value engineering by anticipating right of way acquisition costs and issues.
- Assign work to appropriate staff.
- Coordinate all deliverables, keep project on schedule and maintain the channels of communication between the CLIENT and MROWCO.
- Provide the appropriate staff and SUBCONSULTANTS that have knowledge of and will follow Illinois Department of Transportation's LAPPM and the Relocation Assistance and Real Property Acquisition Act (Uniform Act).
- Submit accurate invoices that have documentation to support the invoiced amount.
- Ensure SUBCONTRACTORS' prompt and efficient performance.
- Provide QA/QC oversight.

## **EXHIBIT B: COMPENSATION AND INVOICING**

The services to be provided by MROWCO under this agreement shall be assigned and compensated as provided in the attached EXHIBIT B-1.

The sum total of all services provided for in this AGREEMENT shall not exceed the amount noted on page 1 of this Agreement.

Direct Expenses, except as otherwise provided, shall include later date title charges, document copy fees, partial release fees, trustee fees, Title Insurance, Escrow closing fees, recording and other closing costs imposed by the title company.

The fees for services shall include all transportation, food, lodging, telephone, or any other operating expenses incurred by MROWCO in the performance thereof.

All services shall be invoiced approximately monthly.

Appraisal Fees shall be invoiced when the initial appraisal report is delivered to the Reviewer.

The Appraisal Review fee shall be invoiced when the completed Appraisal and Review are delivered to the client.

The Negotiation fee shall be invoiced at 50% when the offer is made and the balance when agreement is reached with the owner or when the matter is referred to condemnation.

The Closing fee shall be invoiced when the matter is closed and the property owner has been paid.

Direct expenses shall be invoiced approximately monthly as they are incurred.

From time to time, if MROWCO and CLIENT agree to expand the scope of work to include additional parcels or expand the scope to include additional services, said agreement shall be memorialized by the execution of a Supplement Agreement form referencing this Agreement and except to the extent modified by said Supplement Agreement the terms of this Agreement shall control.

**EXHIBIT B-1**  
**UNITED CITY OF YORKVILLE**  
**LAKE MICHIGAN WATER SYSTEM IMPROVEMENT PROJECT**  
**Land Acquisition Scope and Budget**

Version 1.0  
 Prepared APRIL 17, 2024  
 Prepared by: MDM

**DRAFT ONLY FOR DISCUSSION PURPOSES**

Acquistion Type/Category	Note	Appraisal Count	Negotiation Count	Appraisal	Review	Negotiation	Closing	Unit	Extension
Private									
Non-Complex Private	1	9	9	\$4,500.00	\$2,000.00	\$5,000.00	\$1,500.00	\$13,000.00	\$117,000.00
Totals		9	9						\$117,000.00
Project Management		Hours/Units		Rate	Extension				
Attorney		25 hours		\$350.00	\$8,750.00				
Staff		15 hours		\$250.00	\$3,750.00				
					\$12,500.00				
									\$12,500.00
Sub Total Net of Direct Expense and Contingency									\$129,500.00
Direct Expenses	2	9	\$2,000.00						
									\$18,000.00
									\$147,500.00
Additional Appraisal, Appraisal Review and Negotiation Contingency									
	3	10%							
									\$14,750.00
Total									\$162,250.00

**Notes:**

- 1 Non-Complex Private Parcels shall exclude railroad, utility and government agency owned properties.
- 2 Direct Expenses shall include all closing costs for parcels with a total compensation of under \$100,000.00. Any parcel acquired with a compensation in excess of \$100,000.00 shall be acquired through escrow and the associated closing costs shall be included as a "property cost" and paid directly by Client through the title company closing. All fees assume title work provided by Wheatland Title Company.
- 3 To be used as needed.

## **EXHIBIT C: TERMS AND CONDITIONS**

### **1. Parcels**

CLIENT shall provide MROWCO with relevant plats of survey or plats of easement, legal descriptions and construction plans for each parcel to be acquired. Each parcel shall consist of one or more basic parcels of land required as right of way to be acquired in fee simple title, and such other easements (temporary or permanent) for uses incidental to construction of the improvement but which are not considered as part of the improvement right of way, all of which are under the same ownership involving a complete contiguous parcel.

### **2. Termination**

CLIENT may terminate this AGREEMENT at any time and for any cause by a notice in writing to MROWCO. In the event of such termination, payment will be made to MROWCO for any completed services. Services in the process of completion shall be compensated for on an equitable basis and all incomplete parcel data collected in connection with them shall be turned over and become the property of the CLIENT; provided, however, this AGREEMENT be terminated solely because the progress or quality of work is unsatisfactory as determined by the CLIENT accepting this AGREEMENT, then no payment will be made or demanded by MROWCO for any services which have not been completed and delivered to CLIENT prior to the date of said termination.

### **3. Project Materials**

- a. It is understood and agreed that the CLIENT shall be considered the sole owner of all plats, legal descriptions, ownership and occupancy records, forms of deeds and easements, title reports, and any and all other material furnished, prepared or obtained by MROWCO during the course of providing its services for the parcel and shall be maintained in a separate parcel file for the parcel assigned. MROWCO will provide a copy of the original file of the parcel during the course of the project to the CLIENT. MROWCO will provide a timely update of all documents that pertain to the parcel during the course of the project. Upon completion of the project the original file will be delivered to the CLIENT. Upon termination of this AGREEMENT for any cause or upon completion of the acquisition of the parcel or upon request of the CLIENT when acquisition is determined to be by Eminent Domain proceedings, MROWCO's parcel file shall be delivered to the CLIENT. MROWCO's parcel files shall be available for inspection or review of its contents by the CLIENT, or the personnel of any relevant agency possessing jurisdiction at any time.
- b. Electronic copies shall be provided unless the CLIENT requests to the contrary.
- c. CLIENT shall as soon as practicable direct MROWCO as to its preferred disposition of original documents.

#### **4. Records Preservation**

MROWCO shall maintain, for a minimum of five years after the completion of the AGREEMENT, adequate books, records, and supporting documents to verify the amount, recipients, and uses of all disbursements of funds passing in conjunction with the AGREEMENT; the AGREEMENT and all books, records, and supporting documents related to the AGREEMENT shall be available for review and audit by the CLIENT Auditor; and MROWCO agrees to cooperate fully with any audit conducted by the Auditor and to provide full access to all relevant materials.

#### **5. Consultant Certifications and Representations**

- a. MROWCO certifies that MROWCO has read the certifications and assurances described in this AGREEMENT and in the Standard Provisions, and certifies that Mark D. Mathewson's signature on the AGREEMENT constitutes an endorsement and execution of each certification and assurance as though each were individually signed, and made on behalf of the contracting entity and its officers and each individual authorized to do work for the CLIENT under this AGREEMENT.
- b. MROWCO under penalties of perjury, certifies that 20-3870734 is its correct Federal Taxpayer Identification number. It is doing business as a Corporation.
- c. MROWCO certifies that it is not in default on an educational loan.
- d. MROWCO certifies that it is not barred from bidding on State of Illinois AGREEMENTs because of violations of State law regarding bid rigging or rotating. 720 ILCS 5/33E-3, 33E-4.
- e. MROWCO certifies that it will not engage in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of this AGREEMENT, or if a corporation, partnership, or other entity with 25 or more employees, have completed and signed a "DRUG-FREE WORKPLACE CERTIFICATION."
- f. MROWCO, under penalty of perjury under the laws of the United States, certifies that the company or any person associated therewith in the capacity of owner, partner, director, officer, principal investigator, project director, manager, auditor, or any position involving the administration of federal funds:
  - i. is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency;
  - ii. has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three years;
  - iii. does not have a proposed debarment pending; and

- iv. has not been indicted, convicted, or the subject of a civil judgment by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three years.
- g. MROWCO certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois nor has MROWCO made admission of guilt of such conduct which is a matter of record, nor has any official, officer, agent, or employee of this company been so convicted nor made such an admission.
- h. MROWCO is hereby notified that the CLIENT, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252) and Title 49, Code of Federal Regulations, Part 21, issued pursuant to such Act, will affirmatively insure that any AGREEMENT entered into pursuant to this AGREEMENT will be awarded without discrimination on the grounds of race, color, or national origin.
- i. MROWCO warrants and represents that it is fully qualified to provide the services hereunder provided for in this Agreement.

#### **6. Disclosures**

- a. MROWCO hereby certifies that if any conflict of interest arises, in any of the parcels subsequently assigned to it, it will immediately, within 5 business days of receipt, inform the CLIENT accepting this AGREEMENT and return all material furnished to him for reassignment to others.
- b. It is understood and agreed that Appendices A and B shall be a part of this AGREEMENT and MROWCO agrees to be bound by the terms and provisions contained herein.
- c. MROWCO warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this AGREEMENT, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for it, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making of the AGREEMENT. For breach or violation of this warranty, the CLIENT shall have the right to annul this AGREEMENT without liability.

#### **7. Indemnity**

MROWCO will indemnify and hold harmless the CLIENT from all claims and liability due to activities of itself, its agents, and its employees and will comply with all Federal, State, and local laws and ordinances.

#### **8. Insurance**

MROWCO shall obtain Commercial General Liability in a broad form, to include but not be limited to, coverage for the following where exposure exists: Bodily Injury and Property



Damage, Premises/Operations, Independent contractors, Products/Completed Operations, Personal Injury, Professional Liability and contractual Liability; limits of liability not less than: \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate.

Business Auto Liability to include, but not be limited to, coverage for the following where exposure exists: Owned Vehicles, Hired and Non-Owned Vehicles and Employee Non-Ownership; limits of liability not less than: \$1,000,000.00 per occurrence, combined single limit for Bodily Injury and Property Damage Liability. Workers' Compensation Insurance will cover all employees that meet statutory limit in compliance with applicable state and federal laws. The coverage must also include employer's liability with minimum limits of \$100,000.00 for each incident.

The CLIENT shall be provided with Certificates of Insurance evidencing the above required insurance prior to the commencement of services and thereafter with the certificates evidencing renewals or changes to said policies of insurance at least fifteen (15) days prior to the expiration or cancellation of any such policies. The CLIENT shall be named as additional insured on all liability policies, and MROWCO acknowledges that any insurance maintained by the CLIENT shall apply in excess of, and not contribute to, insurance provided by MROWCO. The contractual liability arising out of the AGREEMENT shall be acknowledged on the Certificate of Insurance by the insurance company.

The CLIENT shall be provided with thirty (30) day prior notice, in writing, of Notice of Cancellation or material change and said notification requirements shall be stated on the Certificate of Insurance.

## **9. Breach**

Nothing herein shall be construed as prohibiting the parties to the AGREEMENT from pursuing any other remedies available to the parties for such breach or threatened breach, including recovery of damages from the parties. This provision shall survive any termination of this AGREEMENT.

## **10. Governing Law**

Terms of this AGREEMENT will be governed by Illinois law.

## **11. Transferability**

MROWCO agrees that this AGREEMENT or any part thereof will not be sublet or transferred without the written consent of the CLIENT accepting this AGREEMENT.

## **12. Execution of AGREEMENT**

In the event this AGREEMENT is executed, it shall constitute a contract as of the date it is approved by the CLIENT or its authorized representative and shall be binding on MROWCO, its executors, administrators, successors or assigns, as may be applicable.

## STATE OF ILLINOIS DRUG FREE WORKPLACE CERTIFICATION

This certification is required by the Drug Free Workplace Act (Ill. Rev. Stat., ch. 127, par. 152.311). The Drug Free Workplace Act, effective January 1, 1992, requires that no grantee or contractor shall receive a grant or be considered for the purposes of being awarded a contract for the procurement of any property or services from the State unless that grantee or contractor has certified to the State that the grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to, suspension of contract or grant payments, termination of the contract or grant and debarment of contracting or grant opportunities with the State for at least one (1) year but not more than five (5) years.

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

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

(a) Publishing a statement:

- (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
- (2) Specifying the actions that will be taken against employees for violations of such prohibition.
- (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

(A) abide by the terms of the statement; and

(B) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

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

- (1) the dangers of drug abuse in the workplace;
- (2) the grantee's or contractor's policy of maintaining a drug-free workplace;
- (3) any available drug counseling, rehabilitation, and employee assistance program; and

(4) the penalties that may be imposed upon an employee for drug violations.

- (c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- (d) Notifying the contracting or granting agency within ten (10) days after receiving notice under part (B) of paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.
- (e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by an employee who is so convicted, as required by section 5 of the Drug Free Workplace Act.
- (f) Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation is required and indicating that a trained referral team is in place.
- (g) Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

THE UNDERSIGNED AFFIRMS, UNDER PENALTIES OF PERJURY, THAT HE OR SHE IS AUTHORIZED TO EXECUTE THIS CERTIFICATION ON BEHALF OF THE DESIGNATED ORGANIZATION.

Mathewson Right of Way Company

Printed Name of Organization

[Signature]  
Signature of Authorized Representative

Requisition/Contract/Grant  
ID Number

Mark D. Mathewson, President

Printed Name and Title

May 3, 2024

Date

## APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor"), agrees as follows:

1. **Compliance with Regulations:** The contractor shall comply with the Regulations relative to nondiscrimination in federally-assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as Regulations), which are herein incorporated by reference and made a part of this contract.
2. **Nondiscrimination:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the ground of race, color or national origin in the selection and retention of subcontractors including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
3. **Solicitations for Subcontracts, Including Procurement of Materials and Equipment:**  
In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the ground of race, color or national origin.
4. **Information and Reports:** The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the State or the Federal Highway Administration is appropriate and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the State shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
  - withholding of payments to the contractor under the contract until the contractor complies, and/or
  - cancellation, termination or suspension of the contract, in whole or in part.
6. **Incorporation of Provisions:** The contractor shall include the provisions of Paragraph (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the State or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the State to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

## **APPENDIX B**

**EQUAL EMPLOYMENT OPPORTUNITY CLAUSE** required by the Illinois Fair Employment Practices Commission as a material term of all public contracts:

**EQUAL EMPLOYMENT OPPORTUNITY.** In the event of the contractor's noncompliance with any provision of this Equal Employment Opportunity Clause, the Illinois Fair Employment Practices Act or the Fair Employment Practices Commission's Rules and Regulations for Public Contracts, the contractor may be declared nonresponsible and therefore ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be canceled or avoided in whole or in part, and such other sanctions or penalties may be imposed and remedies invoked as provided by Statute or regulation.

During the performance of this contract (Agreement), the contractor (Consultant) agrees as follows:

1. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or ancestry, physical or mental handicap unrelated to ability, or an unfavorable discharge from the military service, and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.
2. That, if it hires additional employees in order to perform this contract, or any portion hereof, it will determine the availability (in accordance with the Commission's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
3. That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, national origin or ancestry, physical or mental handicap unrelated to ability, or an unfavorable discharge from the military service.
4. That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice such labor organization or representative of the contractor's obligations under the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts. If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such Act and Rules and Regulations, the contractor will promptly so notify the Illinois Fair Employment Practices Commission and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations thereunder.
5. That it will submit reports as required by the Illinois Fair Employment Practices Commission's Rules and Regulations for Public Contracts, furnish all relevant information as may from time to time be requested by the Commission or the contracting agency, and in all respects comply with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.
6. That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Illinois Fair Employment Practices Commission for purposes of investigation to ascertain compliance with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

7. That it will include verbatim or by reference the provisions of Paragraphs 1 through 7 of this clause in every performance subcontract as defined in Section 2.1 O(b) of the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor; and that it will also so include the provisions of paragraphs 1, 5, 6 and 7 in every supply subcontract as defined in Section 2.1 O(a) of the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor. In the same manner as with other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by all its subcontractors; and further it will promptly notify the contracting agency and the Illinois Fair Employment Practices Commission in the event any subcontractor fails or refuses to comply therewith. In addition, no contractor will utilize any subcontractor declared by the Commission to be nonresponsible and therefore ineligible for contracts or subcontracts with the state of Illinois or any of its political subdivisions or municipal corporations.

With respect to the two types of subcontracts referred to under paragraph 7 of the Equal Employment Opportunity Clause above, following is an excerpt of Section 2 of the FEPC's Rules and Regulations for Public Contracts:

Section 2.10. The term "Subcontract" means any agreement, arrangement or understanding, written or otherwise, between a contractor and any person (in which the parties do not stand in the relationship of an employer and an employee):

- for the furnishing of supplies or services or for the use of real or personal property, including lease arrangements, which, in whole or in part, is utilized in the performance of any one or more contracts; or
- under which any portion of the contractor's obligation under any one or more contracts is performed, undertaken or assumed.

By signing this Proposal, the **CONSULTANT** agrees to the provisions as written. Upon acceptance by the **LPA**, this Contract shall be governed by Illinois law.

For the **CONSULTANT**:

Mathewson Right of Way Company  
2024 Hickory Road, Suite 205  
Homewood, IL 60430

By:   
Mark D. Mathewson, President


May 3, 2024

FEIN: 20-3870734

Telephone: (312) 676-2900

For the **LPA**:

United City of Yorkville

By:   
LPA Representative

Date: May 17, 2024



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Administration Committee #1

Tracking Number

ADM 2025-07

### Agenda Item Summary Memo

**Title:** Office Furniture Purchase – Prairie Pointe

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** Please see the attached memo.

### Council Action Previously Taken:

Date of Action: ADM – 2/19/25      Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2025-07

**Type of Vote Required:** Supermajority (6 out of 9)

**Council Action Requested:** Approval

**Submitted by:** Bart Olson  
Name

Administration  
Department

### Agenda Item Notes:

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# Memorandum

To: City Council  
From: Bart Olson, City Administrator  
CC:  
Date: February 13, 2025  
Subject: Office furniture purchase – Prairie Pointe

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## **Summary**

Consideration of a final furniture purchase for the 651 Prairie Pointe project.

## **Background**

This item was last discussed by the City Council in August 2023, when the City Council reviewed some closeout budget figures for the Prairie Pointe building. At that time, the City Council was given the attached list of estimated costs for final furniture pieces (among other items). Since then, staff has compiled a quote from Groupe Lacasse (vendor) and has prepared it for your consideration.

In general, the City is looking to complete the buildout of the Prairie Pointe building by adding the following pieces of furniture:

- 1) 13 movable conference room tables for ~\$22,300
  - a. These tables would match the movable conference tables located in the third floor's east and west conference rooms. These tables are needed to fully use the City Council Chamber for in person training that requires use of tables. In order to use the full Chamber for training with tables, all tables from the east and west conference room, and the City's Administrative Conference room, would need to be pushed into the Chamber. This purchase is requested by the Police Chief, who regularly uses the Chamber for training.
- 2) One lateral file credenza for Lori Thomas's (Senior Accounting Clerk) office for ~\$1,300.
  - a. This filing cabinet/credenza will be added to Lori Thomas's office to accommodate filing needs and to fully buildout the closed office (i.e. two credenzas will fit, and we already have one).
- 3) Two lateral file credenzas for Erin Willrett's (Assistant City Administrator) office for ~\$3,000
  - a. These filing cabinet/credenzas will be added to Erin's office to accommodate her storage needs and to fully buildout the closed office (i.e. three credenzas will fit, and we already have one).
- 4) Two tall wardrobe cabinets, one for each Police Deputy Chief for ~\$2,200
  - a. These standing wardrobe cabinets are seen in various offices throughout the building (Mayor's office, my office, etc.). Both Police Deputy Chiefs have asked

for these to complete the buildout of their office, as neither office have tall cabinet storage space.

- 5) Two two-person loveseats and one rectangular coffee table for ~\$4,200
  - a. These pieces will repopulate the third-floor lobby area, which currently only has five single seats and a small coffee table. The third floor lobby was originally planned with a large coffee table and two other larger loveseats, but those furniture pieces were co-opted for use elsewhere in the building by the Mayor.
- 6) Turning the third floor conference room between the Mayor's office and my office into a staff office with four desks for ~\$16,000
  - a. The large conference room between the Mayor's and my office has been under utilized since the City moved into the building. Staff usually prefers to use the east conference room in the public lobby area because it is larger and away from the Administrative office area (noise). With the addition of the Payroll Benefits Coordinator (currently sitting in the Community Development Department) and possible staff members in future budgets, we thought it would be wise to transition the conference room into staff offices. In an effort to plan for future growth and to maintain similar furniture throughout the building, we propose to put four cubicles/desks in this room.

All of the items proposed above can be covered within the Building and Grounds fund without a budget amendment. All of the items except the 13 conference room tables were contemplated within the August 2023 Prairie Pointe building update. Price differences between the August 2023 cost estimate and current prices are a reflection of inflation and vendor pricing changes.

### **Recommendation**

Staff recommends approval of the resolution authorizing the furniture purchases described above.



**Resolution No. 2025-\_\_\_\_\_**

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS,  
AUTHORIZING THE PURCHASE OF OFFICE FURNITURE IN AN  
AMOUNT NOT TO EXCEED \$54,100**

**WHEREAS**, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

**WHEREAS**, the City’s Municipal Code provides that the City may approve contracts for supplies and equipment that have not been competitively bid by a two-thirds affirmative vote of the City Council; and

**WHEREAS**, the City is experiencing personnel growth, requiring an expansion of office and desk space within the City’s offices; and

**WHEREAS**, the need for increased office and desk space has necessitated the purchase of additional office furniture; and

**WHEREAS**, the City has obtained quotes (collectively, the “Quotes”) from Groupe Lacasse, attached hereto as “Exhibit A” and Segis USA, attached hereto as “Exhibit B”, for office furniture and accessories to convert an under-utilized conference room into an open-concept cubicle space, and for additional mobile tables to accommodate personnel during meetings; and

**WHEREAS**, City Staff finds Segis USA and Groupe Lacasse specialize in office furniture and offer high quality products, and that the Quotes are reasonably priced; and

**WHEREAS**, the Mayor and City Council have determined that it is in the best interests of the health and safety of the City and its residents to waive the competitive bidding requirement and to authorize and approve the purchase of office furniture from Groupe Lacasse and Segis USA in accordance with the provisions of the Quotes.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois:

**Section 1.** The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

**Section 2.** The Corporate Authorities hereby waive the competitive bidding requirements in accordance with the City’s Municipal Code and pursuant to the foregoing recitals, and the City Administrator is authorized and directed to proceed with the purchase of office furniture and accessories, as described in the Quotes, from Groupe Lacasse and Segis USA, in an amount not to exceed \$54,100.

**Section 3.** This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVAR TARULIS	_____	RUSTY CORNEILS	_____

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
MAYOR

*Attest:*

\_\_\_\_\_  
CITY CLERK



## YORKVILLE CITY HALL AND POLICE

Project number : GL-50288

Quotation number :

DATE: 01/09/2025

REV3

TIPS: 210305

Line	Product number	Description	Cat SC	Qty	Cost \$	Ext. Cost \$	CUR
215							
1	41YN-242473BR	Stg. or Wrdrb. Unit,Open Rt,3 Adj.&1 Full-Wd Fxd. Shlf,Full-Wd Hanger Bar,Alum Hndl 24"(600MM)Dx24"(600MM)Wx73"(1834MM)H	LU4	1	1,068.00 \$	1,068.00 \$	USD
					-		
					1,068.00\$		
216							
2	41YN-242473BR	Stg. or Wrdrb. Unit,Open Rt,3 Adj.&1 Full-Wd Fxd. Shlf,Full-Wd Hanger Bar,Alum Hndl 24"(600MM)Dx24"(600MM)Wx73"(1834MM)H	LU4	1	1,068.00 \$	1,068.00 \$	USD
					-		
					1,068.00\$		
302							
3	41YN-LF2072B	Credenza,Lateral File/Bookcase,2 Lat Files,Bookcase Unit w/Doors and Adj Shelf,Locks,Alum Hndl 20"(500MM)D x 72"(1800MM)W	LU4	1	1,344.60 \$	1,344.60 \$	USD
					-		
					1,344.60\$		
310							
4	LGC-DR20P	Storage drawer	LUA	4	136.80 \$	547.20 \$	USD
5	LGC-LED44	LED Task Lights, 44"	LUA	2	609.00 \$	1,218.00 \$	USD

Line	Product number	Description	Cat SC	Qty	Cost \$	Ext. Cost \$	CUR
6	41NN-R2448S	Return Shell,Reversible,1 Grommet,Accommodates 1 Pedestal 24"(600MM)D x 48"(1200MM)W	LU4	2	372.00 \$	744.00 \$	USD
7	LGC-TK8421M g1	Wall-Mount Tackboards, 84 x 21, grade 1	LUA	2	363.00 \$	726.00 \$	USD
8	S41?N-UF3666S	Desk,Sngl Ped,Left,B/F/F, 1x LGC-GRV25N at right	LU4	4	1,141.20 \$	4,564.80 \$	USD
9	S41NN-DT2460B.1	Work Surface,Rectangular,9" Mod. Pnl,1 Full-Width Leg,1 Recessed Leg,1 Grommet 24"(600MM)D x 60"(1500MM)W	LU4	2	531.00 \$	1,062.00 \$	USD
10	41NN-EM842216P	Hutch,Wall-Mounted w/Doors,4 Doors 16"(400MM)D x 84"(2100MM)W x 22"(553MM)H	LU4	2	1,068.00 \$	2,136.00 \$	USD
11	LU-SCL2436	LAMINATE STACK SCREEN SINGLE PACK, 24"H	GIU	1	174.60 \$	174.60 \$	USD
12	LU-SCLI3036?	FREESTANDING SCREEN W/, 30"H	GIU	1	327.60 \$	327.60 \$	USD
13	4N?N-P1518FFL	Pedestal,Modular,F/F,w/Lock, 18"(450MM)D x 15"(388MM)W x 28"(713MM)H	LU4	4	609.00 \$	2,436.00 \$	USD
14	UP13-E3-MUR-TP06-SYN -P-AB-HDW-R3D8	Task chair, with arms, mesh backrest, GRADE 2	UNC	4	570.00 \$	2,280.00 \$	USD

**16,216.20\$**

**313**

15	41YN-LF2072LF	Credenza,Lateral File,4 Lat Files,Locks,Alum Hndl 20"(500MM)D x 72"(1800MM)W	LU4	2	1,494.60 \$	2,989.20 \$	USD
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Line	Product number	Description	Cat SC	Qty	Cost \$	Ext. Cost \$	CUR
						2,989.20\$	

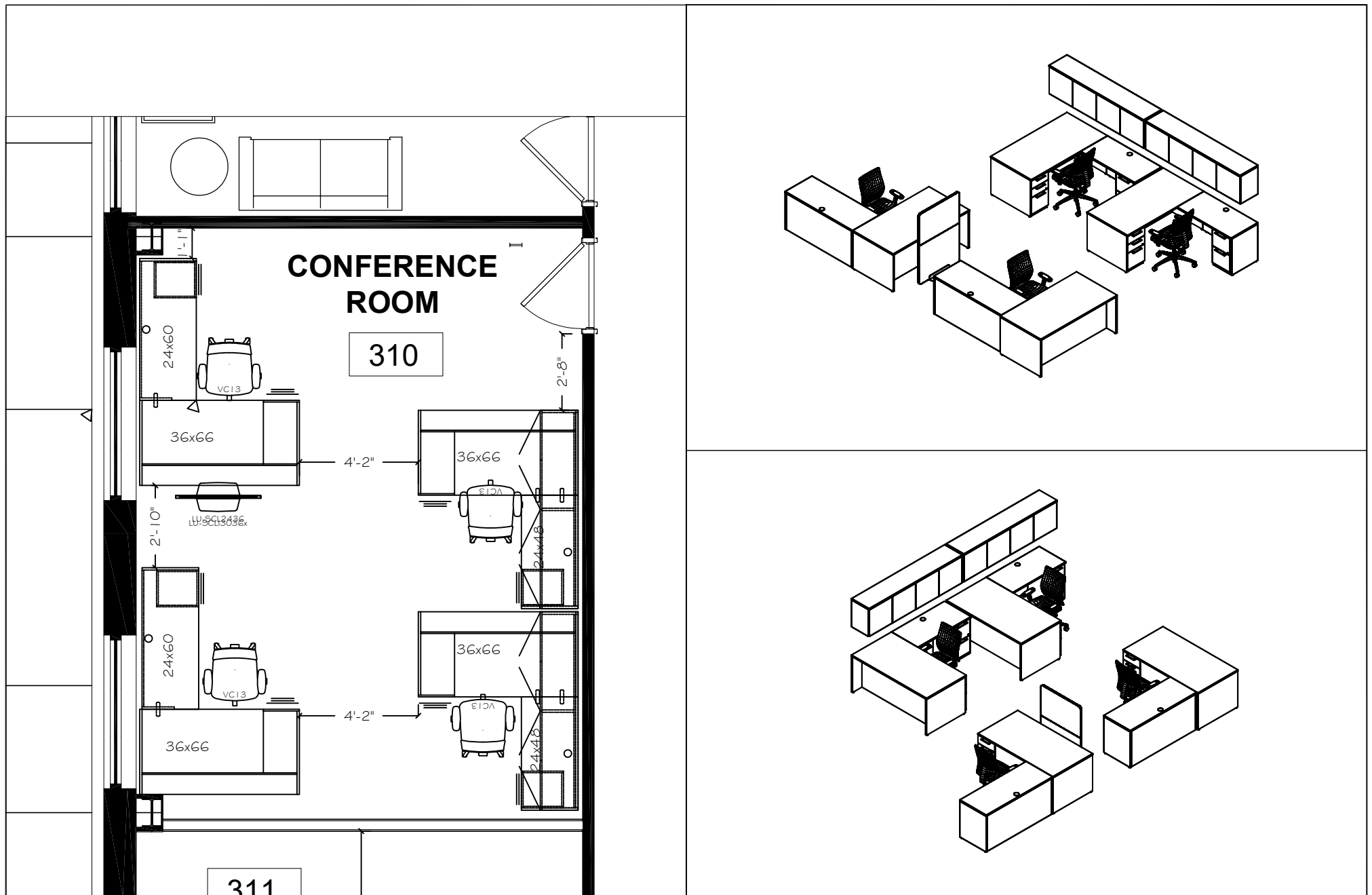
16	CU2-T2448-E?	CUBE 200 - Rectangular Table, 48W x 24D	ARO	1	447.00	\$	447.00	\$	USD
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**4,221.00\$**

**PLEASE NOTE:**

## The collective movement

[www.groupelacasse.com](http://www.groupelacasse.com)



PROJECT: PROJET: YORKVILLE CITY HALL AND POLICE FAC.	TAG: 400E	PROJECT NUMBER: NUMÉRO DE PROJET: GL-50288	2024-12-02
DESSINE PAR: DRAWN BY:	C: E:	TEL: TEL:	PAGE NEW



Project number : GL-50381  
Quotation number : Yorkville - Add-On  
DATE: 02/06/2025 NEW  
TIPS Contract: 210305

Line	Product number	Description	Cat SC	Qty	Cost \$	Ext. Cost \$	CUR
ADD ON TABLE							
1	T1NNS-MRCF2460VPC	RECT FLIPTOP TABLE T BASE - 1" thermofused lam w/smooth edge, matching edge color, silver accent w/elec comm mod, 24x60"	QMU	5	1,830.00 \$	9,150.00	\$ USD
2	T1NNS-MRCF2460V	RECT FLIPTOP TABLE V BASE - 1" thermofused lam w/smooth edge, matching edge color, silver accent, 24x60"	QMU	8	1,254.00 \$	10,032.00	\$ USD
Subtotal					<u>19,182.00\$</u>		
Freight, Delivery and Installation					3,197.00 \$		
Grand <u>total:</u>					<u>22,379.00</u>	\$	

**PLEASE NOTE:**

- Specification prices are valid with our current price list at time of purchase (FEB 2024 pricing is used).
- It is the responsibility of the dealer to ensure the accuracy of this specification.
- Any errors, discrepancies or changes must be reported immediately prior to placing an order.
- All pieces are built using the metric system; you must specify if you need exact imperial dimensions.
- All products are always specified with grade 1 fabric unless otherwise noted.
- All chairs are always specified with basic options unless otherwise noted.
- No finishes, fabrics or handles are specified.
- Drawings are for reference only.
- This is a specification not a purchase order.

**THANK YOU FOR YOUR BUSINESS!**



## SEGIS USA

QUOTE # SC.MC11012023Q1 TIPS  
DATE January 7, 2025  
EXPIRATION February 1, 2025

3431 West Andrew Johnson Highway  
Morristown, TN 37814  
Phone: 423-317-0162  
Fax: 423-722-4922  
[mcarter@segis-usa.com](mailto:mcarter@segis-usa.com)

DEALER: CityStudio - TIPS MEMBER  
PROJECT: United City of Yorkville  
SPECIFIER:

Representative		Delivery Date	Terms	Shipping Terms	Discount
Kevin Sheridan		TBD	TBD	TBD	50 OFF
QTY	PRODUCT #	DESCRIPTION	LIST PRICE EA	NET PRICE EA	TOTAL NET
Standard Lead Time is 12-14 weeks after receipt of a Credit Approved order and all upholstery.					
Freight is included on dock to dock shipment if total list price exceeds \$7,500. If less than \$7,500 a min order fee (\$175) will apply which includes \$15 delivery notification. A 2% net fuel surcharge will apply to all orders.					
1	E300AP	Wall Mounted Coat Hanger with 4 hooks. Finishes; anthracite 11, ivory 46, aluminum 68, white 18. Terminal Elements - Hooks: thermoplastic material, max load of 33 pounds	\$ 227.00	\$ 113.50	\$ 113.50
		Installation Charge			\$ 25.00
		Min freight including net surcharge and delivery notification on dock to dock shipment			\$ 191.00
WE APPRECIATE YOUR BUSINESS !			TOTAL		\$ 329.50





Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2024-32 & EDC 2025-09

### Agenda Item Summary Memo

**Title:** 515 W Washington Street – Variance

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** Proposed variance to allow the fence on the property to extend beyond the front plane of the primary building façade in a residential district

#### Council Action Previously Taken:

Date of Action: PZC – 2/12/25 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2024-32 & EDC 2025-09

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Sara Mendez Community Development  
Name Department

#### Agenda Item Notes:

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# Memorandum

To: City Council  
From: Sara Mendez, Planner I  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
Date: February 13, 2025  
Subject: **PZC 2024-32 515 W Washington Street – Variance**  
Fence Location

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## SUMMARY:

The petitioner, Kyle Corniels, is seeking variance approval for an approximate 0.28-acre parcel located at 515 W Washington Street in Yorkville, Illinois. The property is located at the end of the cul-de-sac on west Washington Street and immediately south of West Fox Street. The petitioner is requesting a variance to Section 10-5-5. Fences in the Unified Development Ordinance. The purpose of this request is to allow the fence to extend beyond the front plane of the primary building façade in a residential district.

The property is zoned R-2 Single-Family Traditional Residence District and is surrounded by other R-2 zoned single family homes. The property is comprised of one (1) parcel owned by the petitioner and is uniquely positioned at the end of the cul-de-sac on west Washington Street. The location results in the home's primary building façade facing the curve of the street, rather than a straight section of the street, creating an atypical orientation. Due to the atypical lot configuration, the front plane of the house extends along a portion of what would typically be considered a side yard. This area of the City was developed before any modern zoning regulations existed and therefore the structures and parcels in the area are uniquely placed and shaped. The photo below illustrates the positioning of the home on the lot.



## **515 W WASHINGTON STREET**

United City of Yorkville, Illinois  
Date: November 14, 2024  
File Location: I:\ARCGIS TEMPLATES\515 W WASHINGTON STREET



## PLANNING & ZONING ACTION:

*In consideration of testimony presented during a Public Hearing on February 12, 2025 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the fence regulation contained in Section 10-5-5 of the Unified Development Ordinance to permit a fence to extend beyond the front plane of the primary building façade in a residential district of the subject property and further subject to {insert any additional conditions of the Planning and Zoning Commission}...*

**Action Item**

Linnane – aye; Green – aye; Williams – aye; Crouch – aye; Vinyard – aye; Hyett – aye; Forristall – aye

**6 ayes; 0 nays**

**ATTACHMENTS:**

1. Draft Ordinance
2. Petitioner Application (with attachments)
3. Public Hearing Notice

**Ordinance No. 2025-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, GRANTING A FENCE VARIANCE FOR A PROPERTY LOCATED AT 515 W. WASHINGTON STREET, YORKVILLE, ILLINOIS**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

**WHEREAS**, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5) the Mayor and City Council of the City (the “Corporate Authorities”) may provide for and allow variances to provide relief when strict compliance with the requirements of the City of Yorkville Unified Development Ordinance (the “UDO”) presents a particular hardship; and

**WHEREAS**, Kyle Corniels, of Yorkville, Illinois (the “Applicant”), requested relief from Section 10-5-5 of the UDO requiring fences not extend beyond the front plane of the primary building façade in residential districts; and

**WHEREAS**, notice of a public hearing on said application was published and pursuant to said notice the Planning and Zoning Commission of the City conducted a public hearing on February 12, 2025 on said application in accordance with the State statutes and the ordinances of the City; and

**WHEREAS**, the Planning and Zoning Commission made the required written Findings of Fact finding that the variation met the standards in Section 10-8-9C of the UDO and recommended that the variance be granted; and

**WHEREAS**, the Corporate Authorities of the City of Yorkville have received and considered the recommendation of the Planning and Zoning Commission.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1.** The above recitals are incorporated herein and made a part of this Ordinance.

**Section 2.** That this Ordinance shall apply to the Subject Property legally described as:

LT 1 RE-SUB OF LTS 11 & 12 FRED ATLEE SUB UNIT 2 CITY OF  
YORKVILLE

with Property Index Number 02-32-403-008.

**Section 3.** That a variation pursuant to Section 10-5-5 of the UDO to permit Applicant to construct a fence beyond the front plane of the primary building façade on the Subject Property is hereby granted.

**Section 4.** That the fence shall be constructed, operated, and maintained in accordance with the requirements of the Yorkville City Code and generally located as shown on the attached plat of survey provided by the Applicant and made a part hereof as Exhibit A.

**Section 5.** That this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

*[Remainder intentionally left blank. Roll call vote follows.]*

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this  
\_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
CITY CLERK

KEN KOCH \_\_\_\_\_

DAN TRANSIER \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CRAIG SOLING \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

MATT MAREK \_\_\_\_\_

SEAVER TARULIS \_\_\_\_\_

RUSTY CORNEILS \_\_\_\_\_

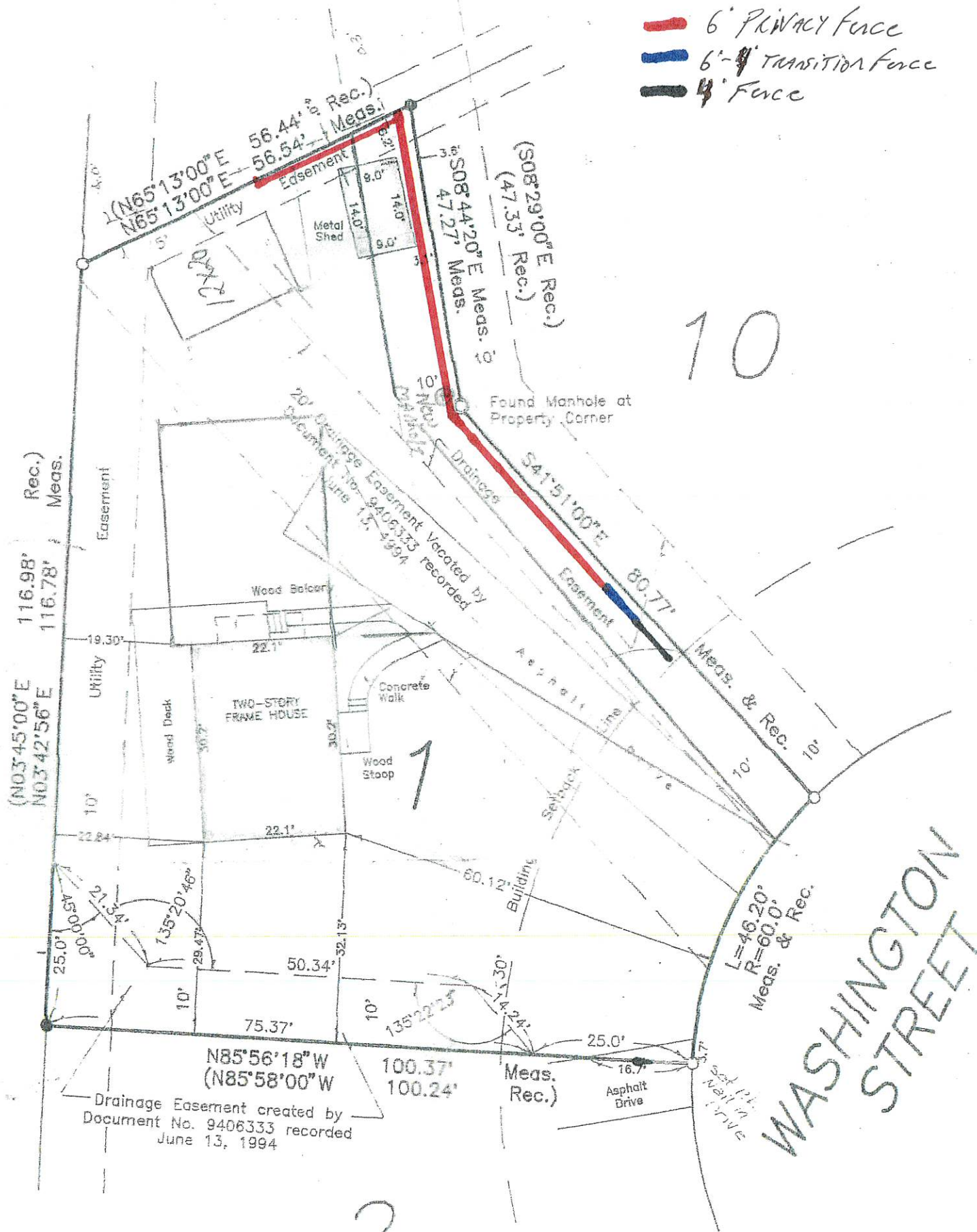
**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois  
this \_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
MAYOR

*Attest:*

\_\_\_\_\_  
CITY CLERK

DIVISION OF LOTS 11 & 12 OF UNIT TWO, FRED ATLEE SUBDIVISION  
YORKVILLE KENDALL COUNTY ILLINOIS







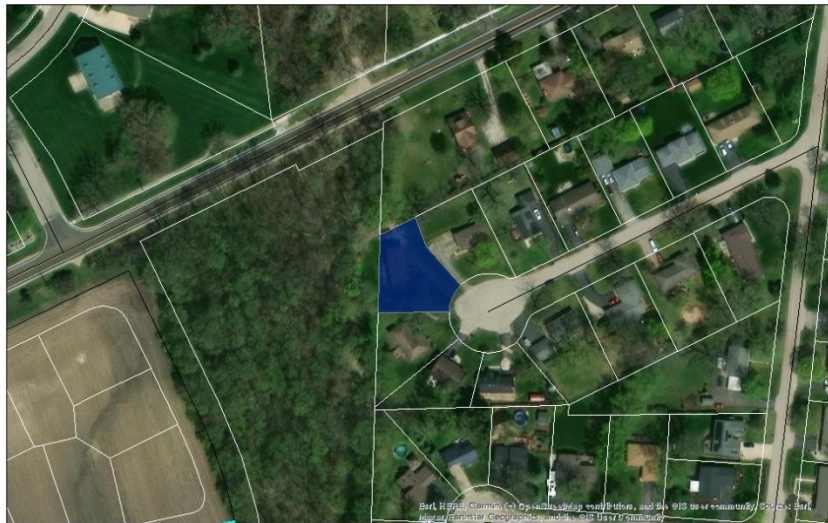
# Memorandum

To: Planning and Zoning Commission  
From: Sara Mendez, Planner I  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
Date: January 31, 2025  
Subject: **PZC 2024-32 515 W Washington Street – Variance**  
Fence Location

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## SUMMARY:

The petitioner, Kyle Corniels, is seeking variance approval for an approximate 0.28-acre parcel located at 515 W Washington Street in Yorkville, Illinois. The property is located at the end of the cul-de-sac on west Washington Street and immediately south of West Fox Street. The petitioner is requesting a variance to Section 10-5-5. Fences in the Unified Development Ordinance. The purpose of this request is to allow the fence to extend beyond the front plane of the primary building façade in a residential district.



## **515 W WASHINGTON STREET**

United City of Yorkville, Illinois  
Date: November 14, 2024  
File Location: I:\ARCGIS TEMPLATES\515 W WASHINGTON STREET



## PROPERTY BACKGROUND:

The property is zoned R-2 Single-Family Traditional Residence District and is surrounded by other R-2 zoned single family homes. The property is comprised of one (1) parcel owned by the petitioner and is uniquely positioned at the end of the cul-de-sac on west Washington Street. The location results in the home's primary building façade facing the curve of the street, rather than a straight section of the street, creating an atypical orientation. Due to the atypical lot configuration, the front plane of the house extends along a portion of what would typically be considered a side yard. This area of the City was developed before any modern zoning regulations existed and therefore the structures and parcels in the area are uniquely placed and shaped. The photo below illustrates the positioning of the home on the lot.

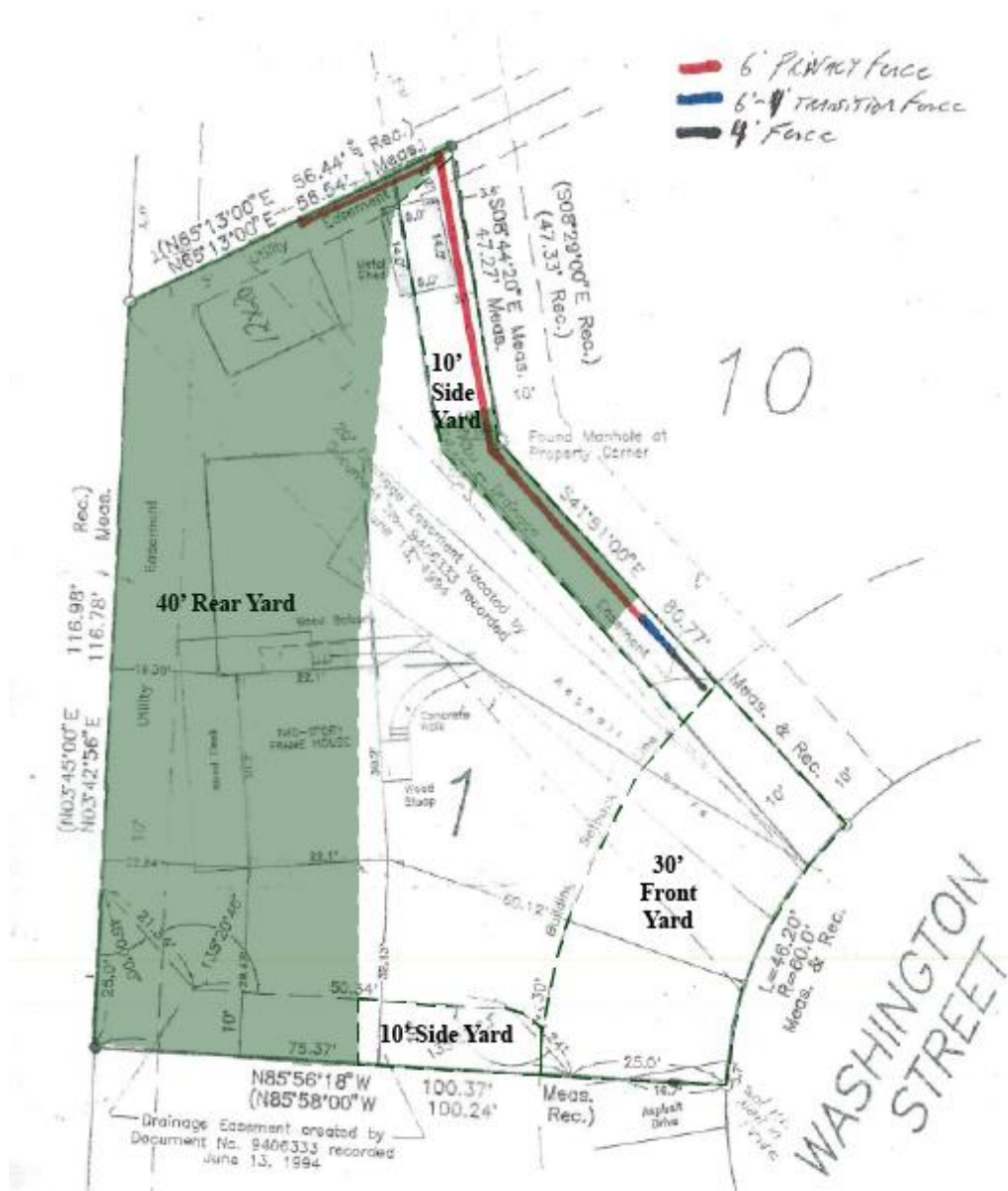




**PROJECT DESCRIPTION:**

The petitioner is requesting approval for a cedar fence already constructed on the property. The fence, which stands at 6 feet tall and tapers to 4 feet, extends beyond the front plane of the primary building façade. Initially, the petitioner contacted the City's Community Development Department regarding plans to construct a privacy fence. Concerned about the unique layout of the home, the petitioner consulted City Staff and was informed that a variance application would be required due to the fence's proposed location. To accommodate the petitioner's timeline, as the fence installation was planned for the fall of 2024 and the variance process typically takes 2-3 months, the City issued a contingent fence permit in September 2024. The permit allowed the fence to be installed while requiring the petitioner to formally apply for a variance. The variance application was subsequently filed on November 12, 2024.

Section 10-5-5 of the City's Unified Development Ordinance specifies that fences may be built up to the property line but must not extend beyond the front plane of the primary building façade in residential districts. The petitioner seeks a variance from this ordinance to allow the fence to extend beyond the front plane of the home, as illustrated in the plat below.



The unique configuration of the property contributes to the need for this variance. The home is located at the end of a cul-de-sac, causing the front plane of the primary building façade—considered the front side of the home in this case—to extend into an area that would typically be classified as a side yard. Additionally, the setbacks of the home further influence the property’s layout. Below is a table comparing the minimum yard setbacks required by the Unified Development Ordinance with those of 515 W. Washington Street.

	UDO Minimum Required Setbacks	515 West Washington Street Setbacks
<b>Front Yard</b>	30 feet	78 feet
<b>Side Yard</b>	10 feet	30 feet
<b>Side Yard</b>	10 feet	31 feet
<b>Rear Yard</b>	40 feet	15 feet

The front yard setback of 78 feet, far exceeding the UDO minimum of 30 feet, pushes the home further back on the lot. On the other hand, the rear yard setback is significantly reduced at 15 feet, compared to the required 40 feet, further affecting the home’s overall placement and alignment with the curve of the street.

Together, these factors—the large front yard setback, reduced rear yard setback, and the home’s location at the end of the cul-de-sac—result in the primary building façade extending into what would typically be the side yard. This creates challenges in adhering to the standards of Section 10-5-5 for building a privacy fence, which supports the request for a variance.

#### **STANDARDS FOR GRANTING A VARIANCE:**

Section 10-8-9-C states specific standards for variations which all recommendation bodies will review. **The petitioner has provided answers to each of the criteria in the application which are included in the packet for your review and will be entered into the public record as part of the public hearing process.**

The standards are:

1. A particular hardship to the owner would result because of the physical surroundings, shape, or topographical conditions of the subject property, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
2. The conditions upon which the petition for a Variation is based are unique to the subject property and are not applicable, generally, to other properties within the same zoning district.
3. The difficulty or hardship is not created by any person presently having an interest in the property.
4. The Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
5. The proposed Variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger to the public, or substantially diminish or impair property values within the neighborhood.
6. The proposed Variation is consistent with the official comprehensive plan and other development standards and policies of the City.

#### **STAFF COMMENTS**

Staff supports the request for a variance due to the uniqueness of the property. The large front yard setback, the reduced rear yard setback, and the home’s location at the end of the cul-de-sac creates challenges in adhering to the standards of Section 10-5-5 for building a privacy fence, which supports the request for a variance. The final vote is scheduled for the February 25, 2025 City Council meeting.

#### **PROPOSED MOTION:**

*In consideration of testimony presented during a Public Hearing on February 12, 2025 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the fence regulation contained in Section 10-5-5 of the Unified Development Ordinance to permit a fence to extend beyond the front plane of the primary building façade in a residential district of the subject property and further subject to {insert any additional conditions of the Planning and Zoning Commission}...*

#### **ATTACHMENTS:**

1. Petitioner Application (with attachments)
2. Public Hearing Notice





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# APPLICATION FOR VARIANCE

## INTENT AND PURPOSE

The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

This packet explains the process to successfully submit and complete an Application for a Variance Request. It includes a detailed description of the process, outlines required submittal materials, and contains the application for variance.

For a complete explanation of what is legally required throughout the Variance Request process, please refer to "Title 10, Chapter 4, Section 7 Variations" of the Yorkville, Illinois City Code.

## APPLICATION PROCEDURE

### STEP

# 1

### APPLICATION SUBMITTAL

#### SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

### STEP

# 2

### PLAN COUNCIL

#### MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

*This step is dependent on the complexity of the request and may be skipped at the discretion of staff.*

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.



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# APPLICATION FOR VARIANCE

## STEP 3

### ECONOMIC DEVELOPMENT COMMITTEE

#### MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed request to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

## STEP 4

### PLANNING & ZONING COMMISSION

#### MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council.

If the variance request adheres to any of the following standards then the variance may be granted by the Planning and Zoning Commission without City Council approval:

- ☐ Reducing a required setback by no more than twenty-five percent (25%).
- ☐ Reducing the lot width or lot size regulation not less than ninety percent (90%) of the required width or area.
- ☐ Permitting the same off street parking spaces for two or more uses provided each use does not take place at approximately the same hours of the same days of the week.
- ☐ Reducing the required off street parking spaces or loading spaces by no more than one (1) or twenty percent (20%) of the regulations (whichever is greater).
- ☐ Increasing by not more than twenty-five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- ☐ Allowing for the deferment of required parking facilities for a reasonable period of time as specified in the variance.
- ☐ Increasing no more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- ☐ If eminent domain by any authorized government agency results in exceeding one of the previously listed variance requests.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

## STEP 5

### CITY COUNCIL

#### MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

*This step may be skipped if the variance request adheres to the authorized requests listed above.*

The petitioner will attend the City Council meeting where the recommendation of the variance will be considered. City Council will make the final approval of the variance. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.





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# APPLICATION FOR VARIANCE

## SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

### PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

### CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording

## SAMPLE MEETING SCHEDULE

### MONTH 1

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Plan Council Meeting

### MONTH 2

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Economic Development  
Committee

### MONTH 3

Su	M	Tu	W	Th	F	Sa
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Planning & Zoning Commission  
Public Hearing

### MONTH 4

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

City Council

Meeting Date

Updated Materials Submitted for Meeting

Public Notice Mailing Window

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.



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# APPLICATION FOR VARIANCE

## DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



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# APPLICATION FOR VARIANCE

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>  _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>ZONING VARIANCE</b>	<input checked="" type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:  <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
<b>TOTAL AMOUNT DUE:</b>			<i>Waived</i>



[illegible]



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# APPLICATION FOR VARIANCE

## ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## ENGINEER INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

## VARIANCE STANDARDS

PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.



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# APPLICATION FOR VARIANCE

## VARIANCE STANDARDS

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

Section 10-5-5.B.1

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

*Due to shape of our lot the house was not built square to the street. This makes most of my side yard fall out of the guide lines for a privacy fence.*

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

*Our house was not built square to the street due to being on a cul-de-sac lot with very little frontage to the street.*

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

*Due to shape of our lot the house is not built square to the street. This makes most of my side yard fall out of the guide lines for a privacy fence.*





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# APPLICATION FOR VARIANCE

## VARIANCE STANDARDS

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

*IT IS FOR A FENCE BEING BUILT BETWEEN OURS  
AND OUR NEIGHBORS PROPERTY.*

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

*IT IS A 6' PRIVACY FENCE BETWEEN OUR PROPERTIES*

## AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

*[Signature]*  
\_\_\_\_\_  
PETITIONER SIGNATURE

*11-12-24*  
\_\_\_\_\_  
DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

*[Signature]*  
\_\_\_\_\_  
OWNER SIGNATURE

*11-12-24*  
\_\_\_\_\_  
DATE

**THIS APPLICATION MUST BE  
NOTARIZED PLEASE NOTARIZE HERE:**

*Bobbie M Blystone*  
*11/12/24*



BOBBIE BLYSTONE  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
February 18, 2025



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## APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:												
<b>PETITIONER DEPOSIT ACCOUNT FUND:</b> It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.														
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>														
NAME:		COMPANY:												
MAILING ADDRESS:														
CITY, STATE, ZIP:		TELEPHONE:												
EMAIL:		FAX:												
<b>FINANCIALLY RESPONSIBLE PARTY:</b> I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.  <div style="display: flex; justify-content: space-between; margin-top: 20px;"><div style="width: 60%;"><div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>PRINT NAME</div><div style="width: 35%;"><div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>TITLE</div></div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"><div style="width: 60%;"><div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>SIGNATURE*</div><div style="width: 35%;"><div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>DATE</div></div> <p style="font-size: small; margin-top: 20px;">*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</p>														
<b>INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS</b>														
<table style="width: 100%; border: none;"><tr><td style="width: 45%;"><b>ENGINEERING DEPOSITS:</b></td><td style="width: 50%;"><b>LEGAL DEPOSITS:</b></td></tr><tr><td>Up to one (1) acre</td><td>Less than two (2) acres</td></tr><tr><td>Over one (1) acre, but less than ten (10) acres</td><td>Over two (2) acres, but less than ten (10) acres</td></tr><tr><td>Over ten (10) acres, but less than forty (40) acres</td><td>Over ten (10) acres</td></tr><tr><td>Over forty (40) acres, but less than one hundred (100)</td><td></td></tr><tr><td>In excess of one hundred (100.00) acres</td><td></td></tr></table>			<b>ENGINEERING DEPOSITS:</b>	<b>LEGAL DEPOSITS:</b>	Up to one (1) acre	Less than two (2) acres	Over one (1) acre, but less than ten (10) acres	Over two (2) acres, but less than ten (10) acres	Over ten (10) acres, but less than forty (40) acres	Over ten (10) acres	Over forty (40) acres, but less than one hundred (100)		In excess of one hundred (100.00) acres	
<b>ENGINEERING DEPOSITS:</b>	<b>LEGAL DEPOSITS:</b>													
Up to one (1) acre	Less than two (2) acres													
Over one (1) acre, but less than ten (10) acres	Over two (2) acres, but less than ten (10) acres													
Over ten (10) acres, but less than forty (40) acres	Over ten (10) acres													
Over forty (40) acres, but less than one hundred (100)														
In excess of one hundred (100.00) acres														

**CERTIFIED MAILING  
AFFIDAVIT**

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF KENDALL )

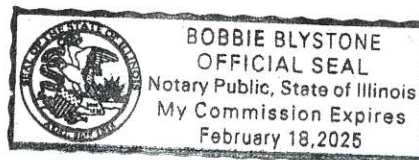
I/We, Kyle Connors, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, \_\_\_\_\_, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on \_\_\_\_\_, 20\_\_\_\_.

  
Signature of Petitioner(s)

Subscribed and sworn to before me this

12 day of November, 2024

  
Notary Public

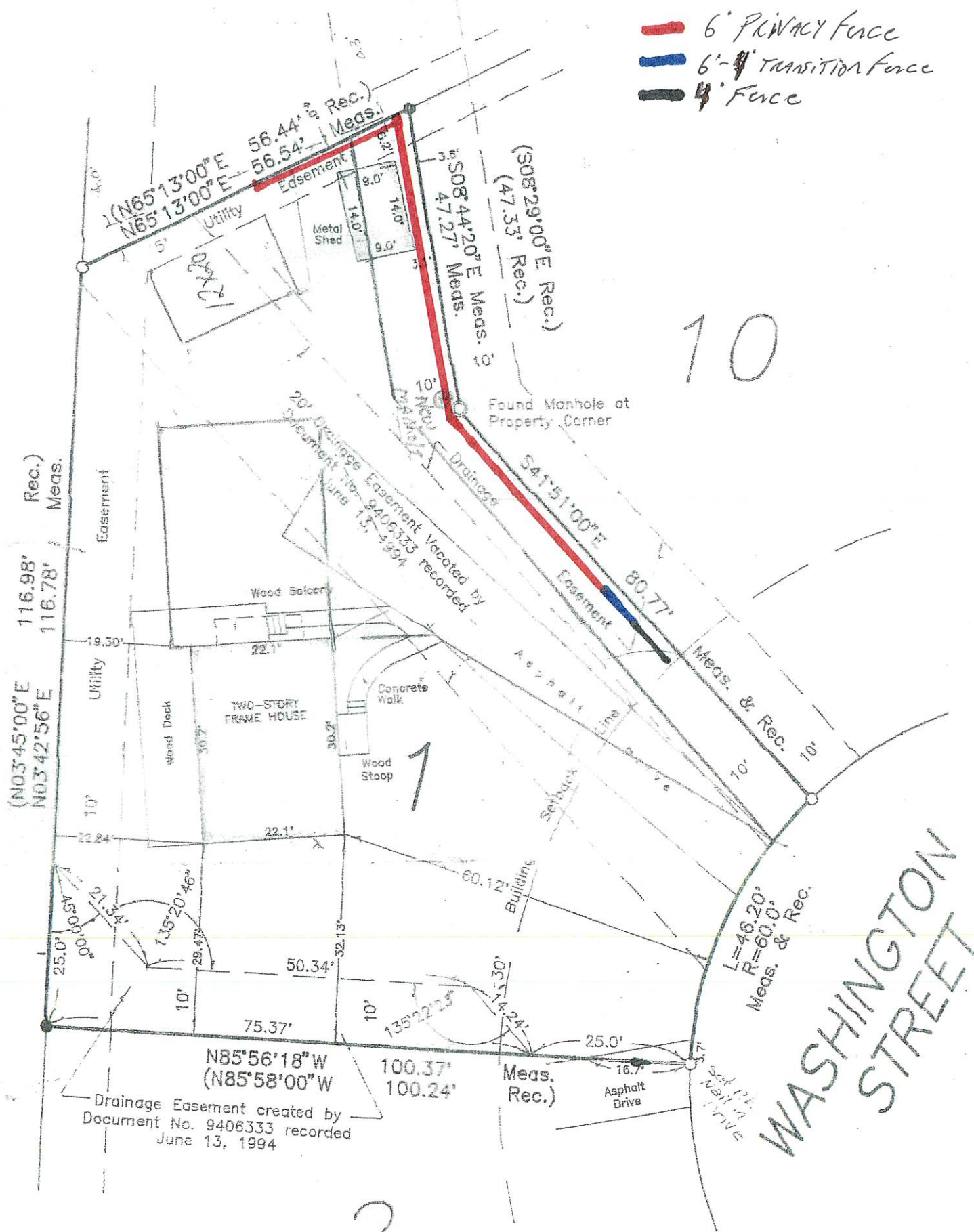






<b>PERMIT NUMBER:</b> 2024-1429		<b>DATE/TIME RECEIVED:</b>	
<b>SITE ADDRESS:</b> 515 W. Washington St.		<b>PARCEL NUMBER:</b> 02-32-403-008	
<b>SUBDIVISION:</b> Add A1cc		<b>LOT/UNIT:</b> 1	
<b>APPLICANT INFORMATION</b>			
<b>NAME:</b> Kyle Connick		<b>TELEPHONE:</b> <input checked="" type="radio"/> HOME <input type="radio"/> BUSINESS	
<b>ADDRESS:</b> 515 W. Washington St.		<b>E-MAIL:</b> <input checked="" type="radio"/> HOME <input type="radio"/> BUSINESS	
<b>CITY, STATE, ZIP:</b> Yorkville IL. 60560		<b>FAX:</b>	
<b>SIGN INFORMATION</b>			
<b>DATE OF PICK UP:</b>		<b>NUMBER OF SIGNS:</b>	
<b>DATE OF PUBLIC HEARING:</b>		<b>SIGN RETURN DATE:</b>	
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 60%;"> <p>_____ SIGNATURE/AUTHORIZED AGENT</p> </div> <div style="width: 35%;"> <p>_____ DATE</p> </div> </div>			
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>DATE RETURNED: _____</p> </div> <div style="width: 50%;"> <p>RECEIVED BY: _____</p> </div> </div> <div style="text-align: right; margin-top: 10px;">       PZC# _____     </div>			

DIVISION OF LOTS 11 & 12 OF UNIT TWO, FRED ATLEE SUBDIVISION  
YORKVILLE KENDALL COUNTY ILLINOIS





**Sold To:**

United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville, IL 60560

**Bill To:**

United City of Yorkville - CU00410749  
651 Prairie Pointe Drive  
Yorkville, IL 60560

## Certificate of Publication:

Order Number: 7752294

Purchase Order:

State of Illinois - Kendall

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 1/13/2025, and the last publication of the notice was made in the newspaper dated and published on 1/13/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Jan 13, 2025.**

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The Beacon-News

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

14th Day of January, 2025, by

**Chicago Tribune Media Group**



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Jeremy Gates

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
UNITED CITY OF YORKVILLE  
PLANNING AND ZONING  
COMMISSION  
PZC 2024-32**

**NOTICE IS HEREBY GIVEN** THAT Kyle Corniels, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting relief from Section 10-5-5 of the Unified Development Ordinance requiring fences not extend beyond the front plane of the primary building facade in residential districts for a residential parcel located at 515 W. Washington Street. The purpose of this request is to allow for the fence on the petitioner's property to extend beyond the front plane of their home. The real property, zoned R-2 Single-Family Traditional Residence District, is located at the end of the cul-de-sac on West Washington Street and immediately south of West Fox Street, in Yorkville, Illinois.

The legal description is as follows:

LT 1 RE-SUB OF LTS 11 & 12 FRED  
ATLEE SUB UNIT 2 CITY OF YORKVILLE

**PIN: 02-32-403-008**

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

**NOTICE IS HEREWITH GIVEN** THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said application on **Wednesday, February 12, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND  
City Clerk  
1/13/2025 7752294

# CHICAGO TRIBUNE

media group



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2025-08

### Agenda Item Summary Memo

**Title:** Public Works and Parks Department Facility Update

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** None

**Council Action Requested:** Informational  
\_\_\_\_\_

**Submitted by:** Bart Olson Administration  
Name Department

#### Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2025-09

### Agenda Item Summary Memo

**Title:** Lake Michigan Water Project Update

**Meeting and Date:** City Council – February 25, 2025

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** None

**Council Action Requested:** Informational  
\_\_\_\_\_

**Submitted by:** Bart Olson Administration  
Name Department

#### Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>*