



## United City of Yorkville

651 Prairie Pointe Drive  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
www.yorkville.il.us

AGENDA  
**CITY COUNCIL MEETING**  
**Tuesday, September 9, 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

Rusty Corneils  
Rusty Hyett

**Establishment of Quorum:**

**Amendments to Agenda:**

**Presentations:**

**Public Hearings:**

**Citizen Comments on Agenda Items:**

**Consent Agenda:**

1. Minutes of the Regular City Council – August 12, 2025
2. Minutes of the Regular City Council – August 26, 2025
3. Bill Payments for Approval
  - \$ 833,620.83 (vendors)
  - \$ 187,869.61 (wire payments)
  - \$ 455,446.43 (payroll period ending 08/29/25)
  - \$ 1,476,936.87 (total)
4. EDC 2025-65 QuikTrip – Dormant SSA – *approve an Ordinance Proposing the Establishment of Yorkville Special Service Area 2025-02, and to set the date of November 10, 2025 as the date for a public hearing on the proposed Special Service Area*
  - a. Ordinance Proposing the Establishment of Special Service Area Number 2025-02 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (QuikTrip)
  - b. Ordinance Establishing the Special Service Area Number 2025-02 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (QuikTrip)

**Consent Agenda (cont'd):**

5. EDC 2025-66 Costco – Dormant SSA – *approve an Ordinance Proposing the Establishment of Yorkville Special Service Area 2025-01, and to set the date of November 10, 2025 as the date for a public hearing on the proposed Special Service Area*
  - a. Ordinance Proposing the Establishment of Special Service Area Number 2025-01 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (Costco)
  - b. Ordinance Establishing the Special Service Area Number 2025-01 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (Costco)
6. EDC 2025-68 Resolution Approving the Fourth Amendment to a License Agreement with AT&T Illinois – *authorize the Mayor and City Clerk to execute*

**Mayor's Report:**

1. CC 2025-64 Constitution Week Proclamation
2. CC 2025-65 Appointment to the Planning and Zoning Commission – Wally Werderich
3. CC 2025-66 Resolution Declaring Certain Personal Property Surplus and Directing Disposition of Same
4. CC 2025-67 Ordinance Authorizing the Acquisition of Easements for the Construction of Improvements to the City's Water System (CayCo Enterprises, LLC)
5. CC 2025-68 Ordinance Authorizing the Acquisition of Easements for the Construction of Improvements to the City's Water System (Bauer Templin Family Trust)
6. CC 2025-69 Ordinance Amending Title 3, Chapter 2 of the Yorkville City Code (Grocery Tax)

**Public Works Committee Report:**

**Economic Development Committee Report:**

1. EDC 2025-64 Ordinance Amending the Yorkville City Code (Permit Fee-Plan Review Fee Schedule)

**Public Safety Committee Report:**

**Administration Committee Report:**

**Park Board:**

**Planning and Zoning Commission:**

1. PZC 2025-07 & EDC 2025-59 Project Steel – Prologis (Data Center) – Discussion
  - a. Ordinance Approving a Planned Unit Development Agreement with Prologis L.P.
  - b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street

**Planning and Zoning Commission (cont'd):**

- c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street (State Route 47)
  - d. Ordinance Annexing Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street to the United City of Yorkville
2. PZC 2025-08 & EDC 2025-50 Project Cardinal – Pioneer (Data Center) – Discussion
- a. Ordinance Approving a Planned Unit Development Agreement with Pioneer Development, LLC
  - b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street
  - c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street (State Route 47)
  - d. Ordinance Annexing Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street to the United City of Yorkville

**City Council Report:**

**City Clerk’s Report:**

**Community and Liaison Report:**

**Staff Report:**

**Mayor’s Report (cont’d):**

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

**Additional Business:**

**Citizen Comments:**

**Executive Session:**

**Adjournment:**

COMMITTEES, MEMBERS AND RESPONSIBILITIES

**ADMINISTRATION: September 17, 2025 – 6:00 p.m. – East Conference Room #337:**

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

COMMITTEES, MEMBERS AND RESPONSIBILITIES (cont'd):

**ECONOMIC DEVELOPMENT: October 7, 2025 – 6:00 p.m. – East Conference Room #337:**

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

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

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

**PUBLIC WORKS: September 16, 2025 – 6:00 p.m. – East Conference Room #337:**

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

UNITED CITY OF YORKVILLE  
WORKSHEET  
CITY COUNCIL  
**Tuesday, September 9, 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. Minutes of the Regular City Council – August 12, 2025

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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2. Minutes of the Regular City Council – August 26, 2025

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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3. Bill Payments for Approval

Approved \_\_\_\_\_

As presented

As amended

Notes \_\_\_\_\_

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4. EDC 2025-65 QuikTrip – Dormant SSA

a. Ordinance Proposing the Establishment of Special Service Area Number 2025-02 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (QuikTrip)

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

Removed \_\_\_\_\_

b. Ordinance Establishing the Special Service Area Number 2025-02 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (QuikTrip)

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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5. EDC 2025-66 Costco – Dormant SSA

a. Ordinance Proposing the Establishment of Special Service Area Number 2025-01 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (Costco)

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

Removed \_\_\_\_\_

b. Ordinance Establishing the Special Service Area Number 2025-01 in the United City of Yorkville, Kendall County, Illinois and Providing for Other Procedures in Connection Therewith (Costco)

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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6. EDC 2025-68 Resolution Approving the Fourth Amendment to a License Agreement with AT&T Illinois

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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**MAYOR'S REPORT:**

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1. CC 2025-64 Constitution Week Proclamation

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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2. CC 2025-65 Appointment to the Planning and Zoning Commission – Wally Werderich

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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3. CC 2025-66 Resolution Declaring Certain Personal Property Surplus and Directing Disposition of Same

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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4. CC 2025-67 Ordinance Authorizing the Acquisition of Easements for the Construction of Improvements to the City’s Water System (CayCo Enterprises, LLC)

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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5. CC 2025-68 Ordinance Authorizing the Acquisition of Easements for the Construction of Improvements to the City's Water System (Bauer Templin Family Trust)

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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6. CC 2025-69 Ordinance Amending Title 3, Chapter 2 of the Yorkville City Code (Grocery Tax)

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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**ECONOMIC DEVELOPMENT COMMITTEE REPORT:**

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1. EDC 2025-64 Ordinance Amending the Yorkville City Code (Permit Fee-Plan Review Fee Schedule)

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

Removed \_\_\_\_\_

Notes \_\_\_\_\_

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**PLANNING AND ZONING COMMISSION:**

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- 1. PZC 2025-07 & EDC 2025-59 Project Steel – Prologis (Data Center) – Discussion
  - a. Ordinance Approving a Planned Unit Development Agreement with Prologis L.P.
  - b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street
  - c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street (State Route 47)
  - d. Ordinance Annexing Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street to the United City of Yorkville

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

Removed \_\_\_\_\_

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- 2. PZC 2025-08 & EDC 2025-50 Project Cardinal – Pioneer (Data Center) – Discussion
    - a. Ordinance Approving a Planned Unit Development Agreement with Pioneer Development, LLC
    - b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street
    - c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street (State Route 47)
    - d. Ordinance Annexing Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street to the United City of Yorkville

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

Removed \_\_\_\_\_

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

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

Approved: **Y** \_\_\_\_\_ **N** \_\_\_\_\_     Subject to \_\_\_\_\_  
 Removed \_\_\_\_\_  
 Notes \_\_\_\_\_  
\_\_\_\_\_  
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8. 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 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:** Minutes of the Regular City Council – August 12, 2025

**Meeting and Date:** City Council – September 9, 2025

**Synopsis:** Approval of Minutes

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Jori Behland Administration  
Name Department

#### Agenda Item Notes:

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**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
HELD IN THE CITY COUNCIL CHAMBERS,  
651 PRAIRIE POINTE DRIVE ON  
TUESDAY, AUGUST 12, 2025**

Mayor Purcell called the meeting to order at 7:01 p.m. and led the Council in the Pledge of Allegiance.

**ROLL CALL**

City Clerk Behland called the roll.

Ward I	Koch	Present
	Transier	Absent
Ward II	Plocher	Present
	Soling	Present
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Corneils	Absent
	Hyett	Present

Staff in attendance at City Hall: City Administrator Olson, City Clerk Behland, Chief Jensen, Attorney Tornatore, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Economic Development Coordinator Gregory, Economic Development Director Dubajic Kellogg, EEI Engineer Sanderson, and Public Works Director Dhuse.

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City’s website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:  
<https://us02web.zoom.us/j/83314523897?pwd=78cQEyd86eGylnQsapVwJdiqRIDSEk.1>.  
The Zoom meeting ID was 833 1452 3897.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

**Introduction and Swearing-In of New Yorkville  
Police Department Officer – David Diaz**

Chief of Police Jensen introduced David Diaz, and Mayor Purcell swore him in as a patrol officer for the Yorkville Police Department.

**Parks and Recreation Department – Yorkville Educational  
Foundation City/School Golf Check Presentation**

Parks and Recreation Director Evans presented a check for \$6,277 to Leslie Smogor, president of the Yorkville Education Foundation (YEF). He mentioned that it has been approximately seven years since this partnership began. Part of the funds will go back to Parks and Recreation to help offset the costs of free community events, including the Halloween Egg Hunt. Some of the funds will also be allocated to schools and teachers. Director Evans also shared the numerous awards won in partnership with the YEF.

**Parks and Recreation Department – City/School Golf  
Outing – Hole-In-One Winner Check Presentation**

Parks and Recreation Director Evans awarded Kris Boszko, the Yorkville Educational Foundation’s Golf Outing winner, a check for \$10,000.

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS ON AGENDA ITEMS**

Dave Hubert, a resident of Kingsmill Street, thanked local reporters for covering city issues and emphasized the importance of the water system project. He expressed concern about the lack of recent updates, questioned the projected costs, and highlighted that this is the largest infrastructure project the city has undertaken.

Bernie Weiler, an attorney representing West-Side residents, voiced opposition to the proposed data center development. He urged the City to keep addressing residents' concerns and acknowledged that staff has been diligent in assessing risks. He mentioned that the project might be acceptable only if the developer promotes community benefits and stays committed to promises. He also called on the City to ensure the developer is held accountable for mitigation efforts such as tree planting, noise reduction, and site design to minimize impacts on nearby residents.

John Bryan, of Legacy Farms, expressed frustration that residents near Beecher Road were not properly notified about the project, with some receiving only limited information. He described the noise and visual impacts of similar data center projects elsewhere and raised concerns about the building's appearance along Route 47. He questioned why the project was planned to start from the west side of the site and highlighted issues related to traffic, dust, and construction noise. He urged that such facilities be located along interstate corridors to better mask noise.

Philip Marshall, via Zoom, inquired whether the city's sound studies took into account the impact of backup generators running at full capacity, noting that large data centers may operate dozens of generators during power outages. He warned that the noise levels and air quality impacts could be significant if multiple generators were running simultaneously.

**CONSENT AGENDA**

1. Minutes of the Regular City Council – July 8, 2025
2. Minutes of the Regular City Council – July 22, 2025
3. Bill Payments for Approval
  - \$ 4,081.89 (vendors – FY 25)
  - \$ 3,583,614.36 (vendors – FY 26)
  - \$ 193,776.21 (wire payments)
  - \$ 467,316.90 (payroll period ending 07/18/25)
  - \$ 450,243.38 (payroll period ending 08/01/25)
  - \$ 4,699,032.74 (total)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Soling; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-6 Nays-0  
Koch-aye, Plocher-aye, Funkhouser-aye,  
Soling-aye, Marek-aye, Hyett-aye

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**REPORTS**

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**MAYOR'S REPORT**

**National Night Out**

Mayor Purcell asked Chief of Police Jensen and Parks and Recreation Director Evans about the National Night Out event on Tuesday, August 5th, at Riemenschneider Park. Parks and Recreation Director Evans shared that this year had the largest crowd ever. Chief of Police Jensen thanked the Parks and Recreation staff. Mayor Purcell and Director Evans also mentioned that there is now a path connecting Riemenschneider Park and the parking lot.

**Resolution 2025-89**

**Approving a Change Order Relating to the  
Bluestem Water Main Replacement Project  
(CC 2025-57)**

Mayor Purcell entertained a motion to approve a Resolution Approving a Change Order Relating to the Bluestem Water Main Replacement Project and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

Public Works Director Dhuse explained that the change order is due to inaccuracies in the record drawings and the GIS utility atlas system. There was a water main that was 175 feet off. Correcting the water main will help ensure everything runs smoothly.

Motion approved by a roll call vote. Ayes-5 Nays-1  
Plocher-aye, Funkhouser-aye, Soling-aye,  
Marek-aye, Hyett-aye, Koch-aye

**Ordinance 2025-57**

**Regulating Public Camping within Corporate Boundaries  
and Other Actions in Connection Therewith  
(CC 2025-58)**

Mayor Purcell entertained a motion to approve an Ordinance Regulating Public Camping within Corporate Boundaries and Other Actions in Connection Therewith and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Marek.

Alderman Plocher explained that the reason for the ordinance is due to several phone calls and emails received. One person has had property destroyed. He also mentioned that the individual volunteers at Hessed House and the food pantry.

Motion approved by a roll call vote. Ayes-6 Nays-0  
Funkhouser-aye, Soling-aye, Marek-aye,  
Hyett-aye, Koch-aye, Plocher-aye

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

**Downtown Brownfield Remediation  
(EDC 2025-58)**

**Resolution 2025-90**

**a. Approving a Contract with Terracon Consultants, Inc.,  
for Brownfield Remediation Work in Downtown Yorkville**

**Ordinance 2025-58**

**b. Authorizing the Second Amendment to the Annual Budget of  
the United City of Yorkville, for the Fiscal Year Commencing  
on May 1, 2025 and Ending on April 30, 2026**

Alderman Koch made a motion to approve a Resolution Approving a Contract with Terracon Consultants, Inc., for Brownfield Remediation Work in Downtown Yorkville and an Ordinance Authorizing the Second Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2025 and Ending on April 30, 2026 and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

City Administrator Olson explained that this marks the next step in the downtown brownfield cleanup. The site has been contaminated for many years. To remove the pollution and secure a “no-further remediation” letter, wells need to be drilled and tests conducted on the soil, water, and air. The results will then be sent to the IEPA.

Motion approved by a roll call vote. Ayes-6 Nays-0  
Soling-aye, Marek-aye, Hyett -aye,  
Koch-aye, Plocher-aye, Funkhouser-aye

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

No report.

**PARK BOARD**

**Yorkville Hometown Days Festival**

Parks and Recreation Director Evans reminded everyone that Hometown Days will be held from Thursday, August 28th through Sunday, the 31st. More information about Hometown Days is available on the City’s website at <https://www.yorkville.il.us/459/Hometown-Days-Festival>.

**PLANNING AND ZONING COMMISSION (cont'd)**

**Project Steel – Prologis  
(Data Center) – Discussion  
(PZC 2025-07)**

There was no discussion on this agenda item.

**Project Cardinal - Pioneer  
(Data Center) – Discussion  
(PZC 2025-08 & EDC 2025-50)**

- a. Ordinance Approving a Planned Unit Development Agreement with Pioneer Development, LLC
- b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street
- c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street (State Route 47)
- d. Ordinance Annexing Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street to the United City of Yorkville

Gabriel Wagner (Burns & McDonnell) presented the developer’s sound study. Aimee Lalime (City’s consultant) reviewed the study on behalf of the City.

Mayor Purcell asked whether the modeling assumed berms or buffers. Mr. Wagner confirmed it did not. Mayor Purcell also inquired about noise levels during a full ComEd outage; only generator testing was modeled under exemption provisions. Ms. Lalime noted mitigation options include mufflers, walls, low-noise fans, and careful design to meet the ordinance. Mayor Purcell asked if equipment orientation could reduce impacts. Mr. Wagner confirmed that repositioning some chillers might help, but not all due to their number. Mayor Purcell also requested real-world decibel comparisons; Mr. Wagner noted that conversations at 3 feet are approximately 60 dB, a dishwasher is about 50 dB, and a living room is roughly 40 dB.

Alderman Koch asked about sound walls similar to highway barriers. Ms. Lalime said they can work, but are considered later in the building permit process; chiller stacks or baffled fan decks may be more effective. Alderman Koch also asked about touring another facility; Mr. Wagner suggested visiting Meta in DeKalb as a reference. Alderman Soling inquired whether more than one ComEd power feed might be available to lower blackout risks. Staff will verify this. He also asked if smaller “baffled” barriers could be useful; Mr. Wagner agreed they might be effective. Alderman Funkhouser questioned whether all chillers were roof-mounted. Mr. Wagner confirmed the model assumed roof mounting; ground-mounted units could present different challenges.

City Administrator Olson stated that Matt McCarren is working on a revised land use plan, which reduces the building footprint and shifts it 500–600 feet east, accompanied by improved landscaping. City Administrator Olson also clarified that the earlier mentioned \$100M utility tax estimate was a mistake, and actual revenues are expected to be significantly lower; the City has not factored this revenue into its budget planning.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK’S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

No report.

**STAFF REPORT**

No report.

**MAYOR’S REPORT (cont’d)**

**Public Works and Parks Department  
Facility Update  
(CC 2025-08)**

Mayor Purcell stated that the walls are being built quickly.

**Lake Michigan Water  
Project Update  
(CC 2025-09)**

City Administrator Olson reported that the DuPage Water Commission held their first bid opening for six different contracts. The project's estimated cost was \$49 million, with a 15% contingency. The lowest bid for the project was \$69 million. They worked to reduce it to \$49 million. The total project cost was initially estimated for all three communities at \$300 million, but it has now increased to \$400 million. The next project point of reference will be in September for the bid for the ComEd ROW, which is the second most expensive portion.

**ADDITIONAL BUSINESS**

No reports.

**CITIZEN COMMENTS**

None.

**EXECUTIVE SESSION**

None.

**ADJOURNMENT**

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Plocher; seconded by Alderman Funkhouser.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:50 p.m.

Minutes submitted by:

Jori Behland, City Clerk, City of Yorkville, Illinois



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

Consent Agenda #2

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Tracking Number

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### Agenda Item Summary Memo

**Title:** Minutes of the Regular City Council – August 26, 2025

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**Meeting and Date:** City Council – September 9, 2025

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**Synopsis:** Approval of Minutes

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#### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

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**Council Action Requested:** Approval

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**Submitted by:** Jori Behland Administration  
Name Department

#### Agenda Item Notes:

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**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
HELD IN THE CITY COUNCIL CHAMBERS,  
651 PRAIRIE POINTE DRIVE ON  
TUESDAY, AUGUST 26, 2025**

Mayor Purcell called the meeting to order at 7:05 p.m. and led the Council in the Pledge of Allegiance.

**ROLL CALL**

City Clerk Behland called the roll.

Ward I	Koch	Present	
	Transier	Present	
Ward II	Plocher	Present	(electronic attendance)
	Soling	Present	
Ward III	Funkhouser	Present	(electronic attendance)
	Marek	Present	
Ward IV	Corneils	Present	
	Hyett	Present	

Staff in attendance at City Hall: City Administrator Olson, City Clerk Behland, Chief Jensen, Attorney Orr, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Economic Development Coordinator Gregory, Economic Development Director Dubajic Kellogg, and EEI Engineer Sanderson.

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City’s website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:

<https://us02web.zoom.us/j/82400525015?pwd=bQkn4vtSmBp9gb3JaPjjuLU9V1nq1f.1>.

The Zoom meeting ID was 824 0052 5015.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

Mayor Purcell shared that all public comments would be taken during the first citizen comments section on the agenda, and there will be no public comments at the end of the meeting.

**PRESENTATIONS**

**Lifesaving Award – Officer Tim Kolowski, Bristol Kendall Fireman Kaleb Dhuse, and Civilian James Stepien**

Commander McMahon awarded Officer Tim Kolowski, Bristol Kendall Fireman Kaleb Dhuse, and Civilian James Stepien with the Police Department's Lifesaving Award. He reported to the Council that on June 16th, at the River Front boat launch, a man went into cardiac arrest, and Mr. Stepien called 911. Firefighter Dhuse was nearby and quickly started chest compressions. Officer Kolowski immediately began using the AED device upon arrival. Everyone was in the right place at the right time and worked together.

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS ON AGENDA ITEMS**

John Joyce, a resident of Autumn Creek, expressed his opposition to the use of fossil fuel generators at the proposed data center, citing health concerns and heat impacts, and comparing it to Memphis data centers that mainly run-on generators. He also opposed the public camping ordinance, describing it as vague and punitive toward unhoused residents and truckers.

Gil Rios, a resident of Galena and Beecher Road, expressed concern about three new entrances to the Cardinal Data Center from Galena Road and plans to widen the road to three lanes, which would affect family properties. He urged the City to realign East Beecher Road for safer traffic flow and to prevent disrupting residents.

Allison Metz thanked John Joyce for sharing his perspective on homelessness. She said she strongly opposed the camping ordinance, describing it as unethical, potentially illegal, and passed without consultation with service agencies.

Caroline McCree shared experiences helping a homeless resident for three years. Criticized the lack of communication about available resources in Kendall County and called for outreach efforts to meet people where they are.

Laura Baker, AID President/CEO, highlighted AID's presence in Yorkville with a mobile crisis response team and resources like the national 988 crisis line. She encouraged partnerships with the City and urged against criminalizing homelessness.

Alyssa Morero, AID, Mobile Response Director, provided a 24-hour crisis line (630-966-4357) and emphasized the need for increased community awareness of available resources and services.

Jennifer King opposed the ordinance, arguing it forces police to enforce poverty instead of addressing its root causes. She called for its repeal and urged the Council to focus on job creation and hold developers accountable.

Brad Chamberlin expressed concerns about the lack of transparency in passing the ordinance with only 48 hours' notice. He encouraged shifting the focus from punishment to understanding why homelessness exists and developing long-term solutions.

Anne Engelhardt, former Kendall Co. PADS Executive Director, discussed the complexities of homelessness and warned that the ordinance could lead to profiling and dehumanizing residents. She recommended forming a community team of professionals and citizens to improve resources and urged the repeal of the ordinance. *(see attached for additional written comment from Anne Engelhardt)*

Rev. Elizabeth Hartung said she opposed the ordinance, calling it a moral issue. She encouraged honoring the dignity of all residents and finding housing solutions.

Emma shared her own camping experience to emphasize the difficulty of living outdoors. She criticized the Council for rushing the ordinance with minimal discussion and outreach.

Ashley Heinekamp urged careful consideration in future decisions, emphasizing the importance of how a community treats its most vulnerable members.

Attorney Bernie Weiler submitted photos of other data centers to illustrate the visual impacts on nearby neighborhoods. He also urged the City to protect residents and ensure that solutions for those in poverty are accessible. *(see attached photos)*

John Bryan raised concerns about data center traffic, construction noise, and the lack of notice regarding both the camping ordinance and data centers. He questioned the rezoning from residential to industrial and the potential long-term tax benefits.

Cecilia spoke about efforts to help unhoused residents in Yorkville, mentioning that one person hadn't been offered assistance in over a year. She was asked how enforcement of the ordinance would include connecting people to resources.

Alicia Castillo shared her personal experience with poverty and opposed data center siting and the ordinance process. She suggested compromise amendments such as reducing fines and requiring crisis intervention training.

Patrick Fish, Pastor in Kendall County, criticized the process of passing the ordinance without committee review or input from service providers. Called for its repeal to prevent legal challenges.

Annie Fish (Zoom comment) – Expressed disappointment that the ordinance was not listed as a formal agenda item.

**CONSENT AGENDA**

1. Bill Payments for Approval
  - \$ 2,207,802.13 (vendors)
  - \$ 448,435.48 (payroll period ending 08/15/25)
  - \$ 2,656,237.61 (total)
2. Treasurer's Report for July 2025 (ADM 2025-29)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Transier; seconded by Alderman Hyett.

Motion approved by a roll call vote. Ayes-7 Nays-0 Absent-1  
Koch-aye, Funkhouser-aye, Corneils-aye, Transier-aye,  
Soling-aye, Marek-aye, Hyett-aye

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**REPORTS**

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**MAYOR'S REPORT**

**Yorkville Hometown Days Festival**

Parks and Recreation Director Evans shared that Thursday, August 28th, marks the start of the Yorkville Hometown Days Festival with the Senior Services Associates BBQ fundraiser and the Yorkville Big Band. Friday will feature the Taylor Swift takeover. He also mentioned that the carnival and air dogs will return for the festival.

**Citizen Comments on  
Public Camping Ordinance**

Mayor Purcell thanked everyone who spoke during citizen comments this evening. He informed the public that the decision to put this ordinance on the agenda at the last meeting was his own, not the Council's. He noted that many great ideas and services the City will discuss may lead to bringing this back for a future vote or for possible changes. He also mentioned that he liked the idea of forming a community group to discuss this topic on a more regular basis.

**Resolution 2025-91**

**Approving a Change Order Related to the 2024  
Water Main Improvements – Contract A Project  
(Change Order No. 1 – Final Balancing)  
(CC 2025-59)**

Mayor Purcell entertained a motion to approve a Resolution Approving a Change Order Related to the 2024 Water Main Improvements – Contract A Project (Change Order No. 1 – Final Balancing) and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Plocher-aye, Funkhouser-aye, Corneils-aye, Transier-aye,  
Soling-aye, Marek-aye, Hyett-aye, Koch-aye

**Resolution 2025-92**

**Approving a Change Order Relating to the  
YBSD Water Main Extension Project  
(Change Order No. 1 – Final Balancing)  
(CC 2025-60)**

Mayor Purcell entertained a motion to approve a Resolution Approving a Change Order Relating to the YBSD Water Main Extension Project (Change Order No. 1 – Final Balancing) and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Funkhouser-aye, Corneils-aye, Transier-aye, Soling-aye,  
Marek-aye, Hyett-aye, Koch-aye, Plocher-aye

**Resolution 2025-93**

**Approving a Bid to Conduct Certain Water  
Main Improvements within the City  
(East Alley Water Main Improvements)  
(CC 2025-61)**

Mayor Purcell entertained a motion to approve a Resolution Approving a Bid to Conduct Certain Water Main Improvements within the City (East Alley Water Main Improvements) and authorize the Mayor and City Clerk to execute. So moved by Alderman Hyett; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Corneils-aye, Transier-aye, Soling-aye, Marek-aye,  
Hyett -aye, Koch-aye, Plocher-aye, Funkhouser-aye

**Resolution 2025-94**

**Approving an Engineering Agreement with  
Engineering Enterprises, Inc.  
(East Alley Water Main Replacement)  
(CC 2025-62)**

Mayor Purcell entertained a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (East Alley Water Main Replacement) and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Transier-aye, Soling-aye, Marek-aye, Hyett-aye,  
Koch-aye, Plocher-aye, Funkhouser-aye, Corneils-aye

**Resolution 2025-95**

**Approving the Release of a Performance Guarantee  
Bond Related to Grande Reserve Unit 4  
(CC 2025-63)**

Mayor Purcell entertained a motion to approve a Resolution Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 4 and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Soling-aye, Marek-aye, Hyett-aye, Koch-aye,  
Plocher-aye, Funkhouser-aye, Corneils-aye, Transier-aye

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

No report.

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

**Ordinance 2025-59**

**Authorizing the Sixth Amendment to the Annual  
Budget of the United City of Yorkville, for the  
Fiscal Year Commencing on May 1, 2024 and  
Ending on April 30, 2025 (Downtown TIF II)  
(ADM 2025-33)**

Alderman Corneils made a motion to approve an Ordinance Authorizing the Sixth Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2024 and Ending on April 30, 2025 (Downtown TIF II) and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Marek-aye, Hyett-aye, Koch-aye, Plocher-aye,  
Funkhouser-aye, Corneils-aye, Transier-aye, Soling-aye

**PARK BOARD**

No report.

**PLANNING AND ZONING COMMISSION (cont'd)**

**Project Steel – Prologis  
(Data Center) – Discussion  
(PZC 2025-07 & EDC 2025-59)**

- a. Ordinance Approving a Planned Unit Development Agreement with Prologis L.P. (Project Steel)
- b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street (Project Steel)
- c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street (State Route 47) (Project Steel)
- d. Ordinance Annexing Certain Territory Located Generally South of Galena Road, East of Eldamain Road, and West of North Bridge Street to the United City of Yorkville (Project Steel)

Mayor Purcell shared that there is no scheduled presentation on the sound study this evening. They will be ready soon and open for comments and discussion.

**Project Cardinal - Pioneer  
(Data Center) – Discussion  
(PZC 2025-08 & EDC 2025-50)**

- e. Ordinance Approving a Planned Unit Development Agreement with Pioneer Development, LLC (Project Cardinal)
- f. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street (Project Cardinal)
- g. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street (State Route 47) (Project Cardinal)
- h. Ordinance Annexing Certain Territory Located at the Southwest Corner of Baseline Road and North Bridge Street to the United City of Yorkville (Project Cardinal)

No discussion took place at the meeting.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK'S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

No report.

**STAFF REPORT**

No report.

**MAYOR'S REPORT (cont'd)**

**Public Works and Parks Department  
Facility Update  
(CC 2025-08)**

City Administrator Olson shared that the final panels are in, the flooring for the mezzanine is in, and they are working on the steel trusses.

**Lake Michigan Water  
Project Update  
(CC 2025-09)**

No report.

**ADDITIONAL BUSINESS**

No reports.

**EXECUTIVE SESSION**

None.

**ADJOURNMENT**

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Corneils; seconded by Alderman Hyett.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:59 p.m.

Minutes submitted by:

Jori Behland, City Clerk, City of Yorkville, Illinois

## Monica Cisija

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**Subject:** FW: Written Comment - 8/26 City Council Meeting

**From:** Elizabeth Bowman <[REDACTED]>

**Sent:** Friday, August 15, 2025 8:04:05 PM

**To:** Jori Behland <[jBehland@yorkville.il.us](mailto:jBehland@yorkville.il.us)>

**Subject:** Written Comment - 8/26 City Council Meeting

In 2017, my abusive partner kicked me out and I was homeless for three weeks. I had no showers. I stole a loaf of bread and carton of fruit juice one week: it was all I got to eat. He kept my dog from me. Today, I am about to buy my first house. I will never forget the dehumanization and silent lonely terror. Help people out: beds, food, shelter, dignity, therapy, medical care, let them keep their pets. It could happen to anyone — abuse, mental illness, addiction. It could be your child.

Elizabeth Bowman

## Monica Cisija

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**Subject:** FW: Homeless issues

**From:** Chris Clampitt <[REDACTED]>  
**Sent:** Saturday, August 16, 2025 10:53:46 AM  
**To:** Jori Behland <[jBehland@yorkville.il.us](mailto:jBehland@yorkville.il.us)>  
**Subject:** Homeless issues

Hello I want to thank you for paying attention to the concerns of the local citizens regarding the recent decision on the homeless issue in Yorkville. I don't live in Yorkville but I come to Yorkville very often in fact most of my shopping is done in Yorkville and I have friends from Yorkville. My concern is that your decision creates a problem rather than attempts to heal a situation. People are homeless for many reasons including loss of job, divorce, loss of resources, drug abuse, mental health issues ETC. Many are veterans. The people that are homeless are not "less than" but rather a part of our community that doesn't know how to get their resources or doesn't have the support behind them and the confidence in order to achieve their best self. Lack of money should never be a crime and it's up to the people that make the decisions to come up with better solutions. I reach out to Yorkville decision makers to be the true leader in this situation. Brainstorm ideas and solutions. Be a role model and blueprint for other cities to pattern their policies after. Form a council, create homes in empty buildings, offer more than a food pantry, offer meals, offer transportation, offer job assistance, offer mentoring, offer your hand in assistance. People are concerned about their fellow man but they have no way of reaching out, so my suggestion is for you to set a precedent be the role model and teach people how to extend a hand and greet the part of the community that needs your help with as much assistance as you can offer them. I truly believe that with help, many in the homeless community can become contributing members as they rebound and get some assistance. Thank you so much for reading my message and if you need someone to be on a committee that doesn't reside within the city limits please reach out to me and I will be happy to accept that position.

Wishing you all the best,

Chris Clampitt  
[REDACTED]

**Monica Cisija**

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**Subject:** FW: Wish to speak 8/26

**From:** John Joyce <[REDACTED]>

**Sent:** Saturday, August 16, 2025 1:02:43 PM

**To:** Jori Behland <[jBehland@yorkville.il.us](mailto:jBehland@yorkville.il.us)>

**Subject:** Wish to speak 8/26

My name is John Joyce. I am a resident of Yorkville in Autumn Creek subdivision. I would like to speak at the 8/26 council meeting on the topic of the recently passed "public camping" ordinance.

Please let me know if any other info is needed.

Thank you

John Joyce

Get [Outlook for iOS](#)

## Monica Cisija

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**Subject:** WRITTEN COMMENTS - regarding Ordinance 2025-57

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**From:** Anne Engelhardt (she/ her) [REDACTED]  
**Sent:** Monday, August 25, 2025 2:34 AM  
**To:** Jori Behland <[jBehland@yorkville.il.us](mailto:jBehland@yorkville.il.us)>  
**Cc:** Anne Engelhardt [REDACTED]  
**Subject:** WRITTEN COMMENTS - regarding Ordinance 2025-57

Written Comments from

Anne Engelhardt  
[REDACTED]

Comments on agenda item from previous meeting:

City Council Meeting August 12, 2025

Agenda Item: Mayor's Report

CC 2025-58 Ordinance Regulating Public Camping within Corporate Boundaries and Other Actions in Connection Therewith

*NOTE: The written comments exceed the word limit for stated comments at the meeting. I have condensed my spoken comments to under 500 words which I will present in person at the meeting on August 26, 2025*

WRITTEN COMMENTS - Below (Also as a PDF attachment.)

*Anne Engelhardt, resident of Yorkville for 47 years. .*

*I served as Kendall County PADS, Executive Director. PADS in a welcoming environment, provided safe shelter, nutritious meals, and other kinds of assistance to people living in homelessness. PADS was a not-for-profit organization staffed completely by volunteers, nearly 600 people each year from October - April. PADS operated in Kendall County from October 2010 - March 2020, when the pandemic brought many restrictions.*

**The WAY that Ordinance 2025-57 was voted on is disturbing to me.**

**Prior to voting on the ordinance:**

1. News media reported that there was little/ no discussion at the meeting. What information did each of the aldermen have before making their decision and casting their vote? How, when and where did they get this information? Was there a special meeting to discuss the ordinance? Were there conversations prior to and outside of the public meeting?
2. Before supporting an ordinance of this magnitude, did you seek input and ideas from the community organizations, professional agencies, faith leaders, social workers, citizens, or law enforcement agencies?

These are my observations based on the meeting minutes and subsequent inquiries . . .

- a. It appears that you did not have a conversation with KCHD Community Action or the Executive Director to talk about this idea which became a law.
  - b. There is no mention of you having meaningful conversations for input on this ordinance from the Yorkville police department or Sheriff's office.
  - c. You did not seek input or ideas from people in community who currently work with (or have previously had experience working with) the homeless population.
  - d. You did not seek input from faith leaders and other community leaders.
3. How DID you determine this ordinance was the best way to address the issues that accompany people living without a permanent residence?
  4. Were there discussions and deliberations about alternative solutions? What were those alternatives? If so, why were the other ideas rejected?
  5. What was the 12-page ordinance based on?
  6. Very importantly — **Where is the data-supported, evidence-based research for this approach?**

#### **Size of group of homeless people that seemed to be disproportionate to the broad reach of this ordinance.**

How many different individuals are behaving in unacceptable or illegal ways? What is the number of homeless people who have received interventions and appropriate assistance in the past year? How many reports did you receive about these specific individuals? Did you discuss the reports of the issues with Yorkville Police?

It looks like to me that a law was put into place due to a small number of individuals and perhaps a small number of incidents.

This seems to be a swift and broad reaction rather than thoughtful deliberation and discernment of a humanitarian problem.

#### **Intention of the ordinance**

What is the intention of the ordinance? How will it be enforced? What is the expected outcome?

Is it a bandaid or quick fix? Does the ordinance have inherent components to actually examine the homeless situation locally - the causes and and more lasting solutions?

#### **Understanding the conditions of homelessness**

The ordinance 2025-57 voted on two weeks ago shows no understanding of the conditions and needs of unhoused people.

People living in homeless have many reasons for their situations. Many live with mental illness, brain injuries, PTSD, substance abuse, and social disorders. Some have little or no employment. Or the job they had was not enough to pay rent, utilities, transportation, food and even other thing needed for basic living.

#### **Crimes against people or property**

If ANY person (with OR without a home) behaves in a way that is harmful to people or public property, there are laws to address these offenses. Each offense, SHOULD be dealt with according to the laws in place for the specific offense/ crime -- regardless of the person's status of living in a residency or living without a permanent place to stay.

HOWEVER, Is it a crime to sleep in a vehicle? Could the person be sleeping there because they are a truck driver and need or re required to sleep before another long segment? Could it be a commuter? Could it be a person leaving a bar having had too much to drink, and made a decision to wait in their vehicle for awhile before driving and then fell asleep? If a person is sleeping in a vehicle, does a police officer need to know if that person is homeless or if they have a permanent address? Is sleeping in a vehicle harming themselves or anyone else?

Is it a crime to sleep in a public place, for on a bench or chair? Is that harmful to self or to anyone else? Is that person living with or without a permanent address? Is that actually a necessary piece of information?

**Based on this ordinance, the consequences of being homeless will be severe.**

Is a homeless person able to pay fines of \$75 to \$750? At what point will a homeless person be put in jail? Will KC jail accept these individuals? For how many days? What kinds of assistance will the individual receive while in jail? In what ways will the behavior be changed? What will happen to these individuals once they are released from jail? (Repeat, repeat, repeat - into a never-ending downward spiral).

**What evidence-based, data-driven information did you have to justify this method of handling homeless people?**

**How well do you know what procedures are currently being used to address the needs of unhoused people?**

Kendall County Health Department staff works with Continuum of Care, serving Kendall, Will, and Grundy counties. They use a well-developed Homeless Response System. The System Map includes Prevention, Interventions, and a Coordinated Entry System. (HANDOUT)

In addition, nearly 85% of he Yorkville Police Patrol Officers are certified in Crisis Intervention, which includes working with unhoused individuals.

**My biggest fear if this new law is used it will become a means of profiling:**

Profiling is to observe, record, or analyze a person's psychological and behavioral characteristics, so as to assess or predict their capabilities in a certain sphere or to assist in identifying a particular subgroup of people.

Does this ordinance address only the unacceptable or unlawful Behavior, or does it Target a specific group of people? Targeting, singling out a specific group of people, makes them the "other." The "other" become scapegoats for bigger underlying issues and problems. The "other" can easily become dehumanized, making it easier to fine and jail them, rather than providing them with the kinds of help they actually need.

**My best hope is that Yorkville will be a community with compassion and seeks sustainable solutions for the most marginalized people amongst us.**

The 39th President of the United States said , "The measure of a society is found in how they treat their weakest and most helpless citizens."

How do we treat the the weakest and most marginalized people in our Yorkville community? Does ordinance 2025-57 reflect who we are as a community? Is this law really necessary?

I recommend that you support the trained and certified professionals in our community, using their understanding, skills, and compassion as they respond to the needs of unhoused people.

I recommend that you support a team of community experts and interested citizens to research and discern what else we can do as a community to care for unhoused individuals.

I respectfully ask that Ordinance 2025-57 be repealed.  
Thank you.

Anne Engelhardt

[REDACTED]

[REDACTED]

## Monica Cisija

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**Subject:** Homelessness

**From:** kelly plocher [REDACTED]  
**Sent:** Tuesday, August 26, 2025 8:22:24 PM  
**To:** Bart Olson <[BOlson@yorkville.il.us](mailto:BOlson@yorkville.il.us)>  
**Subject:** Homelessness

I would like to attend the Yorkville City Council meeting this week. However I along with several volunteers from our church, are serving the homeless at Hesed House in Aurora Tuesday night. I have been personally making breakfast for the 250 guests once a month for 5 years. Our church collects towels and personal care items , reading glasses, socks , and twin sheets for Hesed House. We started a little library there. I had finally put my feet where my mouth was complaining. I pray that others will also be moved to helpful action. I live near a park in Yorkville that had become a shelter for a homeless individual for several weeks. I also experienced property damage from another homeless person. I am glad the ordinance was passed. I pray that by doing this, Yorkville has started a conversation. Both individuals were asked if they would like assistance to a shelter. I was told by one individual he loved the way he lived. Chronic homelessness is a country problem. You can't force people to seek help, but they must abide by the same laws that govern us all.

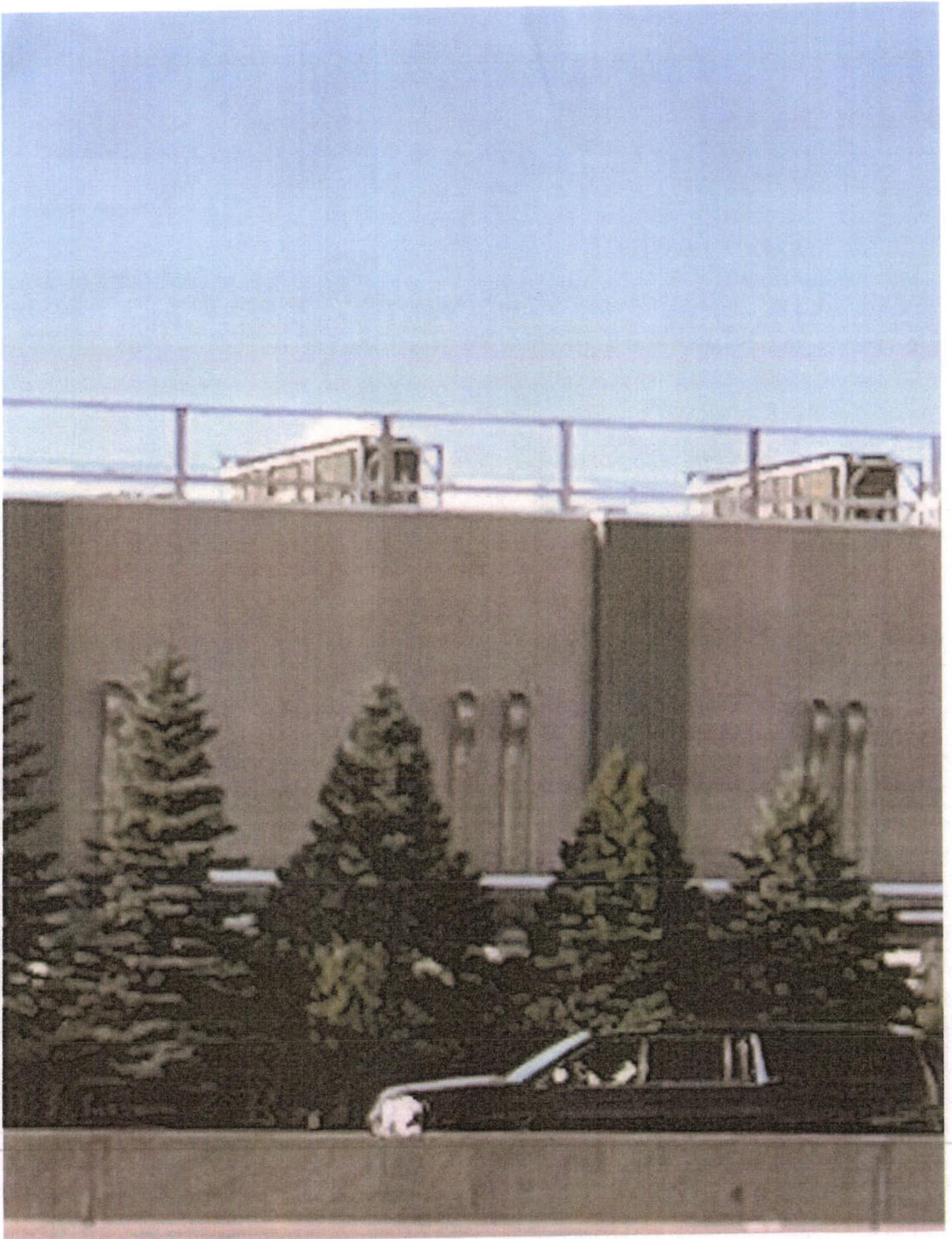
## Bernard Weiler

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**From:** Bernard Weiler <bkw@mickeywilson.com> on behalf of Bernard Weiler  
**Sent:** Tuesday, August 26, 2025 6:12 PM  
**To:** Bernard Weileri



Bernard K. Weiler  
Mickey, Wilson, Weiler, Renzi & Andersson, P.C.  
[140 S. Municipal Drive](#)  
Sugar Grove, IL 60554  
Office: [\(630\) 801-9699, Ext. 103](#)  
Cell: [REDACTED]  
Fax: [\(630\) 801-9715](#)





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 #3

Tracking Number

### Agenda Item Summary Memo

**Title:** Bills for Payment

**Meeting and Date:** City Council – September 9, 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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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CHECK DATE: 08/19/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
543125	EUCLIDBE	EUCLID BEVERAGE					
	W-4379576		08/19/25	01	2025 HOMETOWN DAYS DRINKS	79-795-56-00-5602	17,217.50
						INVOICE TOTAL:	17,217.50 *
						CHECK TOTAL:	17,217.50
						TOTAL AMOUNT PAID:	17,217.50



- |                                |                                   |                                  |                         |
|--------------------------------|-----------------------------------|----------------------------------|-------------------------|
| 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       |                                  |                         |

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM # DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900167	FNBO	FIRST NATIONAL BANK OMAHA		08/25/25		
	082525-A.ROSA	07/31/25	01 LOGO FACTORY-CAP		01-220-56-00-5620	22.49
					INVOICE TOTAL:	22.49 *
	082525-A.ROZBORSKI	07/31/25	01 MENARSD#062625-RAGS, ROLLER		01-410-56-00-5620	37.28
			02 COVER, MARKING ROLL,		** COMMENT **	
			03 BRAKECLEAN		** COMMENT **	
			04 MENARDS#071525-BUCKET, PAIL		01-410-56-00-5620	12.54
			05 MENARDS#062625-PAINT		01-410-56-00-5620	53.98
			06 JX TRUCK-BATTERY REPAIR		01-410-54-00-5490	787.83
			07 FIREHOUSE DIRECT-WATER HOSE		01-410-56-00-5620	149.62
			08 AMAZON-ROTARY WEED BRUSH		01-410-56-00-5620	43.28
					INVOICE TOTAL:	1,084.53 *
	082525-A.SIMMONS	07/31/25	01 GOTO-AUG 2025 PHONE USAGE		01-110-54-00-5440	168.39
			02 GOTO-AUG 2025 PHONE USAGE		01-220-54-00-5440	179.62
			03 GOTO-AUG 2025 PHONE USAGE		01-120-54-00-5440	123.49
			04 GOTO-AUG 2025 PHONE USAGE		01-210-54-00-5440	898.07
			05 GOTO-AUG 2025 PHONE USAGE		79-795-54-00-5440	179.62
			06 NICOR#14-49-64-6209 5-6/4-7/3		01-110-54-00-5480	156.77
			07 651 PRAIRIE POINTE		** COMMENT **	
			08 ADS-651 PRAIRIE POINTE REPAIR		24-216-54-00-5446	435.25
			09 ADS-2224 TREMONT REPAIR		24-216-54-00-5446	435.25
			10 VERIZON-7/2-8/1 IN CAR UNITS		01-210-54-00-5440	756.21
			11 COMCAST-6/20-7/19 651 PP		01-110-54-00-5440	82.34
			12 INTERNET		** COMMENT **	
			13 COMCAST-6/20-7/19 651 PP		01-220-54-00-5440	87.83
			14 INTERNET		** COMMENT **	
			15 COMCAST-6/20-7/19 651 PP		01-120-54-00-5440	60.38
			16 INTERNET		** COMMENT **	
			17 COMCAST-6/20-7/19 651 PP		79-790-54-00-5440	87.83
			18 INTERNET		** COMMENT **	
			19 COMCAST-6/20-7/19 651 PP		01-210-54-00-5440	439.12
			20 INTERNET		** COMMENT **	
			21 COMCAST-6/20-7/19 651 PP		79-795-54-00-5440	87.83
			22 INTERNET		** COMMENT **	
			23 ADS-JUN-SEPT 2025 MONITORING		24-216-54-00-5446	120.00
			24 AT BEECHER CENTER		** COMMENT **	
			25 ADS-AUG-OCT 2025 MONITORING		24-216-54-00-5446	120.00
			26 102 E VAN EMMON		** COMMENT **	
			27 ADS-AUG-OCT 2025 MONITORING AT		24-216-54-00-5446	555.25
			28 651 PRAIRIE POINTE		** COMMENT **	
					INVOICE TOTAL:	4,973.25 *
	082525-A.ZITT	07/31/25	01 MENARSD#063025-PINE SOL		51-510-56-00-5620	25.92
			02 MENARSD#070925-HAMMER,		51-510-56-00-5630	107.33

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900167	FNBO	FIRST NATIONAL BANK OMAHA		08/25/25		
	082525-A.ZITT	07/31/25	03 MEASURING TAPE, WRENCH, 04 PLIERS, TOOL BAG		** COMMENT ** ** COMMENT ** INVOICE TOTAL:	133.25 *
	082525-B.BEHRENS	07/31/25	01 MENARDS#070825-HOSE HANGERS		01-410-56-00-5620 INVOICE TOTAL:	13.28 13.28 *
	082525-B.OLSON	07/31/25	01 ICMA-ANNUAL CONFERENCE 02 REGISTRATION 03 ZOOM-07/23-08/22 USER FEES 04 NY TIMES-SUBSCRIPTION RENEWAL		01-110-54-00-5412 ** COMMENT ** 01-110-54-00-5462 01-110-54-00-5460 INVOICE TOTAL:	890.00 194.95 4.00 1,088.95 *
	082525-D.BROWN	07/31/25	01 GRAINGER-OVERBOOTS 02 GRAINGER-UPS SYSTEM 03 MENARDS#070925-LUBE, PLIERS 04 MENARDS#062625-NIPPLES 05 GAS-N-WASH-CAR WASH 06 AMAZON-BATTERY BACKUP 07 AMAZON-COLOR PRINTER INK 08 GRAINGER-UPS SYSTEM		51-510-56-00-5600 51-510-56-00-5620 51-510-56-00-5630 51-510-56-00-5620 51-510-54-00-5490 51-510-56-00-5620 51-510-56-00-5620 51-510-56-00-5620 INVOICE TOTAL:	86.54 101.73 33.98 6.59 15.00 199.98 78.98 101.73 624.53 *
	082525-D.HANSEN	07/31/25	01 AMAZON-MONITOR STAND, MOUSE, 02 DESK ORGANIZER, DESK FAN		01-220-56-00-5620 ** COMMENT ** INVOICE TOTAL:	83.51 83.51 *
	082525-D.HENNE	07/31/25	01 MENARDS#072825-PLIERS 02 MENARDS#071525-SILICONE 03 MENARDS#072325-SILICONE 04 MENARDS#072525-RAKE 05 MENARDS#072425-SILICONE 06 MENARDS#071425-MORTAR MIX		01-410-56-00-5630 01-410-56-00-5620 01-410-56-00-5620 01-410-56-00-5630 01-410-56-00-5620 01-410-56-00-5620 INVOICE TOTAL:	16.97 35.48 37.68 15.98 28.72 19.47 154.30 *
	082525-D.SMITH	07/31/25	01 AMAZON-DIGITAL LEVEL 02 MENARDS#071825-PADDLOCK, COILS 03 RURAL KING-SPRAYER PUMP 04 HOME DEPO-FLAG BRACKET 05 MENARDS#070825-BOARDS 06 HOME DEPO- GRINDER, CUP 07 WHEELS 08 SPEEDWAY-ICE 09 MENARDS#070125-BOARDS 10 MENARDS#070125-BOARDS,NUTS,		23-230-60-00-6062 79-790-56-00-5620 79-790-56-00-5640 79-790-56-00-5640 23-230-60-00-6062 23-230-60-00-6062 ** COMMENT ** 79-795-56-00-5606 23-230-60-00-6062 79-790-56-00-5640	154.00 83.90 29.99 35.82 219.60 399.94 90.75 675.00 81.53

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900167	FNBO	FIRST NATIONAL BANK OMAHA		08/25/25		
	082525-D.SMITH	07/31/25	11 BOLTS, WASHERS		** COMMENT ** INVOICE TOTAL:	1,770.53 *
	082525-D.YODER	07/31/25	01 MENARDS#071125-ROLLERS 02 NAPA#393285-V-BELT 03 NAPA#393696-IMPACT SOCKET		01-410-56-00-5620 01-410-56-00-5628 01-410-56-00-5628 INVOICE TOTAL:	14.98 19.53 24.99 59.50 *
	082525-E,WILLRETT	07/31/25	01 STERCHI-INSTANT DRUG TESTING 02 STERCHI-INSTANT DRUG TESTING 03 STERCHI-ANNUAL RANDOM 04 MANAGEMENT FEE 08 PARAGON-NEW LAPTOPS 09 PARAGON-RETURNED LAPTOP CR		79-795-54-00-5462 01-110-54-00-5462 01-110-54-00-5462 ** COMMENT ** 25-212-56-00-5635 25-212-56-00-5635 INVOICE TOTAL:	300.00 50.00 450.00  13,859.89 -2,539.98 12,119.91 *
	082525-E.DHUSE	07/31/25	01 AMAZON-DISPOSABLE GLOVES 02 AMAZON-DISPOSABLE GLOVES 03 AMAZON-DISPOSABLE GLOVES 04 GAS-N-WASH-MONTHLY CAR WASHES		01-410-56-00-5620 51-510-56-00-5620 52-520-56-00-5620 01-410-56-00-5628 INVOICE TOTAL:	71.66 71.67 71.67 29.95 244.95 *
	082525-E.HERNANDEZ	07/30/25	01 MENARDS#062725-TAMPER, SHOVEL 02 TARGET-MARKERS 03 MENARDS#062725-SEALANT		01-410-56-00-5620 01-410-56-00-5620 01-410-56-00-5620 INVOICE TOTAL:	52.97 7.38 37.98 98.33 *
	082525-G.JOHNSON	07/31/25	01 MENARDS#070325-BATTERIES, 02 PADDED SHOULDER STRAP		51-510-56-00-5620 ** COMMENT ** INVOICE TOTAL:	18.34  18.34 *
	082525-G.KLEEFISCH	07/31/25	01 MENARDS#070825-WEED SPRAY		79-790-56-00-5620 INVOICE TOTAL:	159.98 159.98 *
	082525-G.NELSON	07/31/25	01 AMAZON-PENS 02 AMAZON-FOLDERS 03 PARADISE-JUN 2025 CAR WASHES 04 AMAZON-COPY PAPER		01-220-56-00-5610 01-220-56-00-5610 01-220-54-00-5462 01-220-56-00-5610 INVOICE TOTAL:	17.08 24.00 29.00 105.31 175.39 *
	082525-G.STEFFANS	07/31/25	01 MECHANICS LAB-DIAGNOSTIC FOR 02 VAN-CON 03 UPS-SEWER CAM POSTAGE 04 HOME DEPO-STEEL DEMONS 05 MENARDS#070125-VIEWTAINERS		52-520-54-00-5495 ** COMMENT ** 52-520-54-00-5495 52-520-56-00-5620 52-520-56-00-5620	175.10  73.65 24.85 7.98

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900167	FNBO	FIRST NATIONAL BANK OMAHA		08/25/25		
	082525-G.STEFFANS	07/31/25	06 MENARDS#062725-BATTERIES		52-520-56-00-5620	33.93
			07 MENARDS#72225-JETTING SUPPLIES		52-520-56-00-5620	26.94
					INVOICE TOTAL:	342.45 *
	082525-J.ANDERSON	07/31/25	01 NAPA#392265-GEAR OIL		79-790-56-00-5640	51.96
					INVOICE TOTAL:	51.96 *
	082525-J.BAUER	07/30/25	01 COMED-4/16-6/17 972 TIMBER		51-510-54-00-5480	1,900.06
			02 OAK		** COMMENT **	
					INVOICE TOTAL:	1,900.06 *
	082525-J.BEHLAND	07/31/25	01 IN TOWNE STORAGE-JUL 2025		01-220-54-00-5485	308.00
			02 STORAGE RENTAL		** COMMENT **	
			03 TRIBUNE- PROJECT CARDINAL		90-242-00-00-0011	4,284.00
			04 ANNEXATION DISPLAY		** COMMENT **	
			05 SHAW-WEED NUISANCE AD		01-220-54-00-5426	382.54
			06 SHAW-YORKVILLE CHAMBER AD		79-795-54-00-5426	1,495.00
			07 IIMC-MEMBERSHIP RENEWAL		01-110-54-00-5460	250.00
					INVOICE TOTAL:	6,719.54 *
	082525-J.GALAUNER	07/31/25	01 ULINE-CORRUGATED PADS		79-795-56-00-5606	227.60
			02 IPRA-CERTIFIED YOUTH SPORTS		79-795-54-00-5412	325.00
			03 ADMINISTRATOR COURSE		** COMMENT **	
			04 AMAZON-BASEBALL SCORE BOOKS		79-795-56-00-5606	91.20
			05 AMAZON-KEURIG COFFEE MAKER		79-795-56-00-5607	89.00
					INVOICE TOTAL:	732.80 *
	082525-J.JACKSON	07/31/25	01 MENARDS#072825-PLIERS		52-520-56-00-5630	18.97
			02 MENARDS#070125- RUBBER PIPE,		52-520-56-00-5630	34.36
			03 SHEARS, FOIL TAPE		** COMMENT **	
			04 NAPA#392957-BATTERY CABLES		52-520-56-00-5640	12.18
			05 O'REILLY-HEATER FITTING		52-520-56-00-5640	6.54
					INVOICE TOTAL:	72.05 *
	082525-J.JENSEN	07/31/25	01 MIKE & DENISE-LUNCHEON		01-210-54-00-5415	59.83
			02 YORK CHAMBER-NEW TEACHER		01-210-54-00-5415	120.00
			03 WELCOME BREAKFAST REGISTRATION		** COMMENT **	
			04 WITH SPONSORSHIP		** COMMENT **	
					INVOICE TOTAL:	179.83 *
	082525-J.NAVARRO	07/31/25	01 HOME DEPO-PARACORD		24-216-56-00-5656	4.75
			02 AMAZON-LOCK LUBE		24-216-56-00-5656	17.93
			03 AMAZON-COAT RACK,BADGE HOLDER		24-216-56-00-5656	66.30
			04 AMAZON-PAPER TOWELS		24-216-56-00-5656	137.04
			05 AMAZON-REURIG COAT RACK		24-216-56-00-5656	-34.88

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900167	FNBO	FIRST NATIONAL BANK OMAHA			08/25/25		
	082525-J.NAVARRO	07/31/25	06	AMAZON-SIGNS		24-216-56-00-5656	23.27
			07	FERGUSON-PAPER TOWEL, TOILET		24-216-56-00-5656	265.02
			08	TISSUE		** COMMENT **	
			09	AMAZON-VINYL NUMBERS, TRASH		24-216-56-00-5656	82.81
			10	BAGS		** COMMENT **	
				INVOICE TOTAL:			562.24 *
	082525-J.SLEEZER	07/31/25	01	AMAZON-HOSE NOZZLE		01-410-56-00-5620	63.25
				INVOICE TOTAL:			63.25 *
	082525-J.WEISS	07/31/25	01	SKEWERS, GLOSS AEROSOL		82-000-24-00-2480	20.18
			02	AMAZON-KRAFT PAPER BAGS		82-000-24-00-2480	15.18
			03	AMAZON-SIGN HOLDER		82-820-56-00-5610	29.99
			04	AMAZON-END OF SUMMER PRIZES		82-000-24-00-2480	176.90
			05	TARGET-GIFT CARDS		82-000-24-00-2480	23.00
				INVOICE TOTAL:			265.25 *
	082525-JULIE.GALAUNE	07/31/25	01	AMAZON-RIVERFEST SUPPLIES		79-795-56-00-5606	76.98
			02	AMAZON-RIVERFEST SUPPLIES		79-795-56-00-5606	86.74
			03	AMAZON-RIVERFEST ITEMS REFUND		79-795-56-00-5606	-101.94
			04	AMAZON-RIVERFEST ITEMS REFUND		79-795-56-00-5606	-101.94
			05	AMAZON-RIVERFEST ITEMS REFUND		79-795-56-00-5606	-101.94
			06	WALMART-RETURNED ICE TEA		79-795-56-00-5606	-11.76
			07	ACE-PAISLS		79-795-56-00-5606	23.96
			08	WALMART-RIVERFEST SUPPLIES		79-795-56-00-5606	176.63
			09	WALMART-RIVERFEST ALCOHOL, CUPS		79-795-56-00-5606	406.61
			10	SAMS-LEMONADE		79-795-56-00-5606	116.48
			11	TARGET-RIVERFEST SUPPLIES		79-795-56-00-5606	44.52
			12	AMAZON-LEMONADE		79-795-56-00-5606	135.20
			13	JEWEL-ALCOHOL, POP		79-795-56-00-5606	57.97
			14	AMAZON-TAPIOCA PEARLS FOR		79-795-56-00-5606	146.92
			15	BUBBLE TEA		** COMMENT **	
			16	AMAZON-STRING LIGHTS		79-795-56-00-5606	333.37
			17	AMAZON-TABLECLOTHS		79-795-56-00-5606	80.23
			18	RURAL KING-STRAW		79-795-56-00-5606	53.94
			19	AMAZON-PHOTO BOOTH PROPS		79-795-56-00-5606	18.98
			20	AMAZON-FOAM WREATH FORMS		79-795-56-00-5606	53.55
			21	MENARDS#071525-POP		79-795-56-00-5606	5.69
			22	AMAZON-LOLLIPOP RINGS		79-795-56-00-5606	139.92
			23	FUN EXPRESS-TEMPORARY TATTOOS		79-795-56-00-5606	38.88
			24	AMAZON-CUPS		79-795-56-00-5602	55.52
			25	MENARDS#072425-NATIONAL NIGHT		79-795-56-00-5606	24.59
			26	OUT SUPPLIES		** COMMENT **	
			27	WALMART-RETURNED RIVER FEST		79-795-56-00-5606	-32.04
			28	ITEMS		** COMMENT **	

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900167	FNBO	FIRST NATIONAL BANK OMAHA			08/25/25		
	082525-JULIE.GALAUNE	07/31/25	29	WALMART-FRUIT POUCHES, TOWELS,		79-795-56-00-5602	100.56
			30	WATER		** COMMENT **	
						INVOICE TOTAL:	1,827.62 *
	082525-K.BALOG	07/31/25	01	ACCURINT-MAY 2025 SEARCHES		01-210-54-00-5462	200.00
			02	COMCAST-06/15-07/14 ETHERNET		24-216-54-00-5446	873.25
			03	YORK POST-POSTAGE		01-210-54-00-5452	22.15
			04	AMAZON-PEPPER SPRAY		01-210-56-00-5620	99.05
						INVOICE TOTAL:	1,194.45 *
	082525-K.BARKSDALE	07/31/25	01	ADOBE-MONTHLY CREATIVE CLOUD		01-220-54-00-5462	59.99
			02	BISNOW-DATA CENTER INVESTMENT		01-220-54-00-5412	427.45
			03	CONFERENCE & EXPO REGISTRATION		** COMMENT **	
						INVOICE TOTAL:	487.44 *
	082525-K.GREGORY	07/31/25	01	SIU-BASIC ECONOMIC DEVELOPMENT		01-110-54-00-5412	500.00
			02	COURSE REGISTRATION		** COMMENT **	
						INVOICE TOTAL:	500.00 *
	082525-K.IHRIG	07/31/25	01	AMAZON-MINECRAFT SUPPLIES		79-795-56-00-5606	60.79
			02	TARGET-SUMMER CAMP SUPPLIES		79-795-56-00-5606	89.95
			03	TARGET-SUMMER CAMP SUPPLIES		79-795-56-00-5606	42.99
			04	MENARDS#071425-KEY HANDLE		79-795-56-00-5606	4.99
			05	REPLACEMENT		** COMMENT **	
			06	WALMART-CARDSTOCK		79-795-56-00-5606	21.82
			07	WALMART-CRAFT SUPPLIES		79-795-56-00-5606	34.51
			08	TARGET-BAGGIES		79-795-56-00-5606	3.59
			09	WALMART-NEON STICKS		79-795-56-00-5606	5.97
			10	AMAZON-BALLOON PUMP		79-795-56-00-5606	18.04
			11	AMAZON-FALL CLASSROOM ITEMS		79-795-56-00-5606	56.56
			12	MICHAELS-FOAM SHEETS		79-795-56-00-5606	3.57
			13	AMAZON-PIRATE PARTY SUPPLIES		79-795-56-00-5606	25.97
			14	AMAZON-CLASSROOM DECOR		79-795-56-00-5606	36.43
			15	AMAZON-FALL SUPPLIES		79-795-56-00-5606	270.26
						INVOICE TOTAL:	675.44 *
	082525-K.JONES	07/31/25	01	AMPERAGE#2232551-BOLTS		23-230-56-00-5642	45.44
			02	AMPERAGE#2233299-BULBS		23-230-56-00-5642	46.95
			03	ARNESON#274648-JUN 2025 DIESEL		01-410-56-00-5695	78.32
			04	ARNESON#274648-JUN 2025 DIESEL		51-510-56-00-5695	78.32
			05	ARNESON#274648-JUN 2025 DIESEL		52-520-56-00-5695	78.32
			06	WATER PRODUCTS#0329535-VALVE		51-510-56-00-5640	552.00
			07	SEAT RUBBER		** COMMENT **	
			08	ARNESON#274649-JUN 2025 GAS		01-410-56-00-5695	308.90
			09	ARNESON#274649-JUN 2025 GAS		51-510-56-00-5695	308.90

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900167	FNBO	FIRST NATIONAL BANK OMAHA			08/25/25		
	082525-K.JONES	07/31/25	10	ARNESON#274649-JUN 2025 GAS		52-520-56-00-5695	308.89
			11	WATER PRODUCTS#0329569-VALVE		51-510-56-00-5640	1,988.00
			12	PLATE		** COMMENT **	
			13	IML-CONFERENCE		01-110-54-00-5412	325.00
			14	REGISTRATION-MAREK		** COMMENT **	
			15	O'MALLEY#21694-HITCH MOUNTED		51-510-56-00-5628	387.50
			16	VICE		** COMMENT **	
			17	O'MALLEY#21707-WATER MAIN		51-510-56-00-5620	390.00
			18	WRENCH		** COMMENT **	
			19	AQUAFIX-VITASTIM GREASE		52-520-56-00-5613	1,149.92
			20	WATER PRODUCTS#0329716-MANHOLE		51-510-56-00-5640	2,280.00
			21	RING		** COMMENT **	
			22	AURORA-MAY 2025 WATER TESTING		51-510-54-00-5429	252.00
			23	ALTEC-ANNUAL PM AND		01-410-54-00-5490	867.78
			24	DIELECTRIC TESTING		** COMMENT **	
			25	UNIFIRST-FIRST AID SUPPLIES		52-520-56-00-5620	171.89
			26	FIRST PLACE-STAKES		01-410-56-00-5620	148.00
			27	ARNESON#274401-JUN 2025 GAS		01-410-56-00-5695	237.78
			28	ARNESON#274401-JUN 2025 GAS		51-510-56-00-5695	237.78
			29	ARNESON#274401-JUN 2025 GAS		52-520-56-00-5695	237.77
			30	ARNESON#274402-JUN 2025 DIESEL		01-410-56-00-5695	245.65
			31	ARNESON#274402-JUN 2025 DIESEL		51-510-56-00-5695	245.65
			32	ARNESON#274402-JUN 2025 DIESEL		52-520-56-00-5695	245.64
			33	ARNESON#273318-JUN 2025 GAS		01-410-56-00-5695	257.04
			34	ARNESON#273318-JUN 2025 GAS		51-510-56-00-5695	257.04
			35	ARNESON#273318-JUN 2025 GAS		52-520-56-00-5695	257.05
			36	ARNESON#157561-JUN 2025 DIESEL		01-410-56-00-5695	257.33
			37	ARNESON#157561-JUN 2025 DIESEL		51-510-56-00-5695	257.33
			38	ARNESON#157561-JUN 2025 DIESEL		52-520-56-00-5695	257.32
			39	ARNESON#157560-JUN 2025 GAS		01-410-56-00-5695	290.85
			40	ARNESON#157560-JUN 2025 GAS		51-510-56-00-5695	290.85
			41	ARNESON#157560-JUN 2025 GAS		52-520-56-00-5695	290.85
			42	METRO INDUSTRIES#074335-LIFT		52-520-54-00-5444	360.00
			43	STATION MONTHLY METRO CLOUD		** COMMENT **	
			44	DATA SERVICE		** COMMENT **	
			45	METRO		52-520-54-00-5444	1,170.00
			46	INDUSTRIES#074535-CHANGED PUMP		** COMMENT **	
			47	FAIL RELAY		** COMMENT **	
			48	WELDSTAR-CYLINDER RENTAL		01-410-54-00-5485	94.86
			49	AMPERAGE#2240519-LOCKNUTS,		23-230-56-00-5642	264.02
			50	NIPPLES, WIRE		** COMMENT **	
			51	ARNESON#269369-JUL 2025 DIESEL		01-410-56-00-5695	154.82
			52	ARNESON#269369-JUL 2025 DIESEL		51-510-56-00-5695	154.83
			53	ARNESON#269369-JUL 2025 DIESEL		52-520-56-00-5695	154.83
			54	ARNESON#269368-JUL 2025 GAS		01-410-56-00-5695	365.58

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900167	FNBO	FIRST NATIONAL BANK OMAHA			08/25/25		
	082525-K.JONES	07/31/25	55	ARNESON#269368-JUL 2025 GAS		51-510-56-00-5695	365.58
			56	ARNESON#269368-JUL 2025 GAS		52-520-56-00-5695	365.58
				INVOICE TOTAL:			17,082.16 *
	082525-L.NELSON	08/14/25	01	KENDALL PRINT-BUSINESS CARDS		79-795-56-00-5610	39.00
				INVOICE TOTAL:			39.00 *
	082525-M.BARBANENTE	07/31/25	01	TARGET-BUBBLES,GOLDFISH SNACKS		79-795-56-00-5606	47.92
			02	TARGET-PRESCHOOL SNACKS		79-795-56-00-5606	15.16
			03	JEWEL-PRESCHOOL SNACKS		79-795-56-00-5606	39.90
			04	TARGET-PRESCHOOL SNACKS		79-795-56-00-5606	18.76
			05	TARGET-WATER BALLOONS		79-795-56-00-5606	19.98
			06	TARGET-CLEANING MATERIALS		79-795-56-00-5606	16.76
			07	TARGET-PRESCHOOL SNACKS		79-795-56-00-5606	9.98
			08	TARGET-WATER TOYS		79-795-56-00-5606	12.00
			09	JEWEL-PRESCHOOL SUPPLIES		79-795-56-00-5606	15.00
			10	TARGET-PRESCHOOL SNACKS		79-795-56-00-5606	23.37
			11	TARGET-PRESCHOOL SNACKS		79-795-56-00-5606	108.90
				INVOICE TOTAL:			327.73 *
	082525-M.CARYLE	07/31/25	01	CARSTAR#10553-FUEL INJECTOR		01-210-54-00-5495	1,905.38
			02	REPAIR		** COMMENT **	
			03	THOMSON RUETERS-JUN 2025		25-205-60-00-6060	476.70
			04	CLEAR PROFLEX AGREEMENT		** COMMENT **	
			05	LEADS-CELLHAWK SUBSCRIPTION		25-205-60-00-6060	3,085.00
			06	CHICAGO		01-210-54-00-5495	770.00
			07	COMMUNICATIONS#362310-DVR		** COMMENT **	
			08	REPAIR		** COMMENT **	
			09	CHICAGO		01-210-54-00-5495	110.00
			10	COMMUNICATIONS#362311-GPS		** COMMENT **	
			11	REPAIR		** COMMENT **	
			12	CHICAGO		01-210-54-00-5495	110.00
			13	COMMUNICATIONS#362312-MOBILE		** COMMENT **	
			14	RADIO DIAGNOSTIC		** COMMENT **	
			15	GJOVIKS#455557-REPLACE		01-210-54-00-5495	592.50
			16	STARTER		** COMMENT **	
			17	GJOVIKS#455865-REPLACE COOLING		01-210-54-00-5495	2,095.45
			18	SYSTEM LINES		** COMMENT **	
			19	GJOVIKS#456010-REPLACED GROUND		01-210-54-00-5495	135.00
			20	TERMINAL FOR BATTERY		** COMMENT **	
			21	GJOVIKS#456074-OIL CHANGE		01-210-54-00-5495	64.34
			22	GJOVIKS#456244-OIL CHANGE,		01-210-54-00-5495	294.90
			23	REPLACE TIRE		** COMMENT **	
			24	GJOVIKS#456312-STARTER REPAIR		01-210-54-00-5495	664.46
			25	GJOVIKS#456409-OIL CHANGE		01-210-54-00-5495	62.04

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900167	FNBO	FIRST NATIONAL BANK OMAHA		08/25/25		
	082525-M.CARYLE	07/31/25	26 GJOVIKS#456311-TIRE & BRAKE 27 REPAIR		01-210-54-00-5495	1,034.86
			28 LOGO FACTORY-OXFORDS		01-210-56-00-5600	119.77
			29 EVENTBRITE-SOCIAL MEDIA		01-210-54-00-5412	232.60
			30 INVESTIGATIONS REGISTRATION		** COMMENT **	
			31 GJOVIKS#456089-SQUAD REPAIR		01-210-54-00-5495	1,398.64
					INVOICE TOTAL:	13,151.64 *
	082525-M.CISIJA	07/31/25	01 AMAZON-POST IT NOTES, 02 CERTIFICATE HOLDERS		01-110-56-00-5610	58.16
			03 AMAZON-CERTIFICATE PAPER		01-110-56-00-5610	12.49
			04 JEWEL-CUPS		01-110-56-00-5610	13.98
			05 AMAZON-STORAGE BOXES		01-110-56-00-5610	58.70
			06 UPS-1 PKG FOR IEPA LOAN		51-510-60-00-6011	37.96
			07 UPS-1 PKG FOR IEPA LOAN		51-510-60-00-6011	38.79
					INVOICE TOTAL:	220.08 *
	082525-M.CURTIS	07/31/25	01 AMAZON-GAMES		82-000-24-00-2480	53.87
			02 AMAZON-GAMES		82-000-24-00-2480	22.81
			03 AMAZON-CANVASES		82-000-24-00-2480	93.45
			04 AMAZON-BOOKS		82-820-56-00-5686	16.99
					INVOICE TOTAL:	187.12 *
	082525-M.MCGREGORY	07/31/25	01 ACE-KEYS		51-510-56-00-5620	22.95
			02 MENARDS#071625-INDOOR GUAGE		51-510-56-00-5620	5.99
			03 MENARDS#071025-TOTE		51-510-56-00-5620	29.99
			04 MENARDS#070125-HAMMER, TORCH		51-510-56-00-5630	63.98
			05 KIT		** COMMENT **	
					INVOICE TOTAL:	122.91 *
	082525-M.NELSON	07/31/25	01 MENARDS#070725-PAINT		01-210-56-00-5620	39.04
			02 ARROWHEAD FORENSICS-WEAPON		01-210-56-00-5620	126.65
			03 BOXES		** COMMENT **	
					INVOICE TOTAL:	165.69 *
	082525-M.WARD	07/31/25	01 DOLLAR TREE-SHOEBOX FLOAT ITEM		82-820-56-00-5610	18.00
			02 OFFICE MAX-CHAIR		82-820-56-00-5610	189.99
			03 AMAZON-ADDRESS LABELS		82-820-56-00-5620	12.97
			04 AMAZON-WRIST REST		82-820-56-00-5610	15.39
					INVOICE TOTAL:	236.35 *
	082525-P.LANDA	07/31/25	01 HENNESSY-INSTALL BRAKE CONTROL		01-410-54-00-5490	418.00
			02 MENARDS#071625-WD-40, GREASE		79-790-56-00-5640	99.86
			03 MENARDS#071125-ELECTRICAL TAPE		79-790-56-00-5640	9.37
			04 MENARDS#071025-ADHESIVE,		79-790-56-00-5640	46.49

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900167	FNBO	FIRST NATIONAL BANK OMAHA		08/25/25		
	082525-P.LANDA	07/31/25	05 BOLTS, S-HOOKS, STEELSTIK		** COMMENT **	
			06 NAPA#392599-FILTERS		79-790-56-00-5640	30.33
			07 MENARDS#072325-BOLTS,NUTS,		79-790-56-00-5640	18.26
			08 ANCHORS		** COMMENT **	
			09 FLATSOS#36089-MOWER TUBE		79-790-54-00-5495	35.00
					INVOICE TOTAL:	657.31 *
	082525-P.LEGENDRE	07/31/25	01 HOME DEPO-RATCHET, DRIVE SET		51-510-56-00-5630	27.14
			02 MENARDS#063025-HEX CAPS		51-510-56-00-5620	2.78
			03 MENARDS#071125-FILE		51-510-56-00-5620	3.74
					INVOICE TOTAL:	33.66 *
	082525-P.MCMAHON	07/31/25	01 WASH HOUSE-ALTERATIONS		01-210-56-00-5600	41.60
			02 KENDALL PRINT-CASE MANAGEMENT		01-210-54-00-5430	266.30
			03 FORMS		** COMMENT **	
			04 EPOLICE-COMMENDATION BAR		01-210-56-00-5600	32.95
			05 AMAZON-DEFIBULATOR BATTERY		01-210-56-00-5620	211.99
			06 GAS-N-WASH-MAY 2025 CAR WASHES		01-210-54-00-5495	146.80
			07 GALLS-TACTICAL BOOTS		01-210-56-00-5600	165.99
			08 SAVAGE TRAINING		01-210-54-00-5412	299.00
			09 GROUP-RESPONSE TO NON CRIMINAL		** COMMENT **	
			10 BARRICADE TRAINING		** COMMENT **	
			11 ITOA-TACTICAL RIFLE/PISTOL		01-210-54-00-5412	10.00
			12 COURSE		** COMMENT **	
			13 CAT SCALE-VEHICLE WEIGHING		01-210-56-00-5620	5.00
			14 CAT SCALE-VEHICLE WEIGHING		01-210-56-00-5620	14.75
			15 AED-ELECTRODES		01-210-56-00-5620	445.00
			16 HANDCUFF WHAREHOUSE-SPEEDKEYS		01-210-56-00-5620	80.79
			17 PF PETTIBONE-DIGITAL PHOTO IDS		01-210-54-00-5430	18.00
			18 PF PETTIBONE-DIGITAL PHOTO IDS		01-210-54-00-5430	20.00
			19 PF PETTIBONE-DIGITAL PHOTO IDS		01-210-54-00-5430	20.00
			20 PF PETTIBONE-DIGITAL PHOTO IDS		01-210-54-00-5430	136.70
			21 WASH HOUSE-ALTERATIONS		01-210-56-00-5600	20.80
			22 STREICHERS#I1774052-VESTS		01-210-56-00-5690	1,340.00
					INVOICE TOTAL:	3,275.67 *
	082525-P.RATOS	07/31/25	01 MENARDS#070925-WATER		01-220-56-00-5620	47.84
			02 AMAZON-COMPUTER DESK		01-220-56-00-5620	64.99
			03 AMAZON-WORK BOOTS,EARBUDS		01-220-56-00-5620	85.05
			04 AMAZON-DESK CALENDAR		01-220-56-00-5620	9.99
			05 VALVOLINE-OIL CHANGE		01-220-54-00-5490	83.27
					INVOICE TOTAL:	291.14 *
	082525-P.SCODRO	07/31/25	01 HOME DEPO-PLIERS, SOCKET SET		51-510-56-00-5630	45.94
			02 AMAZON-FOLDING STOOL		51-510-56-00-5630	29.95

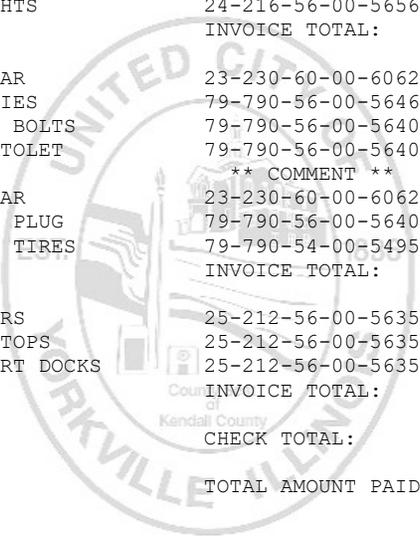
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM # DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900167	FNBO	FIRST NATIONAL BANK OMAHA		08/25/25		
	082525-P.SCODRO	07/31/25	03 CTLP-BAG OF ICE		51-510-56-00-5620	2.00
			04 MENARDS#062725-COMPACT IMPACT		51-510-56-00-5630	129.99
			05 MENARDS#072325-BUCKET, SPADE		51-510-56-00-5630	111.77
			06 BIT, COPPER PIPE, PLIERS,		** COMMENT **	
			07 DRILL BITS		** COMMENT **	
			08 MENARDS#071425- COPPER PIPE,		51-510-56-00-5620	36.83
			09 DRILL BITS, SQUEEGE, SPADE BIT		** COMMENT **	
					INVOICE TOTAL:	356.48 *
	082525-R.BEDFORD	07/31/25	01 MENARDS#070125-PAINTING		01-410-56-00-5640	63.16
			02 SUPPLIES		** COMMENT **	
			03 MENARSD#071125-ZEP, SPONGE		01-410-56-00-5620	8.95
			04 MENARDS#070925-BAG STRAINER		01-410-56-00-5620	14.95
			05 MENARDS#070825-ZEP, PAINTING		01-410-56-00-5620	11.17
			06 TOOL		** COMMENT **	
			07 MENARDS#062625-STAIN		01-410-56-00-5620	19.78
			08 MENARDS#072825-WEED SPRAY		01-410-56-00-5620	639.92
			09 MENARDS#072425-BUNGEEES		01-410-56-00-5620	16.14
			10 NEENAH-MANHOLE LIDS		01-410-56-00-5640	361.53
					INVOICE TOTAL:	1,135.60 *
	082525-R.CONARD	07/31/25	01 CASEYS-ICE		51-510-54-00-5429	3.22
			02 MENARDS#071725-PVC, UNIONS,		51-510-56-00-5620	105.73
			03 ADAPTERS, TRANSFER PUMP,		** COMMENT **	
			04 FITTINGS		** COMMENT **	
			05 GAS-N-WASH-CAR WASH		51-510-54-00-5490	15.00
					INVOICE TOTAL:	123.95 *
	082525-R.FREDRICKSON	07/31/25	01 COMCAST-06/13-07/12 INTERNET		51-510-54-00-5440	128.91
			02 AT 610 TOWER PLANT		** COMMENT **	
			03 COMCAST-06/15-07/14 INTERNET		79-795-54-00-5440	251.86
			04 AND CABLE AT 102 E VAN EMMON		** COMMENT **	
			05 NEWTEK-07/11-08/11 WEB HOSTING		01-640-54-00-5450	17.90
			06 COMCAST-06/29-07/28 INTERNET,		79-790-54-00-5440	305.33
			07 CABLE & VOICE AT 185 WOLF ST		** COMMENT **	
			08 COMCAST-06/30-07/29 INTERNET		52-520-54-00-5440	31.58
			09 AT 610 TOWER		** COMMENT **	
			10 COMCAST-06/30-07/29 INTERNET		01-410-54-00-5440	126.32
			11 AT 610 TOWER		** COMMENT **	
			12 COMCAST-06/30-07/29 INTERNET		51-510-54-00-5440	78.95
			13 AT 610 TOWER		** COMMENT **	
					INVOICE TOTAL:	940.85 *
	082525-R.HODOUS	07/31/25	01 MENARDS#062625-TIRE PLUG, TIRE		79-790-56-00-5640	56.85
			02 REPAIR KIT, COUPLER,PVC PIPE		** COMMENT **	

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900167	FNBO	FIRST NATIONAL BANK OMAHA		08/25/25		
	082525-R.HODOUS	07/31/25	03 DUTEK#1027130-HOSE		79-790-54-00-5495	36.00
			04 R&P CARRIAGE-REWIRE JUNCTION		79-790-54-00-5495	639.60
			05 BOX		** COMMENT **	
					INVOICE TOTAL:	732.45 *
	082525-R.HORNER	07/30/25	01 AMAZON- 4 PACK MARSHALLTOWN		23-230-60-00-6062	107.42
			02 ALUMINIM PUSH BUTTON HANDLE		** COMMENT **	
			03 SECTION		** COMMENT **	
			04 CARROLL-STAKES, BRICKS		23-230-60-00-6062	294.00
			05 GUARDIAN-SOFTWARE PP		01-640-54-00-5450	2,000.00
			06 AMAZON-CONCRETE FLOAT		23-230-60-00-6062	55.14
			07 AMAZON-CONCRETE VIBRATOR		23-230-60-00-6062	435.99
			08 CARROLL-BRICKS		23-230-60-00-6062	65.00
			09 AMAZON-CONCRETE TOOLS		23-230-60-00-6062	318.68
			10 MENARDS#071425-TROWELS		23-230-60-00-6062	86.97
			11 YORK POST-AMAZON RETURN		79-790-56-00-5620	35.90
			12 POSTAGE		** COMMENT **	
			13 AMAZON-BROOM BUTTON BRACKET		23-230-60-00-6062	6.92
					INVOICE TOTAL:	3,406.02 *
	082525-R.MIKOLASEK	07/31/25	01 AMAZON-RECHARGEABLE BATTERIES		01-210-56-00-5620	251.98
			02 CHICK-FIL-A-TRAINING MEAL		01-210-54-00-5415	10.45
			03 ILEAS-2025 ANNUAL DUES RENEWAL		01-210-54-00-5460	120.00
					INVOICE TOTAL:	382.43 *
	082525-R.NILES	07/30/25	01 WALMART-OBSTACLE COURSE ITEMS		79-795-56-00-5606	30.27
					INVOICE TOTAL:	30.27 *
	082525-S.AUGUSTINE	07/31/25	01 LIBERTY MUTUAL-COMMERCIAL		82-820-54-00-5462	456.00
			02 CRIME POLICY RENEWAL		** COMMENT **	
			03 LIBERTY MUTUAL-TREASURER BOND		82-820-54-00-5462	895.00
			04 RENEWAL		** COMMENT **	
			05 DEMCO-COVERS, TAPE, LABELS,		82-820-56-00-5620	226.99
			06 LIQUID ADHESIVE		** COMMENT **	
			07 MENARDS#071825-CLEANING		82-820-56-00-5621	3.96
			08 SUPPLIES		** COMMENT **	
			09 ILA-ANNUAL CONFERENCE		82-820-54-00-5412	350.00
			10 REGISTRATION		** COMMENT **	
					INVOICE TOTAL:	1,931.95 *
	082525-S.DIAZ	07/31/25	01 AMAZON-COPY PAPER		01-110-56-00-5610	154.36
					INVOICE TOTAL:	154.36 *
	082525-S.IWANSKI	07/31/25	01 YORKVILLE POST-POSTAGE		82-820-54-00-5452	31.28
			02 AMAZON-CORRECTION TAPE,		82-820-56-00-5610	47.57

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900167	FNBO	FIRST NATIONAL BANK OMAHA			08/25/25		
	082525-S.IWANSKI	07/31/25	03	ENVELOPES		** COMMENT **	
			04	AMAZON-DESK ORGANIZERS		82-820-56-00-5610	28.97
			05	AMAZON-THERMAL PAPER		82-820-56-00-5610	49.99
						INVOICE TOTAL:	157.81 *
	082525-S.REDMON	07/31/25	01	AMAZON-CASH STRAPS, FOLDERS,		79-795-56-00-5610	71.82
			02	STAPLER, TAPE DISPENSERS		** COMMENT **	
			03	AT&T-07/24-08/23 TOWN SQUARE		79-795-54-00-5440	146.58
			04	DIGITAL SIGN INTERNET		** COMMENT **	
			05	MENARDS#070225-STAPLES, DUCT		79-795-56-00-5606	21.15
			06	TAPE		** COMMENT **	
			07	RUNCO-CARD STOCK		79-795-56-00-5610	173.33
			08	BOUNCE CITY-JULY 4TH		79-795-56-00-5606	1,430.00
			09	INFLATABLES		** COMMENT **	
			10	MIDWEST TENT-TABLE & CHAIR		79-795-56-00-5602	1,242.00
			11	RENTALS		** COMMENT **	
			12	SHAW TENT-TENT RENTAL		79-795-56-00-5602	4,000.00
			13	RUNCO-SHIPPING LABELS		79-795-56-00-5610	103.17
			14	AMAZON-GROMMET TOOL		79-795-56-00-5606	56.99
			15	JACKSON HIRSCH-LAMINATOR		79-795-56-00-5606	327.58
			16	NIGHLIFE SUPPLIES-LIGHT UP		79-795-56-00-5602	2,251.20
			17	WRIST BANDS		** COMMENT **	
			18	TARGET-HAND SANITIZER		79-795-56-00-5606	22.36
			19	YORKVILLE FLORAL-CONDOLENCE		79-790-56-00-5620	105.94
			20	FLOWERS		** COMMENT **	
			21	CHICAGO TRIVIA-HOMETOWN DAYS		79-795-56-00-5602	400.00
			22	TRIVIA GAME		** COMMENT **	
			23	RUNCO-HAND SANITIZER		79-795-56-00-5606	70.22
			24	RUNCO-SPONGES		79-795-56-00-5610	13.56
			25	ARNESON#270077-APR 2025 DIESEL		79-790-56-00-5695	24.61
			26	SMITHEREEN-JUL 2025 PEST		79-795-54-00-5495	58.00
			27	CONTROL AT BEECHER		** COMMENT **	
			28	ARNESON#276373-JUN 2025 DIESEL		79-790-56-00-5695	58.06
			29	SMITHEREEN-JUL 2025 PEST		79-795-54-00-5495	76.00
			30	CONTROL AT BRIDGE PARK FIELD		** COMMENT **	
			31	ARNESON#268463-JUL 2025 DIESEL		79-790-56-00-5695	87.43
			32	ARNESON#269365-JUL 2025 DIESEL		79-790-56-00-5695	147.89
			33	ARNESON#276374-JUN 2025 DIESEL		79-790-56-00-5695	250.53
			34	ARNESON#274800-JUN 2025 DIESEL		79-790-56-00-5695	308.63
			35	ARNESON#268462-JUL 2025 DIESEL		79-790-56-00-5695	731.02
			36	ARNESON#269364-JUL 2025 DIESEL		79-790-56-00-5695	863.33
			37	ARNESON#274799-JUN 2025 GAS		79-790-56-00-5695	958.54
			38	ARNESON#272127-MAY 2025 GAS		79-790-56-00-5695	1,111.39
			39	ARNESON#276375-MAY 2025 GAS		79-790-56-00-5695	1,273.80
			40	SMITHEREEN-JUL 2025 PEST		79-790-54-00-5495	97.00

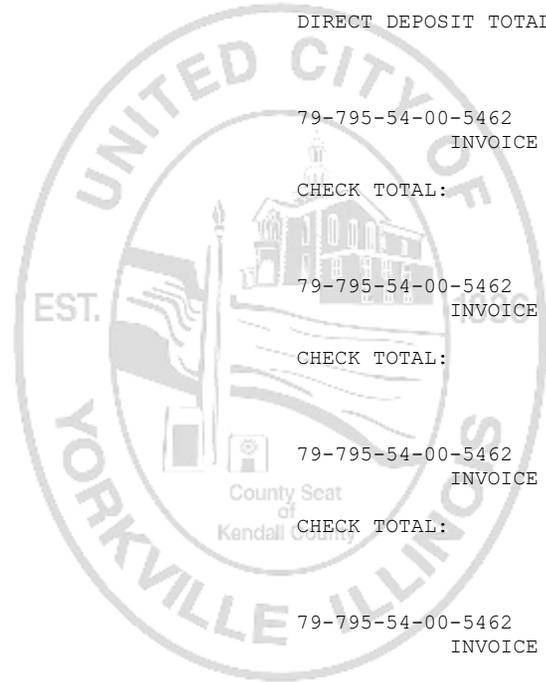
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900167	FNBO	FIRST NATIONAL BANK OMAHA			08/25/25		
	082525-S.REDMON	07/31/25	41	CONTROL AT 185 WOLF		** COMMENT ** INVOICE TOTAL:	16,482.13 *
	082525-S.REMUS	07/31/25	01 02	FAIRYTALEEN-RIVERFEST WICKED CHARACTERS		79-795-56-00-5606 ** COMMENT ** INVOICE TOTAL:	635.00 635.00 *
	082525-S.SENDRA	07/31/25	01 02 03 04 05 06 07 08 09 10	JACKSON-HIRSCH-LAMINATING SUPPLIES AMAZON-RIVERFEST SUPPLIES AMAZON-RIVERFEST SUPPLIES AMAZON-RIVERFEST SUPPLIES AMAZON-TABLECLOTHS AMAZON-RIVERFEST SUPPLIES AMAZON-GLUE STICKS DOLLAR TREE-RIVERFEST SUPPLIES TARGET-RIVERFEST SUPPLIES		79-795-56-00-5606 ** COMMENT ** 79-795-56-00-5606 79-795-56-00-5606 79-795-56-00-5606 79-795-56-00-5606 79-795-56-00-5606 79-795-56-00-5606 79-795-56-00-5606 79-795-56-00-5606 INVOICE TOTAL:	345.89 176.53 144.76 926.00 52.99 113.19 37.89 7.50 77.25 1,882.00 *
	082525-S.SLEEZER	07/30/25	01 02 03 04 05 06 07 09 10	HOME DEPO-TAPE WINDING CREEK-PLANTS WALMART-CAR FLAGS, BANNERS FLATSOS#36477-TUBE RUSSO-LINE TRIMMER GRAINCO-LP REFILL HOMER#233609-PLAYGROUND MULCH HOMER#232705-PLAYGROUND MULCH HOMER#233292-PLAYGROUND MULCH		79-790-56-00-5620 79-790-56-00-5640 79-790-56-00-5620 79-790-54-00-5495 79-790-56-00-5630 79-790-56-00-5620 79-790-56-00-5640 79-790-56-00-5640 79-790-56-00-5640 INVOICE TOTAL:	25.76 619.50 82.11 25.00 599.48 99.51 1,440.00 1,440.00 1,440.00 5,771.36 *
	082525-T.HOULE	07/31/25	01 02 03 04 05 06 07	MENARDS#071125-JACK MENARDS#062625-PAINTING SUPPLIES MENARDS#070225-DUCK TAPE SHOREWOOD AUTO-CONCRETE CUTTER AMAZON-GASKET MAKING MATERIAL FLATSOS#36289-TUBE		79-790-56-00-5630 79-790-56-00-5640 ** COMMENT ** 79-790-56-00-5620 23-230-60-00-6062 79-790-56-00-5640 79-790-54-00-5495 INVOICE TOTAL:	124.99 71.44 19.70 1,879.99 16.67 50.00 2,162.79 *
	082525-T.MILSCHEWSKI	07/31/25	01 02 03 04 05 06	MENARDS#071125-BULBS MENARDS#070725-HOSE CLAMP,HOSE MENDER, RATCHET HOME DEPO-BRUSHLESS TRIMMER KIT, TRIMMER LINE MENARDS#072125-PVC PIPE,		82-820-54-00-5495 82-820-54-00-5495 ** COMMENT ** 24-216-56-00-5656 ** COMMENT ** 24-216-56-00-5656	15.99 11.42 263.97 36.06

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM # DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900167	FNBO	FIRST NATIONAL BANK OMAHA		08/25/25		
	082525-T.MILSCHEWSKI	07/31/25	07 BROOM, STRAPS, PRIMER, PVC 08 CEMENT, ELBOWS, COUPLING 09 MENARDS#070325-VALVE, SCREWS, 10 ADAPTERS 11 MENARDS#072225-WEED SPRAY 12 MENARDS#072825-HOOK RAIL 13 MENARDS#071525-REFLECTIVE 14 LETTERS 15 MENARDS#070925-COURSE SALT 16 MENARDS#070925-LIGHTS		** COMMENT ** ** COMMENT ** 24-216-56-00-5656 ** COMMENT ** 24-216-56-00-5656 24-216-56-00-5656 24-216-56-00-5656 ** COMMENT ** 24-216-56-00-5656 24-216-56-00-5656	6.75   39.97 35.98 2.72  41.94 9.99
					INVOICE TOTAL:	464.79 *
	082525-T.SCOTT	07/31/25	01 MENARDS#071125-REBAR 02 RURAL KING-CABLE TIES 03 MENARDS#070125-HEX BOLTS 04 MENARDS#070125-PORTOLET 05 ENCLOSURES 06 MENARDS#071425-REBAR 07 MENARDS#071825-PVC PLUG 09 FLATSOS#36371-USED TIRES		23-230-60-00-6062 79-790-56-00-5646 79-790-56-00-5640 79-790-56-00-5640 ** COMMENT ** 23-230-60-00-6062 79-790-56-00-5640 79-790-54-00-5495	796.40 51.96 4.56 42.56  11.85 2.49 229.90
					INVOICE TOTAL:	1,139.72 *
	082525-UCOY	07/31/25	01 PARAGON-NEW MONITORS 02 PARAGON-20 NEW LAPTOPS 03 PARAGON-31 NEW SMART DOCKS		25-212-56-00-5635 25-212-56-00-5635 25-212-56-00-5635	743.96 20,599.80 8,524.69
					INVOICE TOTAL:	29,868.45 *
					CHECK TOTAL:	141,948.27
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INVOICES DUE ON/BEFORE 08/29/2025

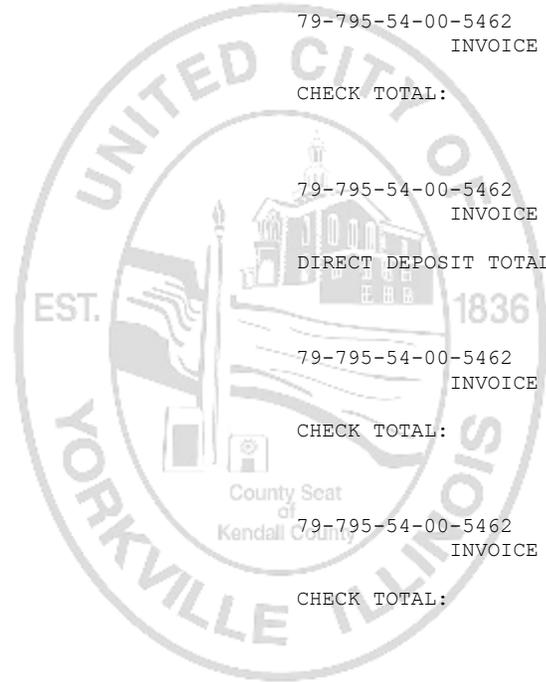
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D004347	ARBITRAG	THE ARBITRAGE GROUP, INC					
	88365	08/18/25	01	PROFESSIONAL SERVICES IN	01-120-54-00-5462		1,750.00
			02	CONNECTION WITH THE	** COMMENT **		
			03	PREPARATION OF THE REBATE	** COMMENT **		
			04	REPORT FOR KMP SALES TAX BOND	** COMMENT **		
			05	SERIES 2007	** COMMENT **		
				INVOICE TOTAL:			1,750.00 *
				DIRECT DEPOSIT TOTAL:			1,750.00
543442	BEEBED	DAVID BEEBE					
	082325	08/23/25	01	UMPIRE	79-795-54-00-5462		150.00
				INVOICE TOTAL:			150.00 *
				CHECK TOTAL:			150.00
543443	CALHOUNC	CAMDEN CALHOUN					
	082325	08/23/25	01	UMPIRE	79-795-54-00-5462		195.00
				INVOICE TOTAL:			195.00 *
				CHECK TOTAL:			195.00
543444	CURLC	CHRISTOPHER CURL					
	082325	08/27/25	01	UMPIRE	79-795-54-00-5462		75.00
				INVOICE TOTAL:			75.00 *
				CHECK TOTAL:			75.00
543445	FENILIJ	JOSHUA FENILI					
	082225	08/22/25	01	UMPIRE	79-795-54-00-5462		168.00
				INVOICE TOTAL:			168.00 *
				CHECK TOTAL:			168.00



- |        |                         |        |                            |        |                           |        |                  |
|--------|-------------------------|--------|----------------------------|--------|---------------------------|--------|------------------|
| 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       |        |                           |        |                  |

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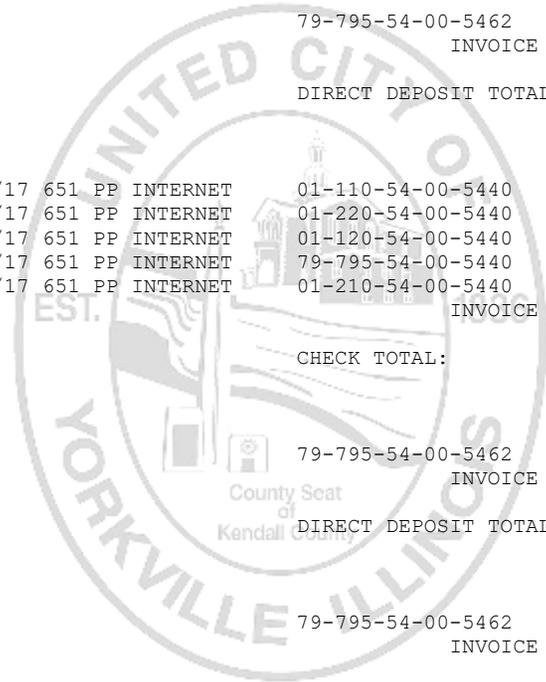
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					CHECK TOTAL:		125.00
543447	GERLL 082225	LILLY GERL 08/22/25	01	UMPIRE	79-795-54-00-5462		35.00 INVOICE TOTAL: 35.00 *
					CHECK TOTAL:		35.00
D004348	GOODRICG 082325	GAVIN GOODRICH 08/23/25	01	UMPIRE	79-795-54-00-5462		195.00 INVOICE TOTAL: 195.00 *
					DIRECT DEPOSIT TOTAL:		195.00
543448	KNICKERJ 082325	JACKSON KNICKERBOCKER 08/23/25	01	UMPIRE	79-795-54-00-5462		105.00 INVOICE TOTAL: 105.00 *
					CHECK TOTAL:		105.00
543449	KOCURJ 082325	JAXSON KOCUR 08/23/25	01	UMPIRE	79-795-54-00-5462		175.00 INVOICE TOTAL: 175.00 *
					CHECK TOTAL:		175.00
543450	MACIASR	RYAN MACIAS					



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				

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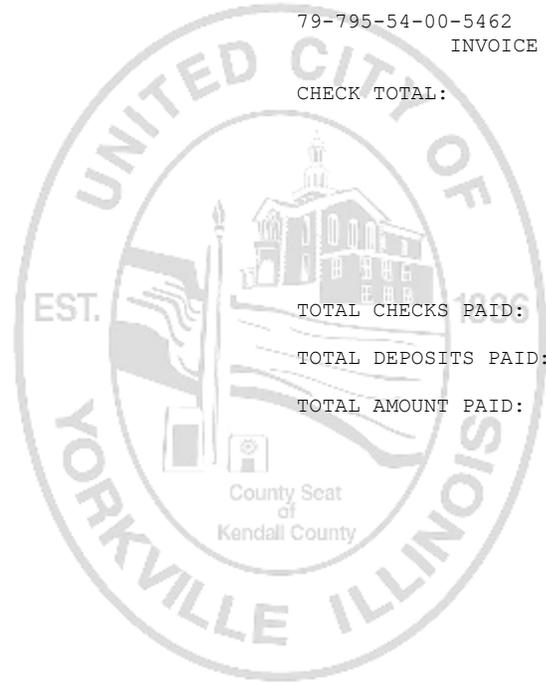
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543450	MACIASR RYAN MACIAS						
	082325	08/23/25	01	UMPIRE	79-795-54-00-5462		115.00
					INVOICE TOTAL:		115.00 *
					CHECK TOTAL:		115.00
D004349	MAYNARDL LAURENCE R. MAYNARD						
	082225	08/22/25	01	UMPIRE	79-795-54-00-5462		55.00
					INVOICE TOTAL:		55.00 *
					DIRECT DEPOSIT TOTAL:		55.00
543451	METRONET METRO FIBERNET LLC						
	1872272-081825	08/18/25	01	08/17-09/17 651 PP INTERNET	01-110-54-00-5440		66.87
			02	08/17-09/17 651 PP INTERNET	01-220-54-00-5440		76.42
			03	08/17-09/17 651 PP INTERNET	01-120-54-00-5440		38.21
			04	08/17-09/17 651 PP INTERNET	79-795-54-00-5440		76.42
			05	08/17-09/17 651 PP INTERNET	01-210-54-00-5440		382.08
					INVOICE TOTAL:		640.00 *
					CHECK TOTAL:		640.00
D004350	OLEARYM MARTIN J. O'LEARY						
	082425	08/24/25	01	UMPIRE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					DIRECT DEPOSIT TOTAL:		100.00
543452	RIETZR ROBERT L. RIETZ JR.						
	082225	08/22/25	01	UMPIRE	79-795-54-00-5462		168.00
					INVOICE TOTAL:		168.00 *
					CHECK TOTAL:		168.00



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				

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CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543453	VOITIKM MICHAEL VOITIK						
	082225	08/22/25	01	UMPIRE	79-795-54-00-5462		168.00
					INVOICE TOTAL:		168.00 *
					CHECK TOTAL:		168.00
543454	WALTJOSH JOSH WALTERS						
	082325	08/23/25	01	UMPIRE	79-795-54-00-5462		150.00
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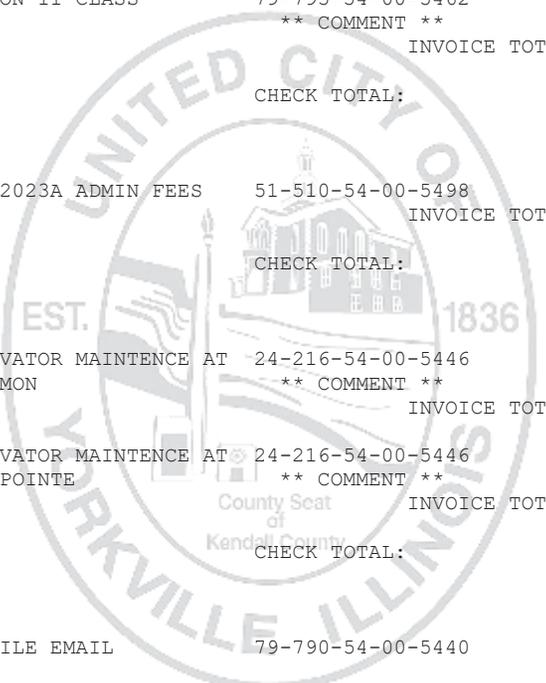


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TOTAL DEPOSITS PAID:	2,100.00
TOTAL AMOUNT PAID:	4,369.00

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				

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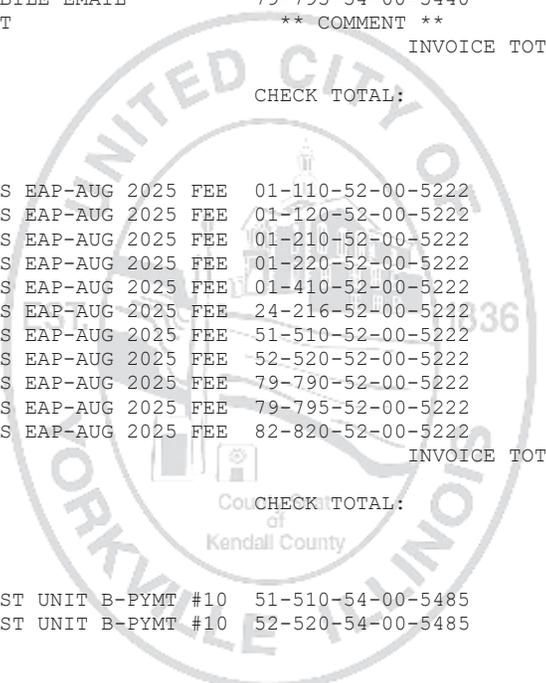
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543455	AACVB	AURORA AREA CONVENTION					
	7/25-HOLIDAY	08/22/25	01	JUL 2025 HOLIDAY INN HOTEL TAX	01-640-54-00-5481		7,723.91
						INVOICE TOTAL:	7,723.91 *
						CHECK TOTAL:	7,723.91
543456	ALLSTAR	ALL STAR SPORTS INSTRUCTION					
	255010	08/25/25	01	SUMMER SESSION II CLASS	79-795-54-00-5462		404.00
			02	INSTRUCTION	** COMMENT **		
						INVOICE TOTAL:	404.00 *
						CHECK TOTAL:	404.00
543457	AMALGAMA	AMALGAMATED BANK OF CHICAGO					
	80170825	08/01/25	01	BOND SERIES 2023A ADMIN FEES	51-510-54-00-5498		475.00
						INVOICE TOTAL:	475.00 *
						CHECK TOTAL:	475.00
543458	AMEHOIST	AMERICAN HOIST & MANLIFT, INC					
	41087	08/15/25	01	AUG 2025 ELEVATOR MAINTENCE AT	24-216-54-00-5446		170.00
			02	102 E VAN EMMON	** COMMENT **		
						INVOICE TOTAL:	170.00 *
	41089	08/12/25	01	AUG 2025 ELEVATOR MAINTENCE AT	24-216-54-00-5446		170.00
			02	651 PRAIRIE POINTE	** COMMENT **		
						INVOICE TOTAL:	170.00 *
						CHECK TOTAL:	340.00
543459	ANDERSJA	JARED ANDERSON					
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-790-54-00-5440		45.00



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				

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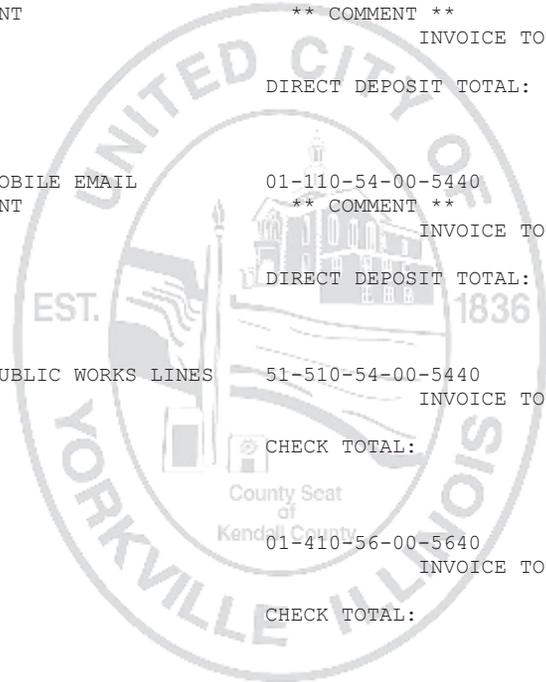
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543459	ANDERSJA JARED ANDERSON						
	090125	09/01/25	02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
543460	BARBANEM MARISA BARBANENTE						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
543461	BCBS BLUE CROSS BLUE SHIELD						
	F015083-AUG 2025	08/28/25	01	DEARBORN/BCBS EAP-AUG 2025 FEE	01-110-52-00-5222		7.76
			02	DEARBORN/BCBS EAP-AUG 2025 FEE	01-120-52-00-5222		4.23
			03	DEARBORN/BCBS EAP-AUG 2025 FEE	01-210-52-00-5222		50.76
			04	DEARBORN/BCBS EAP-AUG 2025 FEE	01-220-52-00-5222		13.04
			05	DEARBORN/BCBS EAP-AUG 2025 FEE	01-410-52-00-5222		12.57
			06	DEARBORN/BCBS EAP-AUG 2025 FEE	24-216-52-00-5222		2.82
			07	DEARBORN/BCBS EAP-AUG 2025 FEE	51-510-52-00-5222		11.16
			08	DEARBORN/BCBS EAP-AUG 2025 FEE	52-520-52-00-5222		6.93
			09	DEARBORN/BCBS EAP-AUG 2025 FEE	79-790-52-00-5222		16.22
			10	DEARBORN/BCBS EAP-AUG 2025 FEE	79-795-52-00-5222		12.69
			11	DEARBORN/BCBS EAP-AUG 2025 FEE	82-820-52-00-5222		7.05
					INVOICE TOTAL:		145.23 *
					CHECK TOTAL:		145.23
0004352	BEAVERST VERNNE L. HENNE						
	PYMT 10	09/01/25	01	1203 BADGER ST UNIT B-PYMT #10	51-510-54-00-5485		833.34
			02	1203 BADGER ST UNIT B-PYMT #10	52-520-54-00-5485		833.33



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				

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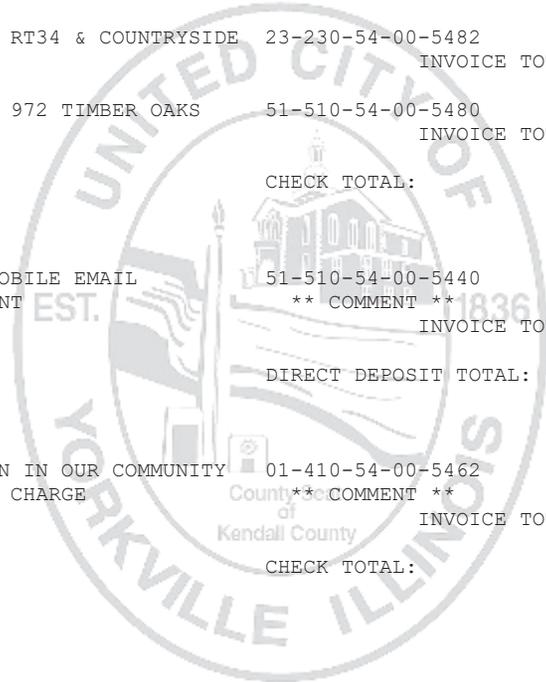
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D004352	BEAVERST	VERNNE L. HENNE					
	PYMT 10	09/01/25	03	1203 BADGER ST UNIT B-PYMT #10	01-410-54-00-5485		833.33
						INVOICE TOTAL:	2,500.00 *
						DIRECT DEPOSIT TOTAL:	2,500.00
D004353	BEDFORDR	RYAN BEDFORD					
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
						DIRECT DEPOSIT TOTAL:	45.00
D004354	BEHLANDJ	JORI BEHLAND					
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
						DIRECT DEPOSIT TOTAL:	45.00
543462	CALLONE	PEERLESS NETWORK, INC					
	80991	08/15/25	01	8/15-9/14 PUBLIC WORKS LINES	51-510-54-00-5440		321.13
						INVOICE TOTAL:	321.13 *
						CHECK TOTAL:	321.13
543463	CENTRALL	CENTRAL LIMESTONE COMPANY, INC					
	43027	08/04/25	01	GRAVEL	01-410-56-00-5640		91.20
						INVOICE TOTAL:	91.20 *
						CHECK TOTAL:	91.20



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 09/09/2025

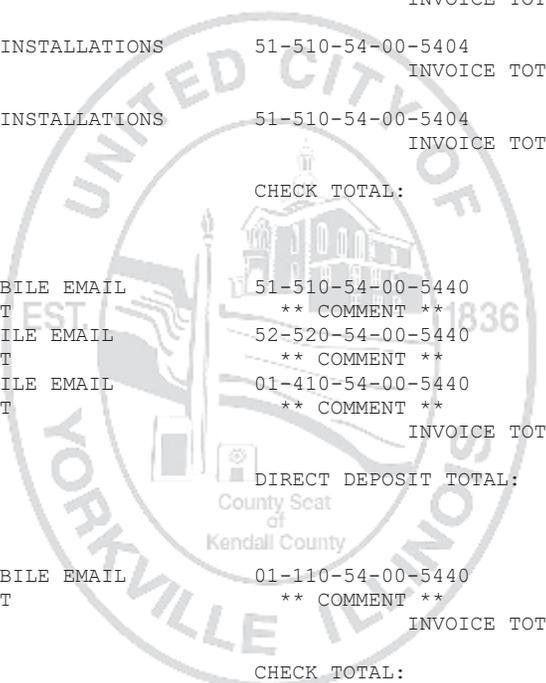
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543464	COMED COMMONWEALTH EDISON						
	1709169000-0725	08/08/25	01	07/03-08/04 RT34 & AUTUMN CRK	23-230-54-00-5482		240.37
					INVOICE TOTAL:		240.37 *
	1870344000-080625	08/06/25	01	07/03-08/04 105 COUNTRYSIDE PK	79-795-54-00-5480		35.41
					INVOICE TOTAL:		35.41 *
	5946707000-080925	08/09/25	01	07/02-08/01 PR CONCESSIONS	79-795-54-00-5480		370.28
					INVOICE TOTAL:		370.28 *
	6242447000-081125	08/11/25	01	07/10-08/08 RT34 & COUNTRYSIDE	23-230-54-00-5482		23.46
					INVOICE TOTAL:		23.46 *
	8076960509-081525	08/15/25	01	07/17-08/15 972 TIMBER OAKS	51-510-54-00-5480		77.16
					INVOICE TOTAL:		77.16 *
					CHECK TOTAL:		746.68
D004355	CONARDR RYAN CONARD						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543465	CONSFOUN THE CONSERVATION FOUNDATION						
	13625	08/20/25	01	CONSERVATION IN OUR COMMUNITY	01-410-54-00-5462		1,000.00
			02	PARTNERSHIP CHARGE	** COMMENT **		
					INVOICE TOTAL:		1,000.00 *
					CHECK TOTAL:		1,000.00
543466	COREMAIN CORE & MAIN LP						



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 09/09/2025

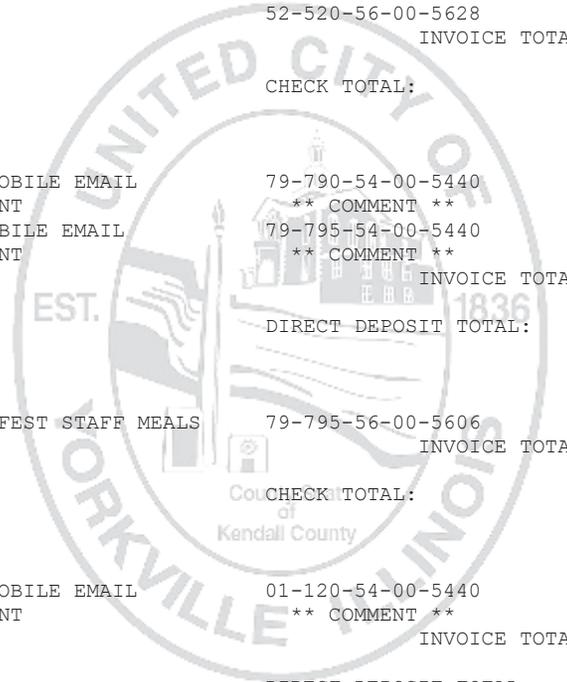
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543466	COREMAIN	CORE & MAIN LP						
	X461746	08/01/25	01	WATER METER INSTALLATIONS	51-510-54-00-5404		10,400.00	
					INVOICE TOTAL:		10,400.00 *	
	X471141	08/01/25	01	WATER METER INSTALLATIONS	51-510-54-00-5404		21,925.00	
					INVOICE TOTAL:		21,925.00 *	
	X487674	08/07/25	01	RUBBER WASHERS	51-510-54-00-5404		194.65	
					INVOICE TOTAL:		194.65 *	
	X515709	08/13/25	01	WATER METER INSTALLATIONS	51-510-54-00-5404		10,456.28	
					INVOICE TOTAL:		10,456.28 *	
	X537694	08/14/25	01	WATER METER INSTALLATIONS	51-510-54-00-5404		16,610.00	
					INVOICE TOTAL:		16,610.00 *	
					CHECK TOTAL:		59,585.93	
D004356	DHUSEE	DHUSE, ERIC						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	51-510-54-00-5440		15.00	
			02	REIMBURSEMENT	** COMMENT **			
			03	AUG 2025 MOBILE EMAIL	52-520-54-00-5440		15.00	
			04	REIMBURSEMENT	** COMMENT **			
			05	AUG 2025 MOBILE EMAIL	01-410-54-00-5440		15.00	
			06	REIMBURSEMENT	** COMMENT **			
					INVOICE TOTAL:		45.00 *	
					DIRECT DEPOSIT TOTAL:		45.00	
543467	DIAZS	STACY DIAZ						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-110-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
					INVOICE TOTAL:		45.00 *	
					CHECK TOTAL:		45.00	



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				

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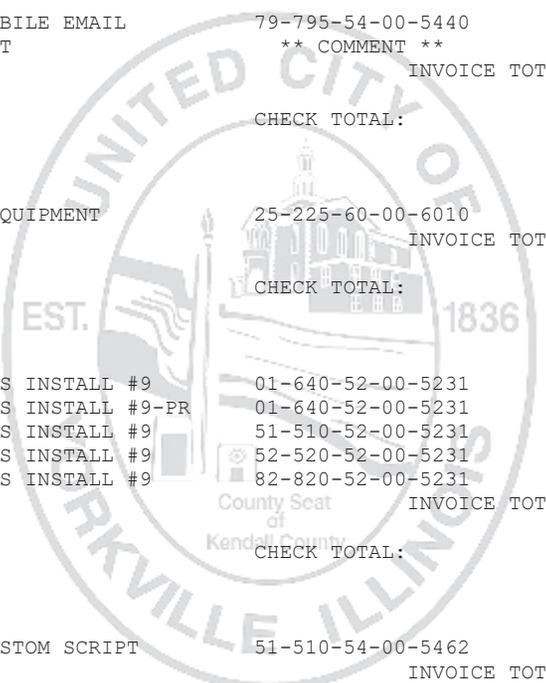
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D004357	DLK DLK, LLC						
	297	08/27/25	01	AUG 2025 ECONOMIC DEVELOPMENT	01-640-54-00-5486		10,042.50
			02	HOURS	** COMMENT **		
					INVOICE TOTAL:		10,042.50 *
					DIRECT DEPOSIT TOTAL:		10,042.50
543468	EJEQUIP EJ EQUIPMENT						
	P17354	08/19/25	01	BALL VALVES	52-520-56-00-5628		134.89
					INVOICE TOTAL:		134.89 *
					CHECK TOTAL:		134.89
D004358	EVANST TIM EVANS						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-790-54-00-5440		22.50
			02	REIMBURSEMENT	** COMMENT **		
			03	AUG 2025 MOBILE EMAIL	79-795-54-00-5440		22.50
			04	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543469	FREAKY DAKOTAS BAR & GRILL LC						
	2025 RIVER FEST	08/26/25	01	2025 RIVER FEST STAFF MEALS	79-795-56-00-5606		211.00
					INVOICE TOTAL:		211.00 *
					CHECK TOTAL:		211.00
D004359	FREDRICK ROB FREDRICKSON						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-120-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00



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				

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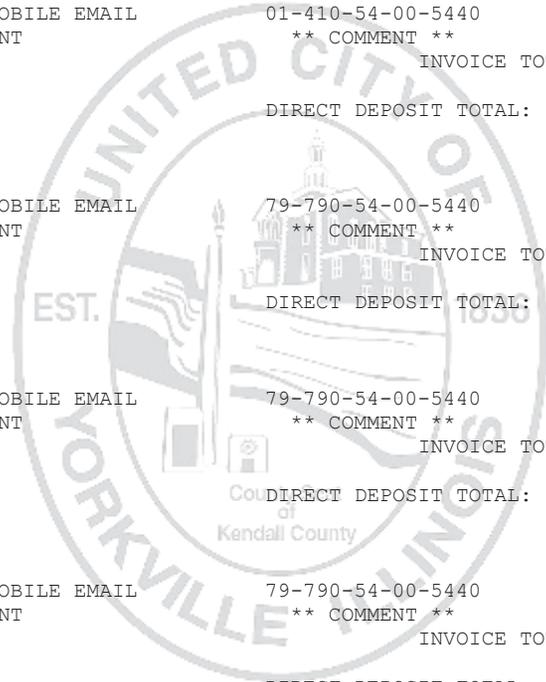
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D004360	GALAUNEJ JAKE GALAUNER						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543470	GALAUNJU JULIE GALAUNER						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
543471	GAMETIME GAME TIME						
	PJI-0278380	08/07/25	01	PLAYGROUND EQUIPMENT	25-225-60-00-6010		3,940.42
					INVOICE TOTAL:		3,940.42 *
					CHECK TOTAL:		3,940.42
543472	GLATFELT GLATFELTER UNDERWRITING SRVS.						
	164243131-#9	08/18/25	01	LIABILITY INS INSTALL #9	01-640-52-00-5231		20,655.67
			02	LIABILITY INS INSTALL #9-PR	01-640-52-00-5231		4,294.81
			03	LIABILITY INS INSTALL #9	51-510-52-00-5231		2,277.66
			04	LIABILITY INS INSTALL #9	52-520-52-00-5231		1,091.82
			05	LIABILITY INS INSTALL #9	82-820-52-00-5231		1,712.04
					INVOICE TOTAL:		30,032.00 *
					CHECK TOTAL:		30,032.00
543473	HARRIS HARRIS COMPUTER SYSTEMS						
	MSIXT0000635	07/31/25	01	CREATE UB CUSTOM SCRIPT	51-510-54-00-5462		600.00
					INVOICE TOTAL:		600.00 *
					CHECK TOTAL:		600.00



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				

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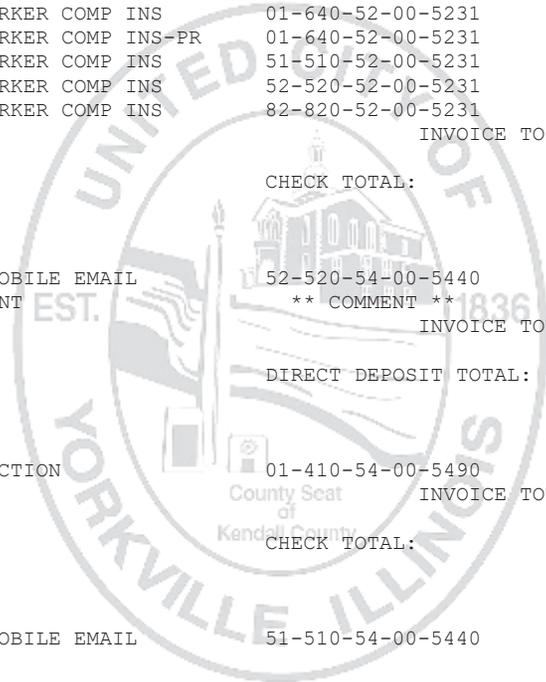
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D004361	HENNED 090125	DURK HENNE 09/01/25	01 02	AUG 2025 MOBILE EMAIL REIMBURSEMENT	01-410-54-00-5440 ** COMMENT **		45.00  INVOICE TOTAL: 45.00 *  DIRECT DEPOSIT TOTAL: 45.00
D004362	HERNANDN 090125	NOAH HERNANDEZ 09/01/25	01 02	AUG 2025 MOBILE EMAIL REIMBURSEMENT	01-410-54-00-5440 ** COMMENT **		45.00  INVOICE TOTAL: 45.00 *  DIRECT DEPOSIT TOTAL: 45.00
D004363	HODOUSR 090125	RICHARD HODOUS 09/01/25	01 02	AUG 2025 MOBILE EMAIL REIMBURSEMENT	79-790-54-00-5440 ** COMMENT **		45.00  INVOICE TOTAL: 45.00 *  DIRECT DEPOSIT TOTAL: 45.00
D004364	HORNERR 090125	RYAN HORNER 09/01/25	01 02	AUG 2025 MOBILE EMAIL REIMBURSEMENT	79-790-54-00-5440 ** COMMENT **		45.00  INVOICE TOTAL: 45.00 *  DIRECT DEPOSIT TOTAL: 45.00
D004365	HOULEA 090125	ANTHONY HOULE 09/01/25	01 02	AUG 2025 MOBILE EMAIL REIMBURSEMENT	79-790-54-00-5440 ** COMMENT **		45.00  INVOICE TOTAL: 45.00 *  DIRECT DEPOSIT TOTAL: 45.00



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				

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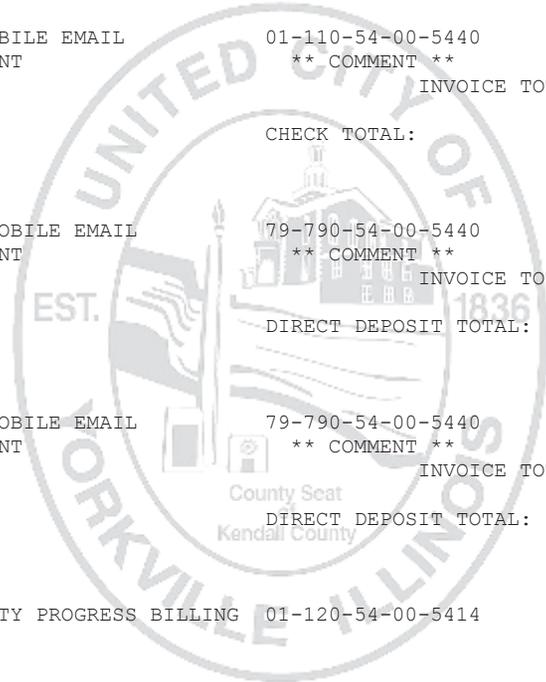
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D004366	IHRIGK KIRSTEN IHRIG						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543474	IPRF ILLINOIS PUBLIC RISK FUND						
	97317	08/18/25	01	OCT 2025 WORKER COMP INS	01-640-52-00-5231		13,402.34
			02	OCT 2025 WORKER COMP INS-PR	01-640-52-00-5231		2,726.36
			03	OCT 2025 WORKER COMP INS	51-510-52-00-5231		1,270.93
			04	OCT 2025 WORKER COMP INS	52-520-52-00-5231		574.09
			05	OCT 2025 WORKER COMP INS	82-820-52-00-5231		1,083.28
					INVOICE TOTAL:		19,057.00 *
					CHECK TOTAL:		19,057.00
D004367	JACKSONJ JAMIE JACKSON						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543475	JIMSTRCK JIM'S TRUCK INSPECTION LLC						
	211124	08/22/25	01	TRUCK INSPECTION	01-410-54-00-5490		43.00
					INVOICE TOTAL:		43.00 *
					CHECK TOTAL:		43.00
D004368	JOHNGEOR GEORGE JOHNSON						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	51-510-54-00-5440		22.50



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				

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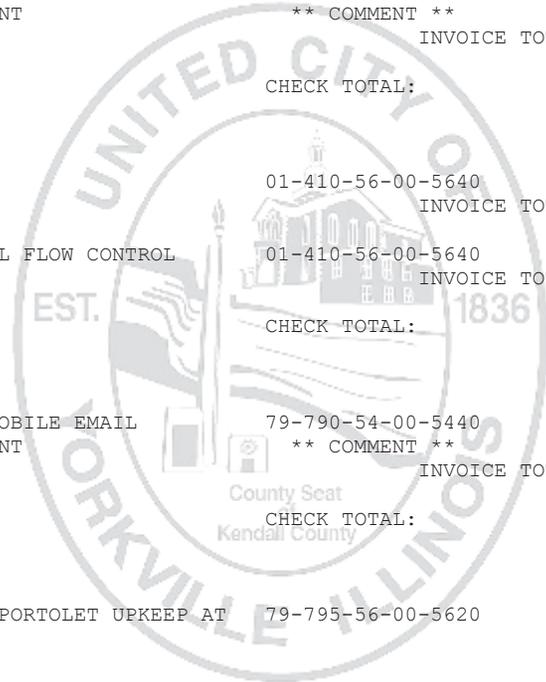
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D004368	JOHNGEOR GEORGE JOHNSON						
	090125	09/01/25	02	REIMBURSEMENT	** COMMENT **		
			03	AUG 2025 MOBILE EMAIL	52-520-54-00-5440		22.50
			04	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543476	JONESKIM KIMBERLY KAY JONES						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
D004369	KLEEFISG GLENN KLEEFISCH						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004370	LANDAP PAUL LANDA						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543477	LAUTAMEN LAUTERBACH & AMEN, LLP						
	107703	08/18/25	01	04/30/25 CITY PROGRESS BILLING	01-120-54-00-5414		14,510.00



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				

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CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543477	LAUTAMEN	LAUTERBACH & AMEN, LLP					
	107703	08/18/25	02	04/30/25 PD PENSION FUND AUDIT	01-000-24-00-2440		3,100.00
							INVOICE TOTAL: 17,610.00 *
							CHECK TOTAL: 17,610.00
543478	LEGENDRP	PATRICK LEGENDRE					
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
							INVOICE TOTAL: 45.00 *
							CHECK TOTAL: 45.00
543479	LINDCIVE	LINDCO CIVES					
	250100P-B	07/16/25	01	LIQUID PUMP	01-410-56-00-5640		466.25
							INVOICE TOTAL: 466.25 *
	250243P-B	07/24/25	01	PROPORTIONAL FLOW CONTROL	01-410-56-00-5640		468.38
							INVOICE TOTAL: 468.38 *
							CHECK TOTAL: 934.63
543480	LOMBARDS	STEVEN LOMBARDO					
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
							INVOICE TOTAL: 45.00 *
							CHECK TOTAL: 45.00
543481	LRS	LRS, LLC					
	PS671961	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		353.00



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 09/09/2025

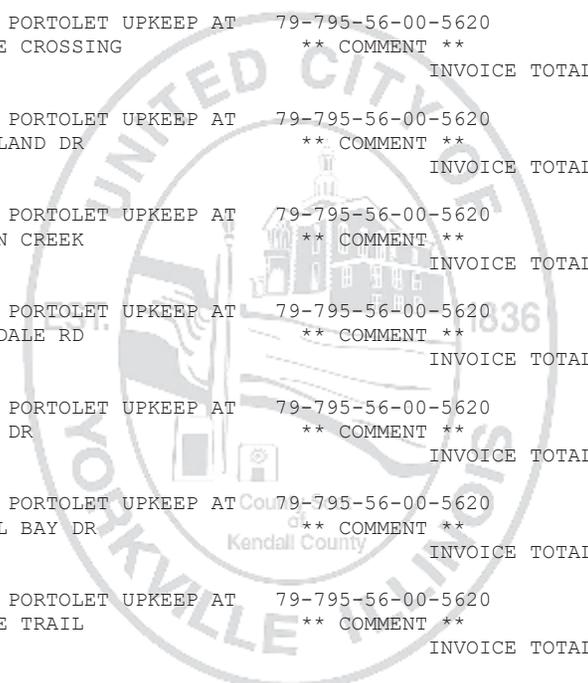
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543481	LRS LRS, LLC						
	PS671961	08/21/25	02	301 N BRIDGE ST	** COMMENT **		
					INVOICE TOTAL:		353.00 *
	PS671962	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		458.00
			02	131 E HYDRAULIC	** COMMENT **		
					INVOICE TOTAL:		458.00 *
	PS671964	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		95.00
			02	374 E VAN EMMON	** COMMENT **		
					INVOICE TOTAL:		95.00 *
	PS671965	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		95.00
			02	1711 JOHN ST	** COMMENT **		
					INVOICE TOTAL:		95.00 *
	PS671966	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		95.00
			02	1474 SYCAMORE	** COMMENT **		
					INVOICE TOTAL:		95.00 *
	PS671967	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		310.00
			02	901 GAME FARM RD	** COMMENT **		
					INVOICE TOTAL:		310.00 *
	PS671968	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		190.00
			02	2775 GRANDE TRAIL	** COMMENT **		
					INVOICE TOTAL:		190.00 *
	PS671969	08/21/25	01	7/25-8/21 PORTOLET UPKEEP AT	79-795-56-00-5620		118.00
			02	600 HAYDEN DR	** COMMENT **		
					INVOICE TOTAL:		118.00 *
	PS671970	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		95.00
			02	427 BRISTOL BAY DR	** COMMENT **		
					INVOICE TOTAL:		95.00 *



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 09/09/2025

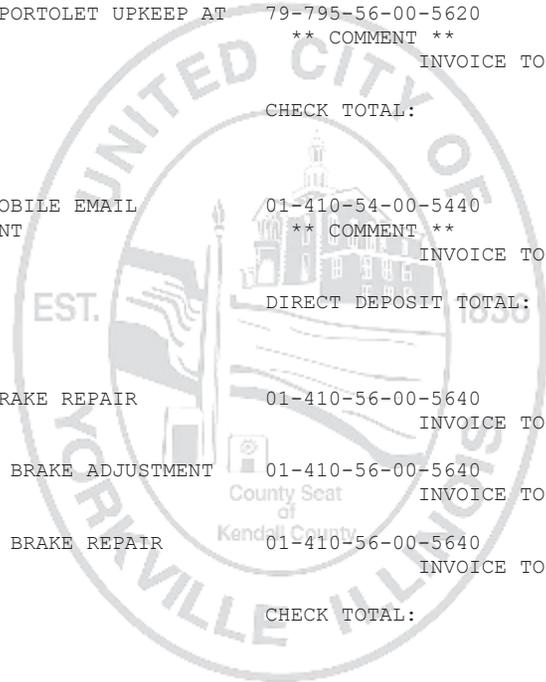
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543481	LRS LRS, LLC						
	PS671971	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		190.00
			02	3651 KENNEDY	** COMMENT **		
					INVOICE TOTAL:		190.00 *
	PS671972	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		95.00
			02	872 PRAIRIE CROSSING	** COMMENT **		
					INVOICE TOTAL:		95.00 *
	PS671973	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		352.85
			02	920 PRAIRIE CROSSING	** COMMENT **		
					INVOICE TOTAL:		352.85 *
	PS671974	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		95.00
			02	2807 NORTHLAND DR	** COMMENT **		
					INVOICE TOTAL:		95.00 *
	PS671975	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		95.00
			02	2736 AUTUMN CREEK	** COMMENT **		
					INVOICE TOTAL:		95.00 *
	PS671976	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		176.42
			02	2735 ALAN DALE RD	** COMMENT **		
					INVOICE TOTAL:		176.42 *
	PS671977	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		190.00
			02	600 HAYDEN DR	** COMMENT **		
					INVOICE TOTAL:		190.00 *
	PS671978	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		275.50
			02	428 BRISTOL BAY DR	** COMMENT **		
					INVOICE TOTAL:		275.50 *
	PS671979	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		95.00
			02	3142 GRANDE TRAIL	** COMMENT **		
					INVOICE TOTAL:		95.00 *



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				

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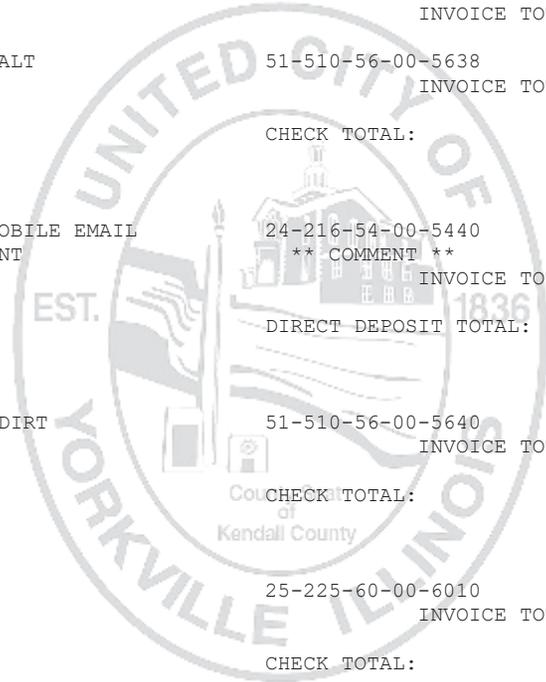
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543481	LRS LRS, LLC						
	PS671980	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		95.00
			02	105 W COUNTRYSIDE PKWY	** COMMENT **		
					INVOICE TOTAL:		95.00 *
	PS671981	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		275.50
			02	9231 GALENA RD	** COMMENT **		
					INVOICE TOTAL:		275.50 *
	PS71963	08/21/25	01	7/25-9/18 PORTOLET UPKEEP AT	79-795-56-00-5620		95.00
			02	901 MILL ST	** COMMENT **		
					INVOICE TOTAL:		95.00 *
					CHECK TOTAL:		3,839.27
D004371	MCGREGOM MATTHEW MCGREGORY						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543482	MECHANIC MECHANICS LAB LLC						
	6545	07/16/25	01	EXHAUST & BRAKE REPAIR	01-410-56-00-5640		4,933.89
					INVOICE TOTAL:		4,933.89 *
	6635	08/27/25	01	OIL CHANGE, BRAKE ADJUSTMENT	01-410-56-00-5640		907.09
					INVOICE TOTAL:		907.09 *
	6638	08/15/25	01	OIL CHANGE, BRAKE REPAIR	01-410-56-00-5640		921.41
					INVOICE TOTAL:		921.41 *
					CHECK TOTAL:		6,762.39



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				

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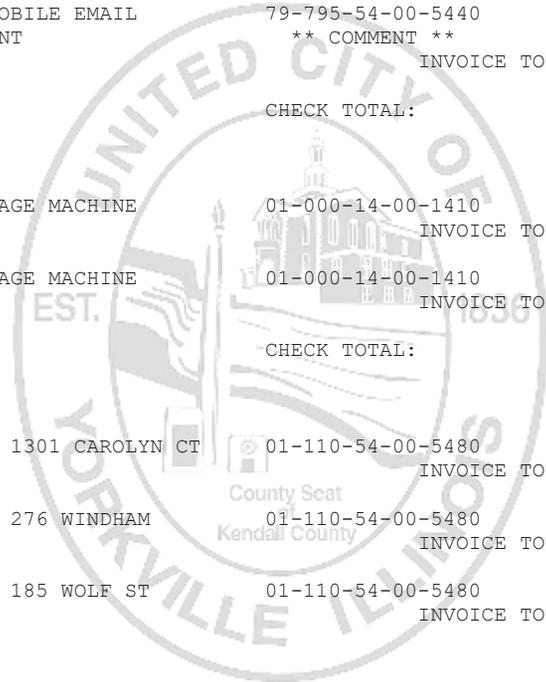
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543483	MIDMOBWA	MIDWEST MOBILE WASHERS, LLC						
	9106	08/27/25	01	RAINTREE WATER TOWER CLEANING	51-510-54-00-5445		7,900.00	
					INVOICE TOTAL:		7,900.00 *	
					CHECK TOTAL:		7,900.00	
543484	MIDWSALT	MIDWEST SALT						
	P483669	08/08/25	01	BULK ROCK SALT	51-510-56-00-5638		3,139.40	
					INVOICE TOTAL:		3,139.40 *	
	P483795	08/18/25	01	BULK ROCK SALT	51-510-56-00-5638		3,284.01	
					INVOICE TOTAL:		3,284.01 *	
					CHECK TOTAL:		6,423.41	
004372	MILSCHET	TED MILSCHEWSKI						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	24-216-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
					INVOICE TOTAL:		45.00 *	
					DIRECT DEPOSIT TOTAL:		45.00	
543485	MONTGLAN	MONTGOMERY LANDSCAPING						
	12225	08/14/25	01	PULVERIZED DIRT	51-510-56-00-5640		400.00	
					INVOICE TOTAL:		400.00 *	
					CHECK TOTAL:		400.00	
543486	NARVICK	NARVICK BROS. LUMBER CO, INC						
	98517	08/15/25	01	CONCRETE	25-225-60-00-6010		2,791.75	
					INVOICE TOTAL:		2,791.75 *	
					CHECK TOTAL:		2,791.75	



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				

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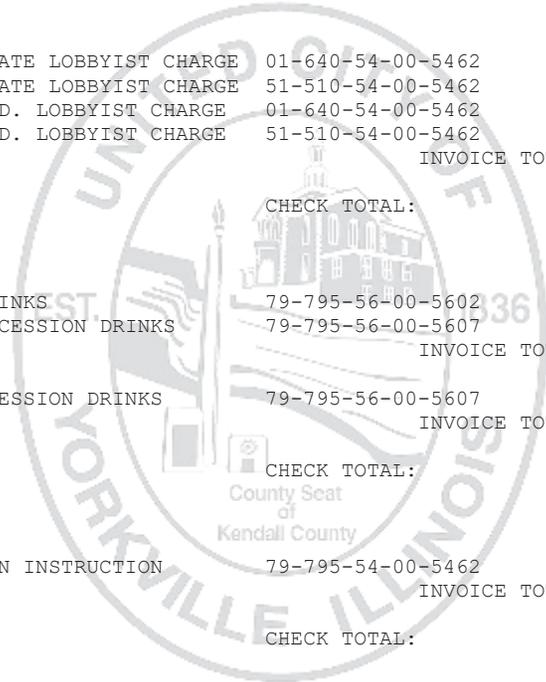
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D004373	NAVARROJ	JESUS NAVARRO					
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	24-216-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543487	NELSONL	LUKE NELSON					
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
543488	NEOPOST	QUADIENT FINANCE USA, INC					
	081925	08/19/25	01	REFILL POSTAGE MACHINE	01-000-14-00-1410		300.00
					INVOICE TOTAL:		300.00 *
	082925	08/29/25	01	REFILL POSTAGE MACHINE	01-000-14-00-1410		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		600.00
543489	NICOR	NICOR GAS					
	16-00-27-3553 4-0725	08/12/25	01	07/14-08/12 1301 CAROLYN CT	01-110-54-00-5480		56.67
					INVOICE TOTAL:		56.67 *
	31-61-67-2493 1-0725	08/11/25	01	07/11-08/11 276 WINDHAM	01-110-54-00-5480		56.67
					INVOICE TOTAL:		56.67 *
	37-35-53-1941 1-0725	08/07/25	01	07/09-08/07 185 WOLF ST	01-110-54-00-5480		54.96
					INVOICE TOTAL:		54.96 *



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				

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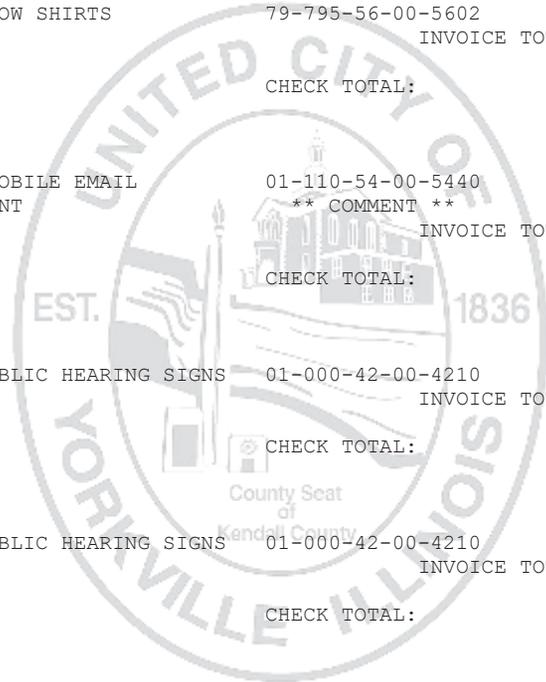
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543489	NICOR NICOR GAS						
	86-91-67-3104 4-0725	08/07/25	01	07/09-08/07 1203 BADGER UNIT B	01-110-54-00-5480		54.96
						INVOICE TOTAL:	54.96 *
	95-16-10-1000 4-0814	08/14/25	01	07/16-08/12 1 RT47	01-110-54-00-5480		54.48
						INVOICE TOTAL:	54.48 *
						CHECK TOTAL:	277.74
543490	OSWEGO VILLAGE OF OSWEGO						
	3221	08/08/25	01	JUL 2025 STATE LOBBYIST CHARGE	01-640-54-00-5462		1,166.67
			02	JUL 2025 STATE LOBBYIST CHARGE	51-510-54-00-5462		1,166.66
			03	JUL 2025 FED. LOBBYIST CHARGE	01-640-54-00-5462		1,562.50
			04	JUL 2025 FED. LOBBYIST CHARGE	51-510-54-00-5462		1,562.50
						INVOICE TOTAL:	5,458.33 *
						CHECK TOTAL:	5,458.33
543491	PEPSI PEPSI-COLA GENERAL BOTTLE						
	37645004	08/21/25	01	2025 HTD DRINKS	79-795-56-00-5602		948.00
			02	BEECHER CONCESSION DRINKS	79-795-56-00-5607		220.00
						INVOICE TOTAL:	1,168.00 *
	37645005	08/12/25	01	BRIDGE CONCESSION DRINKS	79-795-56-00-5607		404.00
						INVOICE TOTAL:	404.00 *
						CHECK TOTAL:	1,572.00
543492	PETITEPA THE PETITE PALETTE						
	082525	08/25/25	01	PIANO LESSON INSTRUCTION	79-795-54-00-5462		150.00
						INVOICE TOTAL:	150.00 *
						CHECK TOTAL:	150.00



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				

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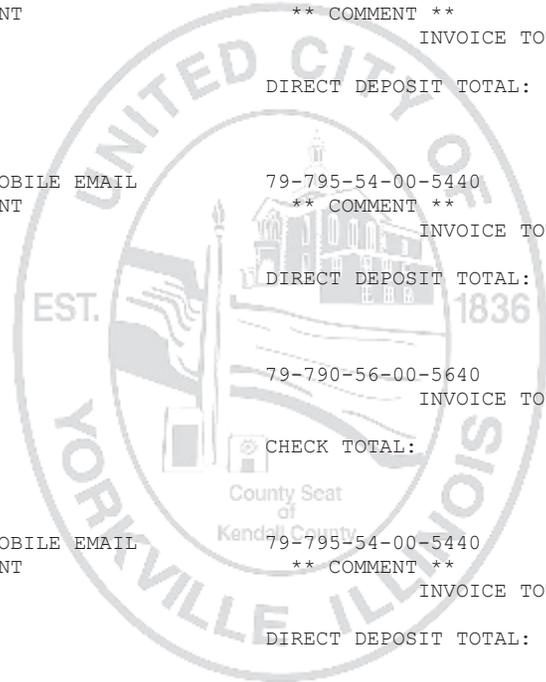
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004374	PIAZZA AMY SIMMONS						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-120-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543493	PRINTSRC LAMBERT PRINT SOURCE, LLC						
	4908	08/27/25	01	2025 CAR SHOW SHIRTS	79-795-56-00-5602		1,106.25
					INVOICE TOTAL:		1,106.25 *
					CHECK TOTAL:		1,106.25
543494	PURCELLJ JOHN PURCELL						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
543495	R0002719 PIONEER DEVELOPLMENT						
	2025-0546-REFND	08/15/25	01	REFUND 4 PUBLIC HEARING SIGNS	01-000-42-00-4210		200.00
					INVOICE TOTAL:		200.00 *
					CHECK TOTAL:		200.00
543496	R0002720 JC WITT - PROLOGIS, L.P.						
	2025-0961-REFUND	08/15/25	01	REFUND 4 PUBLIC HEARING SIGNS	01-000-42-00-4210		200.00
					INVOICE TOTAL:		200.00 *
					CHECK TOTAL:		200.00



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				

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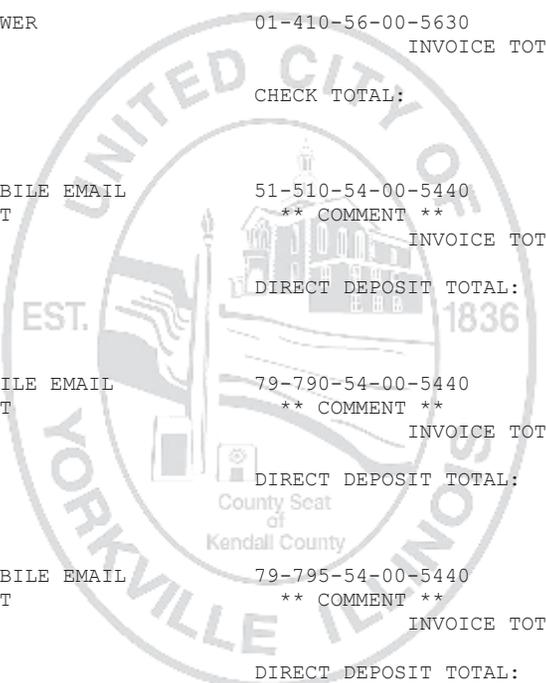
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543497	R0002721 073025-RFND	08/20/25	01	CHERYL SULLIVAN BEECHER DEPOSIT REFUND	01-000-24-00-2410		50.00 50.00 *
						INVOICE TOTAL:	
						CHECK TOTAL:	50.00
D004375	RATOSP 090125	09/01/25	01 02	PETE RATOS AUG 2025 MOBILE EMAIL REIMBURSEMENT	01-220-54-00-5440 ** COMMENT **		45.00 45.00 *
						INVOICE TOTAL:	
						DIRECT DEPOSIT TOTAL:	45.00
D004376	REDMONST 090125	09/01/25	01 02	STEVE REDMON AUG 2025 MOBILE EMAIL REIMBURSEMENT	79-795-54-00-5440 ** COMMENT **		45.00 45.00 *
						INVOICE TOTAL:	
						DIRECT DEPOSIT TOTAL:	45.00
543498	REINDERS 6079445-00	08/14/25	01	REINDERS, INC. SWITCHES	79-790-56-00-5640		147.09 147.09 *
						INVOICE TOTAL:	
						CHECK TOTAL:	147.09
D004377	ROSBOROS 090125	09/01/25	01 02	SHAY REMUS AUG 2025 MOBILE EMAIL REIMBURSEMENT	79-795-54-00-5440 ** COMMENT **		45.00 45.00 *
						INVOICE TOTAL:	
						DIRECT DEPOSIT TOTAL:	45.00



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 09/09/2025

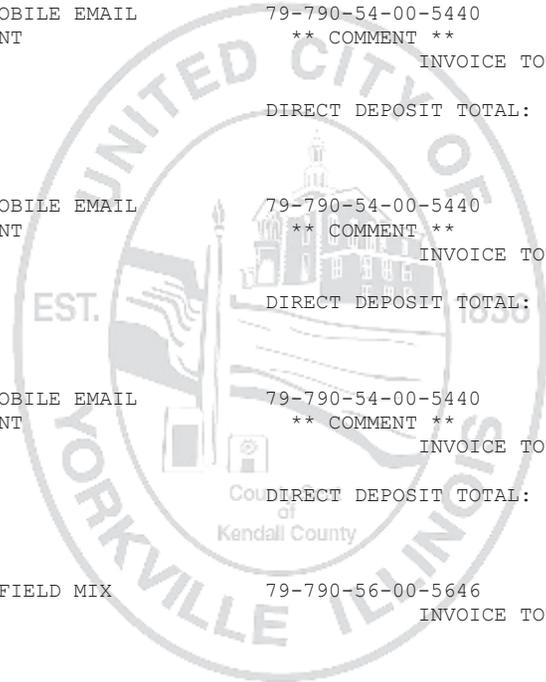
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004378	ROZBORSA ADAM ROZBORSKI						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543499	RUSSPOWE RUSSO HARDWARE INC.						
	SPI21216881	07/31/25	01	BACKPACK BLOWER	01-410-56-00-5630		479.99
					INVOICE TOTAL:		479.99 *
					CHECK TOTAL:		479.99
D004379	SCODROP PETER SCODRO						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004380	SCOTTTR TREVOR SCOTT						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004381	SENDRAS SAMANTHA SENDRA						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00



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 09/09/2025

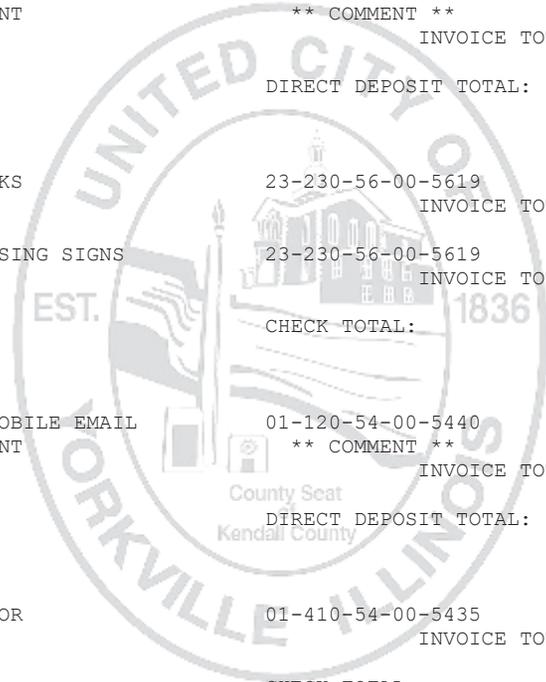
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004382	SENGM MATT SENG						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004383	SLEEZERJ JOHN SLEEZER						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004384	SLEEZERS SCOTT SLEEZER						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004385	SMITHD DOUG SMITH						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543500	SPRTFLD SPORTSFIELDS, INC.						
	25027	08/18/25	01	BASEBALL INFIELD MIX	79-790-56-00-5646		1,497.44
					INVOICE TOTAL:		1,497.44 *



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 09/09/2025

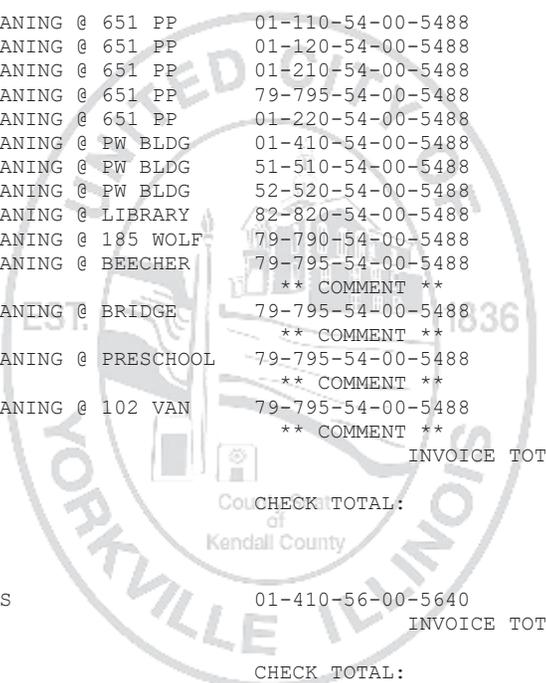
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543500	SPRTFLD 25038	SPORTSFIELDS, INC. 08/22/25	01	BASEBALL INFIELD MIX	79-790-56-00-5646		1,448.04
					INVOICE TOTAL:		1,448.04 *
					CHECK TOTAL:		2,945.48
D004386	STEFFANG 090125	GEORGE A STEFFENS 09/01/25	01 02	AUG 2025 MOBILE EMAIL REIMBURSEMENT	52-520-54-00-5440 ** COMMENT **		45.00
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543501	TAPCO I798904	TAPCO 03/26/25	01	BATTERY PACKS	23-230-56-00-5619		380.00
					INVOICE TOTAL:		380.00 *
	I800926	04/29/25	01	SCHOOL CROSSING SIGNS	23-230-56-00-5619		3,577.09
					INVOICE TOTAL:		3,577.09 *
					CHECK TOTAL:		3,957.09
D004387	THOMASL 090125	LORI THOMAS 09/01/25	01 02	AUG 2025 MOBILE EMAIL REIMBURSEMENT	01-120-54-00-5440 ** COMMENT **		45.00
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543502	TRAFFIC 159957	TRAFFIC CONTROL CORPORATION 08/18/25	01	LOOP DETECTOR	01-410-54-00-5435		598.00
					INVOICE TOTAL:		598.00 *
					CHECK TOTAL:		598.00



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 09/09/2025

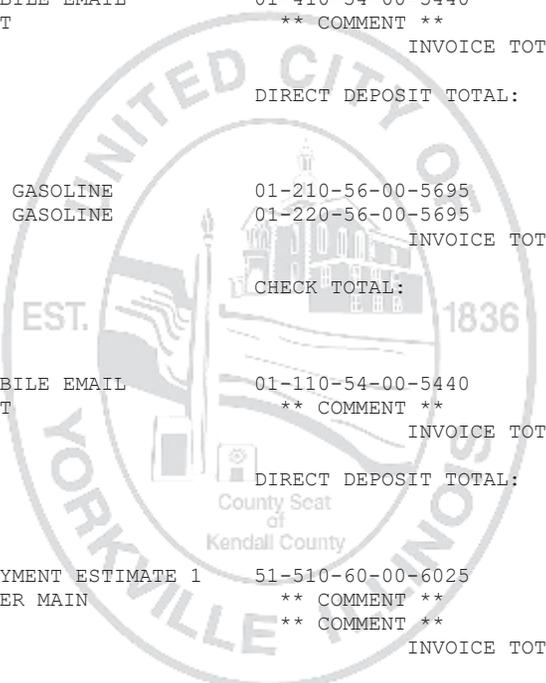
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543503	TRUGREEN 213890163	TRUGREEN COMMERCIAL 07/31/25	01	GROUND TREATMENTS	51-510-54-00-5445		361.21
			02	GROUND TREATMENTS	24-216-54-00-5446		343.62
					INVOICE TOTAL:		704.83 *
					CHECK TOTAL:		704.83
543504	UNIMAX 5490	UNI-MAX MANAGEMENT CORP 08/15/25	01	AUG 2025 CLEANING @ 651 PP	01-110-54-00-5488		369.55
			02	AUG 2025 CLEANING @ 651 PP	01-120-54-00-5488		369.55
			03	AUG 2025 CLEANING @ 651 PP	01-210-54-00-5488		1,061.38
			04	AUG 2025 CLEANING @ 651 PP	79-795-54-00-5488		318.11
			05	AUG 2025 CLEANING @ 651 PP	01-220-54-00-5488		203.41
			06	AUG 2025 CLEANING @ PW BLDG	01-410-54-00-5488		153.00
			07	AUG 2025 CLEANING @ PW BLDG	51-510-54-00-5488		153.00
			08	AUG 2025 CLEANING @ PW BLDG	52-520-54-00-5488		153.00
			09	AUG 2025 CLEANING @ LIBRARY	82-820-54-00-5488		2,106.00
			10	AUG 2025 CLEANING @ 185 WOLF	79-790-54-00-5488		230.00
			11	AUG 2025 CLEANING @ BEECHER	79-795-54-00-5488		230.00
			12	CONCESSION	** COMMENT **		
			13	AUG 2025 CLEANING @ BRIDGE	79-795-54-00-5488		230.00
			14	CONCESSION	** COMMENT **		
			15	AUG 2025 CLEANING @ PRESCHOOL	79-795-54-00-5488		702.00
			16	BLDG	** COMMENT **		
			17	AUG 2025 CLEANING @ 102 VAN	79-795-54-00-5488		230.00
			18	EMMON	** COMMENT **		
					INVOICE TOTAL:		6,509.00 *
					CHECK TOTAL:		6,509.00
543505	UNIONHIL 5474	UNION HILL SALES & SERVICE INC 08/15/25	01	BLADES, BOLTS	01-410-56-00-5640		552.44
					INVOICE TOTAL:		552.44 *
					CHECK TOTAL:		552.44



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 09/09/2025

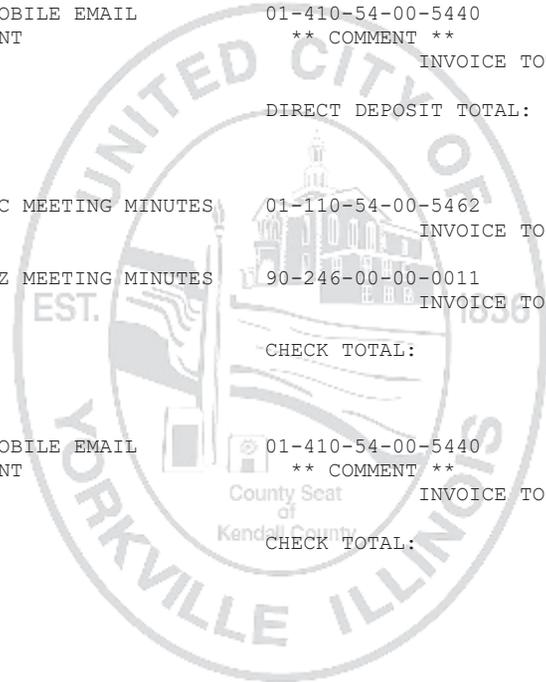
CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
543506	WATERSYS 7167402	08/14/25	01	WATER SOLUTIONS UNLIMITED, INC CHEMICALS	51-510-56-00-5638		5,316.28 5,316.28 *
					INVOICE TOTAL:		
					CHECK TOTAL:		5,316.28
D004388	WEBERR 090125	09/01/25	01	ROBERT WEBER AUG 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543507	WEX 107062642	08/31/25	01	WEX BANK AUGUST 20256 GASOLINE	01-210-56-00-5695		6,675.65
			02	AUGUST 20256 GASOLINE	01-220-56-00-5695		756.95
					INVOICE TOTAL:		7,432.60 *
					CHECK TOTAL:		7,432.60
D004389	WILLRETE 090125	09/01/25	01	ERIN WILLRETT AUG 2025 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543508	WINNINGE 2025 WMR-PAY EST.1	08/19/25	01	WINNINGER EXCAVATING INC. ENGINEERS PAYMENT ESTIMATE 1	51-510-60-00-6025		445,443.60
			02	FOR 2025 WATER MAIN	** COMMENT **		
			03	REPLACEMENT	** COMMENT **		
					INVOICE TOTAL:		445,443.60 *
					CHECK TOTAL:		445,443.60



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 09/09/2025

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004390	WOLFB BRANDON WOLF						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004391	YODERD DAVID YODER						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
543509	YOUNGM MARLYS J. YOUNG						
	080525-EDC	08/18/25	01	08/05/25 EDC MEETING MINUTES	01-110-54-00-5462		85.00
					INVOICE TOTAL:		85.00 *
	081325-P&Z	08/24/25	01	08/13/25 P&Z MEETING MINUTES	90-246-00-00-0011		85.00
					INVOICE TOTAL:		85.00 *
					CHECK TOTAL:		170.00
543510	ZITTA AUGUST ZITT						
	090125	09/01/25	01	AUG 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
					TOTAL CHECKS PAID:		655,833.56
					TOTAL DIRECT DEPOSITS PAID:		14,252.50
					TOTAL AMOUNT PAID:		670,086.06
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 August 29, 2025

	<u>REGULAR</u>	<u>OVERTIME</u>	<u>TOTAL</u>	<u>IMRF</u>	<u>FICA</u>	<u>TOTALS</u>
<b>ADMINISTRATION</b>	23,376.35	-	23,376.35	1,548.47	1,770.51	26,695.33
<b>FINANCE</b>	14,180.37	-	14,180.37	941.58	1,083.18	16,205.13
<b>POLICE</b>	156,435.82	4,037.64	160,473.46	493.79	12,231.73	173,198.98
<b>COMMUNITY DEV.</b>	36,144.60	-	36,144.60	2,376.09	2,734.22	41,254.91
<b>STREETS</b>	32,508.06	-	32,508.06	2,158.52	2,480.85	37,147.43
<b>BUILDING &amp; GROUNDS</b>	6,877.81	53.24	6,931.05	460.22	530.22	7,921.49
<b>WATER</b>	24,631.42	1,077.45	25,708.87	1,660.02	1,960.01	29,328.90
<b>SEWER</b>	17,737.13	-	17,737.13	1,177.74	1,356.86	20,271.73
<b>PARKS</b>	41,686.21	-	41,686.21	2,451.13	3,181.67	47,319.01
<b>RECREATION</b>	29,238.54	-	29,238.54	1,647.52	2,236.71	33,122.77
<b>LIBRARY</b>	20,549.15	-	20,549.15	866.92	1,564.68	22,980.75
<b>TOTALS</b>	<b>\$ 403,365.46</b>	<b>\$ 5,168.33</b>	<b>\$ 408,533.79</b>	<b>\$ 15,782.00</b>	<b>\$ 31,130.64</b>	<b>\$ 455,446.43</b>

**TOTAL PAYROLL** **\$ 455,446.43**



**UNITED CITY OF YORKVILLE**

**BILL LIST SUMMARY**

**Tuesday, September 9, 2025**

**ACCOUNTS PAYABLE**

**DATE**

Manual City Check Register <i>(Page 1)</i>	08/19/2025	\$	17,217.50
City MasterCard Bill Register <i>(Pages 2 - 16)</i>	08/25/2025	\$	141,948.27
Manual City Check Register <i>(Pages 17 - 20)</i>	08/29/2025	\$	4,369.00
City Check Register <i>(Pages 21 - 45)</i>	09/09/2025		670,086.06
	<b>SUB-TOTAL:</b>		<b>\$833,620.83</b>

**WIRE PAYMENTS**

Blue Cross/ Blue Shield Insurance-Sept 2025	08/29/2025		187,869.61
	<b>TOTAL PAYMENTS:</b>		<b>\$187,869.61</b>

**PAYROLL**

Bi - Weekly <i>(Page 46)</i>	08/29/2025	\$	455,446.43
	<b>SUB-TOTAL:</b>	\$	<b>455,446.43</b>

**TOTAL DISBURSEMENTS: \$ 1,476,936.87**



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 checked="" type="checkbox"/>

Agenda Item Number

Consent Agenda #4

Tracking Number

EDC 2025-65

### Agenda Item Summary Memo

**Title:** QuikTrip – Proposed Dormant SSA

**Meeting and Date:** City Council – September 9, 2025

**Synopsis:** Public hearing for proposed dormant Special Service Area for QuikTrip

(107 E Stagecoach Trail) stormwater management basins.

**Council Action Previously Taken:**

Date of Action: EDC – 9/2/25      Action Taken: Moved forward to CC consent agenda for the setting of a public hearing.

Item Number: EDC 2025-65

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** David Hansen      Community Development  
Name      Department

**Agenda Item Notes:**

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# Memorandum



To: Economic Development Committee  
From: David Hansen, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
Sara Mendez, Senior Planner; Eric Dhuse, Director of Public Works  
Brad Sanderson, EEI (City Engineer)  
Date: September 2, 2025  
Subject: **QuikTrip (107 East Stagecoach Trail) - Proposed Establishment of a Dormant Special Service Area (SSA)**

## SUMMARY:

In October of 2023, the City Council approved a special use for a gasoline service station with an accessory convenience store located at 107 East Stagecoach Trail for the QuikTrip Corporation. In early 2025, construction began on the site with the use anticipated to open in November 2025. The property is zoned B-3 General Business District and is located at the northeast corner of State Route 47 (South Bridge Street) and State Route 71 (East Stagecoach Trail) intersection. The site consists of two parcels (PIN #05-05-400-050 and PIN 05-04-300-031), which is approximately 5.51 acres.

As required by the City's adopted Stormwater Ordinance, the establishment of a dormant or back-up Special Service Area (SSA) is needed should the entity, which will have primary responsibility for the stormwater basin, dissolve or fail to adequately maintain it. In the event the entity fails to adequately maintain the stormwater basin, the SSA would serve as a long term funding source for the maintenance of the storm water facility and would only affect those property owners directly benefiting from such maintenance. A copy of the draft enabling ordinance for the establishment of the Special Service Area is attached for your review and will be presented to the City Council at an upcoming meeting, as part of the public hearing process.



## **QUIKTRIP - PROPOSED SPECIAL SERVICE AREA**

United City of Yorkville, Illinois  
Date: July 07, 2025  
Data: Kendall County



**PROPOSED DORMANT SPECIAL SERVICE AREA**

As mentioned above, the attached draft ordinance for dormant Special Service Area (SSA) prepared by the City Attorney establishes a backup mechanism for payment for future and continued maintenance and repair of the storm water facility within the QuikTrip Development Area (known as 107 E Stagecoach Trail) in the event the entity fails to do so. The PINs associated with the development include 05-05-400-050 and 05-04-300-031.

The SSA will be used to cover costs related to (1) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; (2) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; (3) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and (4) the administrative costs incurred by the City in connection with the above (collectively the “Services”) within the Special Service Area in the event the Owners for the development have failed to satisfactorily undertake the ongoing maintenance, repair and reconstruction in compliance with the ordinances of the Yorkville City Code.

**TAX LEVY ESTIMATE**

Should the property owner fail to maintain the basin, the subject property will be levied a tax not to exceed \$1.10 for every \$100.00 of equalized assessed value of the property to be collected via real estate taxes.

**MEETING SCHEDULE OF PROPOSED SSA**

Staff is seeking direction and authorization to schedule the public hearing date for the establishment of the Special Service Area for the QuikTrip Development. Below is the tentative meeting schedule for the proposed dormant SSA approval process:

<b>Meeting Schedule of Proposed SSA</b>		
Ordinance Proposing SSA <i>(Sets the public hearing date)</i>	Economic Development Committee	<b>September 2, 2025</b>
Ordinance Proposing SSA	City Council	<b>September 9, 2025</b>
<b>Public Hearing Notice - published on <i>October 17, 2025</i></b> Notice by publication shall be not less than 15 days prior to the hearing. Individual notices to property owners, must be sent via certified mail not less than 10 days prior to the hearing date.		
Public Hearing <i>(After the public hearing, 60 day waiting period before we can approve SSA)</i>	City Council	<b>November 10, 2025</b>
<b>60 Day Waiting Period for Objections</b>		
Ordinance Establishing SSA	City Council	<b>January 13, 2026</b>

**STAFF COMMENTS / RECOMMENDATION**

The property owner has been notified of the proposed process and public hearing before the City Council for the consideration of the establishment of the dormant Special Service Area. Staff is recommending approval of the proposed backup funding mechanism as it is a requirement of the current Stormwater Ordinance.

This request is tentatively scheduled for a public hearing on **November 10, 2025**. The final vote is scheduled for the **January 13, 2026** City Council Meeting. Staff is seeking input and comments from the Economic Development Committee.

**ATTACHMENTS:**

1. Draft Ordinance - Proposing Dormant SSA
2. Legal Description
3. Draft Public Hearing Notice
4. Draft Ordinance - Establishing Dormant SSA

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

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 2025-02 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND PROVIDING FOR OTHER PROCEDURES IN CONNECTION THEREWITH (QuikTrip)**

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

**Section 1. Authority.** The United City of Yorkville, Kendall County, Illinois (the “City”) is authorized pursuant to Article VII, Section 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.* (the “Act”), which provides, inter alia, the manner of levying or imposing taxes and issuing bonds for the provision of special services to areas within the boundaries of municipalities and counties.

**Section 2. Findings.** The Mayor and City Council of the City find and determine as follows:

- a. It is in the public interest that the Mayor and City Council of the City consider the creation of a special service area for that portion of the City described in *Exhibit A* attached hereto and made a part hereof (the “Subject Territory”); and
- b. The special service area proposed for consideration is compact and contiguous; and
- c. That said Subject Territory area is a commercial development consisting of two parcels of approximately 5.51 acres in size, upon which exists a stormwater management basin; and
- d. The municipal services to be provided to the Subject Territory are for the continued maintenance, repair and reconstruction of the stormwater systems in the event that the owners of records (the “Owners”) have failed to do so; and

- e. The special governmental services for the Special Service Area may include: the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and the administrative costs incurred by the City in connection with the above (collectively the “Services”) within the Special Service Area; and
- f. The proposed special service area will benefit specially from the municipal services to be provided to the area. These proposed municipal services are in addition to municipal services provided to the City as a whole.

**Section 3. Public Hearing.** A public hearing shall be held on November 10, 2025 at 7:00 p.m. at the City Municipal Building at 651 Prairie Point Drive, Yorkville, Illinois, to consider the creation of Special Service Area 2025-02, in the Subject Territory.

**Section 4. Notice of Public Hearing.** Notice of the hearing shall be published at least once not less than fifteen (15) days prior to the public hearing specified in Section 3 above, in a newspaper of general circulation in the City. In addition, notice shall be given by United States Certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on the Subject Territory within the proposed special service area. This notice will be mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the taxpayer of record. The notice to owners of record shall be in substantially the form set forth in *Exhibit B* to this Ordinance.

**Section 5. Supersede Conflicting Ordinances.** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

**Section 6. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval in the manner 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 \_\_\_\_\_

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

RUSTY HYETT \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

*Attest:*

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

**EXHIBIT A**

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREE 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED 3511.16 FEET; THENCE NORTH 89 DEGREE 29 MINUTES 40 SECONDS EAST 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 89 DEGREE 29 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE 920.01 FEET TO A POINT ON SAID CENTER LINE 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREE 56 MINUTES 07 SECONDS EAST 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST FROM SAID POINT A; THENCE SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST ALONG SAID LINE 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTER LINE 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS,

(1) Excepting therefrom LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 15, 2017 AS DOCUMENT NO. 201700009111,

and

(2) Excepting therefrom LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT NO. 20110004835.

Permanent Tax Index Number(s): **05-05-400-050; 05-04-300-031**

Common Address: 107 East Stagecoach Trail, Yorkville, Illinois 60560

**EXHIBIT B**  
Public Hearing Notice

**Notice of Hearing**

**United City of Yorkville, Illinois**  
**Special Service Area Number 2025-02**

**Notice is Hereby Given** that on November 10, 2025 at 7:00 p.m. at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560, a hearing will be held by the United City of Yorkville (the “City”) to consider forming a special service area to be called Special Service Area Number 2025-02 consisting of the following described real property (the “Subject Property) legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREE 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED 3511.16 FEET; THENCE NORTH 89 DEGREE 29 MINUTES 40 SECONDS EAST 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT “A”); THENCE SOUTH 89 DEGREE 29 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE 920.01 FEET TO A POINT ON SAID CENTER LINE 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREE 56 MINUTES 07 SECONDS EAST 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST FROM SAID POINT A; THENCE SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST ALONG SAID LINE 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTER LINE 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS,

(1) Excepting therefrom LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 15, 2017 AS DOCUMENT NO. 201700009111,

and

(2) Excepting therefrom LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT NO. 20110004835.

Permanent Tax Index Number(s): **05-05-400-050; 05-04-300-031**

Common Address: 107 East Stagecoach Trail, Yorkville, Illinois 60560

The approximate location is the northeast corner of State Route 47 (South Bridge Street) and State Route 71 (East Stagecoach Trail) in Yorkville.

The general purpose of the formation of the Special Service Area Number 2025-02 is to provide special governmental services serving the Special Service Area that may include:

- (1) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; and
- (2) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; and
- (3) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and
- (4) the administrative costs incurred by the City in connection with the above (collectively, the “Services”) within the Special Service Area.

All interested persons, including all persons owing taxable real property located within Special Service Number 2025-02 will be given an opportunity to be heard and file written objections regarding the formation of and the boundaries of the Special Service Area and may object to the formation of the area and the levy of taxes affecting said area.

It is proposed that to pay for such Services the City shall levy an annual tax not to exceed \$1.10 for every \$100.00 of equalized assessed value of the property in the Special Service Area to pay the annual cost of providing such Services. The proposed amount of the tax levy for the initial year for which taxes will be levied within the special service area will not exceed \$1.10 for every \$100.00 of equalized assessed value. No City Special Service Area bonds will be issued.

At the hearing, all interested persons affected by the formation of such Special Service Area, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The hearing may be adjourned by the Mayor and City Council without notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the Special Service Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area or the levy of an annual tax in the area, no such area may be created, or no such levy may be made within the next two years.

Dated this 17<sup>th</sup> day of October 2025.

Jori Behland  
City Clerk



Legal Description of Property

That part of the Southwest Quarter of Section 4 and part of the Southeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast Corner of the Northeast Quarter of said Section 5, thence south 89 degree 40 minutes 05 seconds west along the North Line of said Northeast Quarter, 655.52 feet to the tangent Center Line of Illinois State Route No. 47 extended from the South; thence south 1 degree 44 minutes 07 seconds east along said tangent Center line and said tangent Center Line extended 3511.16 feet; thence north 89 degree 29 minutes 40 seconds east 548.60 feet (this point hereinafter referred to as point "A"); thence south 89 degree 29 minutes 40 seconds west along the last described course 548.60 feet to the Center Line of Illinois State Route No. 47 aforesaid; thence south 1 degree 44 minutes 07 seconds east along said Center Line 920.01 feet to a point on said Center Line 4431.17 feet south of the North Line of said Section 5, as measured along said tangent Center Line and said tangent Center Line extended, for the Point of Beginning; thence south 87 degree 56 minutes 07 seconds east 593.08 feet to a line drawn south 4 degree 21 minutes 07 seconds east from said Point A; thence south 4 degree 21 minutes 07 seconds east along said line 482.85 feet to the Center Line of Illinois State Route No. 71; thence westerly along said Center Line 589.32 feet to the Center Line of said Illinois State Route No. 47; thence Northerly along the Center Line of said Route 47, 596.73 feet to the Point of Beginning, Kendall Township, Kendall County, Illinois,

(1) Excepting therefrom land conveyed to the People of the State of Illinois by Warranty Deed Recorded June 15, 2017 as Document No. 2017000091111,

And

(2) Excepting therefrom land conveyed to the State of Illinois Department of Transportation by Warranty Deed Recorded March 17, 2011 as Document No. 20110004835.

# Notice of Hearing

## United City of Yorkville, Illinois Special Service Area Number 2025-02

**Notice is Hereby Given** that on November 10, 2025 at 7:00 p.m. at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560, a hearing will be held by the United City of Yorkville (the “City”) to consider forming a special service area to be called Special Service Area Number 2025-02 consisting of the following described real property (the “Subject Property) legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREE 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED 3511.16 FEET; THENCE NORTH 89 DEGREE 29 MINUTES 40 SECONDS EAST 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT “A”); THENCE SOUTH 89 DEGREE 29 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE 920.01 FEET TO A POINT ON SAID CENTER LINE 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREE 56 MINUTES 07 SECONDS EAST 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST FROM SAID POINT A; THENCE SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST ALONG SAID LINE 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTER LINE 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS,

(1) Excepting therefrom LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 15, 2017 AS DOCUMENT NO. 201700009111,

and

(2) Excepting therefrom LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT NO. 20110004835.

Permanent Tax Index Number(s): **05-05-400-050; 05-04-300-031**

Common Address: 107 East Stagecoach Trail, Yorkville, Illinois 60560

The approximate location is the northeast corner of State Route 47 (South Bridge Street) and State Route 71 (East Stagecoach Trail) in Yorkville.

The general purpose of the formation of the Special Service Area Number 2025-02 is to provide special governmental services serving the Special Service Area that may include:

- (1) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; and
- (2) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; and
- (3) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and
- (4) the administrative costs incurred by the City in connection with the above (collectively, the “Services”) within the Special Service Area.

All interested persons, including all persons owing taxable real property located within Special Service Area Number 2025-02 will be given an opportunity to be heard and file written objections regarding the formation of and the boundaries of the Special Service Area and may object to the formation of the area and the levy of taxes affecting said area.

It is proposed that to pay for such Services the City shall levy an annual tax not to exceed \$1.10 for every \$100.00 of equalized assessed value of the property in the Special Service Area to pay the annual cost of providing such Services. The proposed amount of the tax levy for the initial year for which taxes will be levied within the special service area will not exceed \$1.10 for every \$100.00 of equalized assessed value. No City Special Service Area bonds will be issued.

At the hearing, all interested persons affected by the formation of such Special Service Area, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The hearing may be adjourned by the Mayor and City Council without notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the Special Service Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area or the levy of an annual tax in the area, no such area may be created, or no such levy may be made within the next two years.

Dated this 17<sup>th</sup> day of October 2025.

Jori Behland  
City Clerk



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

**AN ORDINANCE ESTABLISHING THE SPECIAL SERVICE AREA NUMBER 2025-02  
IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND  
PROVIDING FOR OTHER PROCEDURES IN CONNECTION THEREWITH  
(QuikTrip)**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing non home-rule municipality authorized pursuant to Article VII of the Constitution of the State of Illinois; and

**WHEREAS**, pursuant to the provisions of Section 7(6) of Article VII of the 1970 Constitution of the State of Illinois, the City is authorized to create special service areas in and for the City that are further established “in the manner provided by law;” and

**WHEREAS**, pursuant to the provisions of the Illinois Special Service Area Tax Law (35 ILCS 200/27-5 *et seq.*) and the Property Tax Code (35 ILCS 200/1-1 *et seq.*) the City may establish special service areas to levy taxes in order to pay for the provision of special services to areas within the boundaries of the City; and

**WHEREAS**, the owner of record (the “Owner”) of the real property hereinafter described (the “Subject Territory”) has been approved for a commercial development consisting of two parcels of approximately 5.51 acres in size, that by City ordinance must provide for a backup mechanism for payment of any and all costs of continued maintenance, repair and reconstruction of the storm water detention areas serving the Subject Territory; and

**WHEREAS**, it is in the public interest that a special service area be established for the Subject Territory for the purposes set forth herein and to be known as Special Service Area 2025-02.

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

**Section 1. Establishment.** That it is in the public interest that Special Service Area 2025-02 is hereby established as a special service area for the purposes set forth herein and consisting of the Subject Territory that is legally described and that contains the Property Index Numbers as stated in *Exhibit A*, attached hereto and made a part hereof by reference.

**Section 2. Area.** That said Subject Territory is a commercial development consisting of two parcels of approximately 5.51 acres in size, upon which exists a stormwater management basin. The Subject Territory is totally within the corporate limits of the City and an accurate map of the property within the Special Service Area 2025-02 is attached hereto and made a part hereof as *Exhibit B*.

**Section 3. Purpose.** That said Subject Territory will benefit specifically from the municipal services to be provided and that such services are in addition to those municipal services provided to the City as a whole, and unique and in the best interests of Special Service Area 2025-02. The City's levy of special taxes against said Subject Territory shall be to provide a backup mechanism for payment of any and all costs of continued maintenance, repair and reconstruction of the storm water systems in the event that the Owner has failed to do so. The special governmental services for the Special Service Area may include:

- (1) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; and
- (2) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; and

- (3) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and
- (4) the administrative costs incurred by the City in connection with the above (collectively the “Services”) within the Special Service Area

**Section 4. Public Hearing.** A public hearing was held on November 10, 2025 at 7:00 p.m. at the City Municipal Building at 651 Prairie Point Drive, Yorkville, Illinois, to consider the creation of Special Service Area 2025-02, in the Subject Territory and to consider the levy of an annual tax as further described in Section 7.

**Section 5. Notice of Public Hearing.** Notice of the hearing, attached hereto as *Exhibit C*, was published at least once not less than fifteen (15) days prior to the public hearing specified in Section 4 above, in a newspaper of general circulation in the City. In addition, notice was given by United States Certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on the Subject Territory within the proposed special service area. This notice was mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice was sent to the person last listed on the tax rolls prior to that year as the taxpayer of record.

**Section 6. Objectors.** That the Owner and all taxpayers of record owning taxable real property located within Special Service Area 2025-02, were heard at the public hearing held on November 11, 2025. That no objections were filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area 2025-02 or the levy of an annual tax in Special Service Area 2025-02.

**Section 7. Tax.** That there shall be levied in such years as the corporate authorities may hereafter determine to be appropriate, a direct annual tax that in the initial year shall not exceed

\$1.10 for every \$100.00 of equalized assessed value of property in the Special Service Area 2025-02 and the maximum rate of such taxes to be extended in any year within the Subject Territory shall not exceed \$1.10 for every \$100.00 of equalized assessed value to pay the annual cost of providing the special services described above that shall be in addition to all other taxes permitted by law.

**Section 8. Recording.** The City Clerk shall file within 30 days of the adoption of this Ordinance a certified copy of the Ordinance, including Exhibits A, B and C, with the County Clerk of Kendall County and with the Kendall County Recorder’s Office.

**Section 9. Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form 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 \_\_\_\_\_

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

RUSTY HYETT \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

*Attest:*

---

CITY CLERK

## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREE 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED 3511.16 FEET; THENCE NORTH 89 DEGREE 29 MINUTES 40 SECONDS EAST 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 89 DEGREE 29 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE 920.01 FEET TO A POINT ON SAID CENTER LINE 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREE 56 MINUTES 07 SECONDS EAST 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST FROM SAID POINT A; THENCE SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST ALONG SAID LINE 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTER LINE 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS,

(1) Excepting therefrom LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 15, 2017 AS DOCUMENT NO. 201700009111,

and

(2) Excepting therefrom LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT NO. 20110004835.

Permanent Tax Index Number(s): **05-05-400-050; 05-04-300-031**

Common Address: 107 East Stagecoach Trail, Yorkville, Illinois 60560

**EXHIBIT B**  
MAP



# QUIKTRIP - PROPOSED SPECIAL SERVICE AREA

United City of Yorkville, Illinois  
Date: July 07, 2025  
Data: Kendall County



**EXHIBIT C**  
Public Hearing Notice

**Notice of Hearing**

**United City of Yorkville, Illinois**  
**Special Service Area Number 2025-02**

**Notice is Hereby Given** that on November 10, 2025 at 7:00 p.m. at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560, a hearing will be held by the United City of Yorkville (the “City”) to consider forming a special service area to be called Special Service Area Number 2025-02 consisting of the following described real property (the “Subject Property) legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREE 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED 3511.16 FEET; THENCE NORTH 89 DEGREE 29 MINUTES 40 SECONDS EAST 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT “A”); THENCE SOUTH 89 DEGREE 29 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE 920.01 FEET TO A POINT ON SAID CENTER LINE 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREE 56 MINUTES 07 SECONDS EAST 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST FROM SAID POINT A; THENCE SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST ALONG SAID LINE 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTER LINE 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS,

(1) Excepting therefrom LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 15, 2017 AS DOCUMENT NO. 201700009111,

and

(2) Excepting therefrom LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT NO. 20110004835.

Permanent Tax Index Number(s): **05-05-400-050; 05-04-300-031**

Common Address: 107 East Stagecoach Trail, Yorkville, Illinois 60560

The approximate location is the northeast corner of State Route 47 (South Bridge Street) and State Route 71 (East Stagecoach Trail) in Yorkville.

The general purpose of the formation of the Special Service Area Number 2025-02 is to provide special governmental services serving the Special Service Area that may include:

- (1) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; and
- (2) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; and
- (3) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and
- (4) the administrative costs incurred by the City in connection with the above (collectively, the “Services”) within the Special Service Area.

All interested persons, including all persons owing taxable real property located within Special Service Number 2025-02 will be given an opportunity to be heard and file written objections regarding the formation of and the boundaries of the Special Service Area and may object to the formation of the area and the levy of taxes affecting said area.

It is proposed that to pay for such Services the City shall levy an annual tax not to exceed \$1.10 for every \$100.00 of equalized assessed value of the property in the Special Service Area to pay the annual cost of providing such Services. The proposed amount of the tax levy for the initial year for which taxes will be levied within the special service area will not exceed \$1.10 for every \$100.00 of equalized assessed value. No City Special Service Area bonds will be issued.

At the hearing, all interested persons affected by the formation of such Special Service Area, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The hearing may be adjourned by the Mayor and City Council without notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the Special Service Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area or the levy of an annual tax in the area, no such area may be created, or no such levy may be made within the next two years.

Dated this 17<sup>th</sup> day of October 2025.

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 checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input checked="" type="checkbox"/>

Agenda Item Number

Consent Agenda #5

Tracking Number

EDC 2025-66

### Agenda Item Summary Memo

**Title:** Costco – Proposed Dormant SSA

**Meeting and Date:** City Council – September 9, 2025

**Synopsis:** Public hearing for proposed dormant Special Service Area for Costco stormwater management basins and common areas.

#### Council Action Previously Taken:

Date of Action: EDC – 9/2/25 Action Taken: Moved forward to CC consent agenda for the setting of a public hearing.

Item Number: EDC 2025-66

**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: Economic Development Committee  
From: Sara Mendez, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
David Hansen, Senior Planner; Eric Dhuse, Director of Public Works  
Brad Sanderson, EEI (City Engineer)  
Date: September 2, 2025  
Subject: **Costco - Proposed Establishment of a Dormant Special Service Area (SSA)**

## SUMMARY:

In January 2025, the City Council approved a request from Costco Wholesale Corporation to develop a members-only retail store and a standalone fueling facility as part of a special use request. The approval also included final plat approval to subdivide two existing parcels and an amendment to the existing “Yorkville Crossing” Planned Unit Development (PUD) agreement to accommodate the proposed development. In mid-2025, construction began on the site with the use anticipated to open in November 2025. The property is zoned B-3 General Business District and is located at the northwest corner of US Route 34 (East Veterans Parkway) and East Countryside Parkway. The site consists of two parcels (PIN #02-28-227-002 and PIN #02-27-101-003), which is approximately 34 acres.

As required by the City’s adopted Stormwater Ordinance, the establishment of a dormant, or back-up, Special Service Area (SSA) is needed should the entity, which will have primary responsibility for the stormwater basin, dissolve or fail to adequately maintain it. The SSA would serve as long term funding source for the maintenance of the storm water facility, and only affects those property owners directly benefiting from such maintenance. A copy of the draft enabling ordinance for the establishment of the Special Service Area is attached for your review and will be presented to the City Council at an upcoming meeting, as part of the public hearing process.



## **COSTCO**

United City of Yorkville, Illinois  
Date: July 29, 2025  
Data: Kendall County



**PROPOSED DORMANT SPECIAL SERVICE AREA**

As mentioned above, the attached draft ordinance for dormant Special Service Area (SSA) prepared by the City Attorney establishes a backup mechanism for payment for future and continued maintenance and repair of the storm water facility within the Costco Development Area in the event the entity fails to do so. The PINs associated with the development include 02-28-227-002 and 02-27-101-003.

The SSA will be used to cover costs related to (1) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; (2) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; (3) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and (4) the administrative costs incurred by the City in connection with the above (collectively the “Services”) within the Special Service Area in the event the Owners for the development have failed to satisfactorily undertake the ongoing maintenance, repair and reconstruction in compliance with the ordinances of the Yorkville City Code.

**TAX LEVY ESTIMATE**

Should the property owner fail to maintain the basin, the subject property will be levied a tax not to exceed \$1.10 for every \$100.00 of equalized assessed value of the property to be collected via real estate taxes.

**MEETING SCHEDULE OF PROPOSED SSA**

Staff is seeking direction and authorization to schedule the public hearing date for the establishment of the Special Service Area for the QuikTrip Development. Below is the tentative meeting schedule for the proposed dormant SSA approval process:

<b>Meeting Schedule of Proposed SSA</b>		
Ordinance Proposing SSA <i>(Sets the public hearing date)</i>	Economic Development Committee	<b>September 2, 2025</b>
Ordinance Proposing SSA	City Council	<b>September 9, 2025</b>
<b>Public Hearing Notice - published on <i>October 17, 2025</i></b> Notice by publication shall be at least once not less than 15 days prior to the hearing. Individual notices to existing property owners, if any, must be sent via certified mail.		
Public Hearing <i>(After the public hearing, 60 day waiting period before we can approve SSA)</i>	City Council	<b>November 10, 2025</b>
<b>60 Day Waiting Period for Objections</b>		
Ordinance Establishing SSA	City Council	<b>January 13, 2026</b>

**STAFF COMMENTS / RECOMMENDATION**

The property owner has been notified of the proposed process and public hearing before the City Council for the consideration of the establishment of the dormant Special Service Area. Staff is recommending approval of the proposed backup funding mechanism as it is a requirement of the current Stormwater Ordinance.

This request is tentatively scheduled for a public hearing on **November 10, 2025**. The final vote is scheduled for the **January 13, 2026** City Council Meeting. Staff is seeking input and comments from the Economic Development Committee.

**ATTACHMENTS:**

1. Draft Ordinance - Proposing Dormant SSA
2. Legal Description
3. Draft Public Hearing Notice
4. Draft Ordinance - Establishing Dormant SSA

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

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA  
NUMBER 2025-01 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,  
ILLINOIS AND PROVIDING FOR OTHER PROCEDURES IN CONNECTION  
THEREWITH  
(Costco)**

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

**Section 1. Authority.** The United City of Yorkville, Kendall County, Illinois (the “City”) is authorized pursuant to Article VII, Section 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.* (the “Act”), which provides, inter alia, the manner of levying or imposing taxes and issuing bonds for the provision of special services to areas within the boundaries of municipalities and counties.

**Section 2. Findings.** The Mayor and City Council of the City find and determine as follows:

- a. It is in the public interest that the Mayor and City Council of the City consider the creation of a special service area for that portion of the City described in *Exhibit A* attached hereto and made a part hereof (the “Subject Territory”); and
- b. The special service area proposed for consideration is compact and contiguous; and
- c. That said Subject Territory area is a commercial development consisting of four parcels of approximately 34 acres in size, upon which exists a stormwater management basin; and
- d. The municipal services to be provided to the Subject Territory are for the continued maintenance, repair and reconstruction of the stormwater systems in the event that the owners of records (the “Owners”) have failed to do so; and

- e. The special governmental services for the Special Service Area may include: the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and the administrative costs incurred by the City in connection with the above (collectively the “Services”) within the Special Service Area; and
- f. The proposed special service area will benefit specially from the municipal services to be provided to the area. These proposed municipal services are in addition to municipal services provided to the City as a whole

**Section 3. Public Hearing.** A public hearing shall be held on November 10, 2025 at 7:00 p.m. at the City Municipal Building at 651 Prairie Point Drive, Yorkville, Illinois, to consider the creation of Special Service Area 2025-01, in the Subject Territory.

**Section 4. Notice of Public Hearing.** Notice of the hearing shall be published at least once not less than fifteen (15) days prior to the public hearing specified in Section 3 above, in a newspaper of general circulation in the City. In addition, notice shall be given by United States Certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on the Subject Territory within the proposed special service area. This notice will be mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the taxpayer of record. The notice to owners of record shall be in substantially the form set forth in *Exhibit B* to this Ordinance.

**Section 5. Supersede Conflicting Ordinances.** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

**Section 6. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval in the manner 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 \_\_\_\_\_

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

RUSTY HYETT \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

*Attest:*

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

## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREE 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED 3511.16 FEET; THENCE NORTH 89 DEGREE 29 MINUTES 40 SECONDS EAST 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 89 DEGREE 29 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE 920.01 FEET TO A POINT ON SAID CENTER LINE 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREE 56 MINUTES 07 SECONDS EAST 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST FROM SAID POINT A; THENCE SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST ALONG SAID LINE 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTER LINE 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS,

(1) Excepting therefrom LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 15, 2017 AS DOCUMENT NO. 201700009111,

and

(2) Excepting therefrom LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT NO. 20110004835.

Permanent Tax Index Number(s): **02-28-227-002; 02-27-101-003**

Common Addresses: 825 East Veterans Parkway, Yorkville, Illinois 60560  
801 East Veterans Parkway, Yorkville, Illinois 60560  
813 East Veterans Parkway, Yorkville, Illinois 60560  
837 East Veterans Parkway, Yorkville, Illinois 60560

**EXHIBIT B**  
Public Hearing Notice

**Notice of Hearing**

**United City of Yorkville, Illinois**  
**Special Service Area Number 2025-01**

**Notice is Hereby Given** that on November 10, 2025 at 7:00 p.m. at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560, a hearing will be held by the United City of Yorkville (the “City”) to consider forming a special service area to be called Special Service Area 2025-01 consisting of the following described real property (the “Subject Property) legally described as:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655, WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 34 PER DOCUMENT NUMBERS 2002-00008973 AND 2002-00007755; THENCE SOUTH 12 DEGREES 50 MINUTES 13 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE NO. 34, 77.16 FEET; THENCE SOUTH 55 DEGREES 12 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 976.51 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.00' AND A CHORD BEARING OF SOUTH 67 DEGREES 53 MINUTES 14 SECONDS WEST, AN ARC LENGTH OF 616.39 FEET; THENCE NORTH 67 DEGREES 09 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 97.31 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 01 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MCHUGH ROAD PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655; THENCE NORTH 04 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 183.64 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 03 DEGREES 01 MINUTES 21 SECONDS EAST, AN ARC LENGTH OF 114.80 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 300.40 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 38 MINUTES 51 SECONDS EAST, AN ARC LENGTH OF 309.47 FEET; THENCE NORTH 06 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 250.39 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 24 MINUTES 19 SECONDS WEST, AN ARC LENGTH OF 87.86 FEET;

THENCE NORTH 04 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 226.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING OF NORTH 49 DEGREES 04 MINUTES 00 SECONDS EAST, AN ARC LENGTH OF 39.27 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY; THENCE SOUTH 85 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 338.21 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.03 FEET AND CHORD BEARING OF SOUTH 60 DEGREES 21 MINUTES 36 SECONDS EAST, AN ARC LENGTH OF 1240.81 FEET TO A POINT DRAWN NORTH 34 DEGREES 47 MINUTES 13 SECONDS WEST, 54.08 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 47 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 54.08 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM: THAT PART TAKEN FOR ROAD PURPOSES BY ORDER VESTING TITLE ENTERED IN CASE NO. 15-ED-10, CIRCUIT COURT OF KENDALL COUNTY, ILLINOIS, RECORDED OCTOBER 28, 2015 AS DOCUMENT NO. 201500016982.

Permanent Tax Index Number(s): **02-28-227-002; 02-27-101-003**

Common Address: 825 East Veterans Parkway, 801 East Veterans Parkway, 813 East Veterans Parkway, and 837 East Veterans Parkway, Yorkville, Illinois 60560

The approximate location is the northwest corner of US Route 34 (East Veterans Parkway) and East Countryside Parkway in Yorkville.

The general purpose of the formation of the Special Service Area 2025-01 is to provide special governmental services serving the Special Service Area that may include:

- (1) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; and
- (2) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; and
- (3) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and
- (4) the administrative costs incurred by the City in connection with the above (collectively, the "Services") within the Special Service Area.

All interested persons, including all persons owing taxable real property located within Special Service Number 2025-01 will be given an opportunity to be heard and file written objections regarding the formation of and the boundaries of the Special Service Area and may object to the formation of the area and the levy of taxes affecting said area.

It is proposed that to pay for such Services the City shall levy an annual tax not to exceed \$1.10 for every \$100.00 of equalized assessed value of the property in the Special Service Area to pay the annual cost of providing such Services. The proposed amount of the tax levy for the initial

year for which taxes will be levied within the special service area will not exceed \$1.10 for every \$100.00 of equalized assessed value. No City Special Service Area bonds will be issued.

At the hearing, all interested persons affected by the formation of such Special Service Area, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The hearing may be adjourned by the Mayor and City Council without notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the Special Service Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area or the levy of an annual tax in the area, no such area may be created, or no such levy may be made within the next two years.

Dated this 17<sup>th</sup> day of October 2025.



Jori Behland  
City Clerk

The legal description is as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655, WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 34 PER DOCUMENT NUMBERS 2002-00008973 AND 2002-00007755; THENCE SOUTH 12 DEGREES 50 MINUTES 13 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE NO. 34, 77.16 FEET; THENCE SOUTH 55 DEGREES 12 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 976.51 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.00' AND A CHORD BEARING OF SOUTH 67 DEGREES 53 MINUTES 14 SECONDS WEST, AN ARC LENGTH OF 616.39 FEET; THENCE NORTH 67 DEGREES 09 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 97.31 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 01 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MCHUGH ROAD PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655; THENCE NORTH 04 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 183.64 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 03 DEGREES 01 MINUTES 21 SECONDS EAST, AN ARC LENGTH OF 114.80 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 300.40 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 38 MINUTES 51 SECONDS EAST, AN ARC LENGTH OF 309.47 FEET; THENCE NORTH 06 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 250.39 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 24 MINUTES 19 SECONDS WEST, AN ARC LENGTH OF 87.86 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 226.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING OF NORTH 49 DEGREES 04 MINUTES 00 SECONDS EAST, AN ARC LENGTH OF 39.27 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY; THENCE SOUTH 85 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 338.21 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.03 FEET AND CHORD BEARING OF SOUTH 60 DEGREES 21 MINUTES 36 SECONDS EAST, AN ARC LENGTH OF 1240.81 FEET TO A POINT DRAWN NORTH 34 DEGREES 47 MINUTES 13 SECONDS WEST, 54.08 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 47 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 54.08 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM: THAT PART TAKEN FOR ROAD PURPOSES BY ORDER

VESTING TITLE ENTERED IN CASE NO. 15-ED-10, CIRCUIT COURT OF KENDALL COUNTY, ILLINOIS, RECORDED OCTOBER 28, 2015 AS DOCUMENT NO. 201500016982.

## **Notice of Hearing**

### **United City of Yorkville, Illinois Special Service Area Number 2025-01**

**Notice is Hereby Given** that on November 10, 2025 at 7:00 p.m. at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560, a hearing will be held by the United City of Yorkville (the “City”) to consider forming a special service area to be called Special Service Area 2025-01 consisting of the following described real property (the “Subject Property) legally described as:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655, WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 34 PER DOCUMENT NUMBERS 2002-00008973 AND 2002-00007755; THENCE SOUTH 12 DEGREES 50 MINUTES 13 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE NO. 34, 77.16 FEET; THENCE SOUTH 55 DEGREES 12 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 976.51 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.00' AND A CHORD BEARING OF SOUTH 67 DEGREES 53 MINUTES 14 SECONDS WEST, AN ARC LENGTH OF 616.39 FEET; THENCE NORTH 67 DEGREES 09 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 97.31 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 01 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MCHUGH ROAD PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655; THENCE NORTH 04 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 183.64 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 03 DEGREES 01 MINUTES 21 SECONDS EAST, AN ARC LENGTH OF 114.80 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 300.40 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 38 MINUTES 51 SECONDS EAST, AN ARC LENGTH OF 309.47 FEET; THENCE NORTH 06 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 250.39 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 24 MINUTES 19 SECONDS WEST, AN ARC LENGTH OF 87.86 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 226.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00

FEET AND A CHORD BEARING OF NORTH 49 DEGREES 04 MINUTES 00 SECONDS EAST, AN ARC LENGTH OF 39.27 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY; THENCE SOUTH 85 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 338.21 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.03 FEET AND CHORD BEARING OF SOUTH 60 DEGREES 21 MINUTES 36 SECONDS EAST, AN ARC LENGTH OF 1240.81 FEET TO A POINT DRAWN NORTH 34 DEGREES 47 MINUTES 13 SECONDS WEST, 54.08 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 47 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 54.08 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM: THAT PART TAKEN FOR ROAD PURPOSES BY ORDER VESTING TITLE ENTERED IN CASE NO. 15-ED-10, CIRCUIT COURT OF KENDALL COUNTY, ILLINOIS, RECORDED OCTOBER 28, 2015 AS DOCUMENT NO. 201500016982.

Permanent Tax Index Number(s): **02-28-227-002; 02-27-101-003**

Common Address: 825 East Veterans Parkway, 801 East Veterans Parkway, 813 East Veterans Parkway, and 837 East Veterans Parkway, Yorkville, Illinois 60560

The approximate location is the northwest corner of US Route 34 (East Veterans Parkway) and East Countryside Parkway in Yorkville.

The general purpose of the formation of the Special Service Area 2025-01 is to provide special governmental services serving the Special Service Area that may include:

- (1) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; and
- (2) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; and
- (3) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and
- (4) the administrative costs incurred by the City in connection with the above (collectively, the "Services") within the Special Service Area.

All interested persons, including all persons owing taxable real property located within Special Service Number 2025-01 will be given an opportunity to be heard and file written objections regarding the formation of and the boundaries of the Special Service Area and may object to the formation of the area and the levy of taxes affecting said area.

It is proposed that to pay for such Services the City shall levy an annual tax not to exceed \$1.10 for every \$100.00 of equalized assessed value of the property in the Special Service Area to pay the annual cost of providing such Services. The proposed amount of the tax levy for the initial year for which taxes will be levied within the special service area will

not exceed \$1.10 for every \$100.00 of equalized assessed value. No City Special Service Area bonds will be issued.

At the hearing, all interested persons affected by the formation of such Special Service Area, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The hearing may be adjourned by the Mayor and City Council without notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the Special Service Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area or the levy of an annual tax in the area, no such area may be created, or no such levy may be made within the next two years.

Dated this 17<sup>th</sup> day of October 2025.

Jori Behland  
City Clerk



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

**AN ORDINANCE ESTABLISHING THE SPECIAL SERVICE AREA NUMBER 2025-01  
IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND  
PROVIDING FOR OTHER PROCEDURES IN CONNECTION THEREWITH  
(Costco)**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing non home-rule municipality authorized pursuant to Article VII of the Constitution of the State of Illinois; and

**WHEREAS**, pursuant to the provisions of Section 7(6) of Article VII of the 1970 Constitution of the State of Illinois, the City is authorized to create special service areas in and for the City that are further established “in the manner provided by law;” and

**WHEREAS**, pursuant to the provisions of the Illinois Special Service Area Tax Law (35 ILCS 200/27-5 *et seq.*) and the Property Tax Code (35 ILCS 200/1-1 *et seq.*) the City may establish special service areas to levy taxes in order to pay for the provision of special services to areas within the boundaries of the City; and

**WHEREAS**, the owner of record (the “Owner”) of the real property hereinafter described (the “Subject Territory”) has been approved for a commercial development consisting of two parcels of approximately 34 acres in size, that by City ordinance must provide for a backup mechanism for payment of any and all costs of continued maintenance, repair and reconstruction of the storm water detention areas serving the Subject Territory; and

**WHEREAS**, it is in the public interest that a special service area be established for the Subject Territory for the purposes set forth herein and to be known as Special Service Area 2025-01.

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

**Section 1. Establishment.** That it is in the public interest that Special Service Area 2025-01 is hereby established as a special service area for the purposes set forth herein and consisting of the Subject Territory that is legally described and that contains the Property Index Numbers as stated in *Exhibit A*, attached hereto and made a part hereof by reference.

**Section 2. Area.** That said Subject Territory is a commercial development consisting of two parcels of approximately 34 acres in size, upon which exists a stormwater management basin. The Subject Territory is totally within the corporate limits of the City and an accurate map of the property within the Special Service Area 2025-01 is attached hereto and made a part hereof as *Exhibit B*.

**Section 3. Purpose.** That said Subject Territory will benefit specifically from the municipal services to be provided and that such services are in addition to those municipal services provided to the City as a whole, and unique and in the best interests of Special Service Area 2025-01. The City's levy of special taxes against said Subject Territory shall be to provide a backup mechanism for payment of any and all costs of continued maintenance, repair and reconstruction of the storm water systems in the event that the Owner has failed to do so. The special governmental services for the Special Service Area may include:

- (1) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; and
- (2) the maintenance and care, including erosion control of the property surrounding such detention and retention ponds and basins, drainage swales and ditches; and

- (3) the maintenance, repair and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures; and
- (4) the administrative costs incurred by the City in connection with the above (collectively the “Services”) within the Special Service Area

**Section 4. Public Hearing.** A public hearing was held on November 10, 2025 at 7:00 p.m. at the City Municipal Building at 651 Prairie Point Drive, Yorkville, Illinois, to consider the creation of Special Service Area 2025-01, in the Subject Territory and to consider the levy of an annual tax as further described in Section 7.

**Section 5. Notice of Public Hearing.** Notice of the hearing, attached hereto as *Exhibit C*, was published at least once not less than fifteen (15) days prior to the public hearing specified in Section 4 above, in a newspaper of general circulation in the City. In addition, notice was given by United States Certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on the Subject Territory within the proposed special service area. This notice was mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice was sent to the person last listed on the tax rolls prior to that year as the taxpayer of record.

**Section 6. Objectors.** That the Owner and all taxpayers of record owning taxable real property located within Special Service Area 2025-01, were heard at the public hearing held on November 10, 2025. That no objections were filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area 2025-01 or the levy of an annual tax in Special Service Area 2025-01.

**Section 7. Tax.** That there shall be levied in such years as the corporate authorities may hereafter determine to be appropriate, a direct annual tax that in the initial year shall not exceed

\$1.10 for every \$100.00 of equalized assessed value of property in the Special Service Area 2025-01 and the maximum rate of such taxes to be extended in any year within the Subject Territory shall not exceed \$1.10 for every \$100.00 of equalized assessed value to pay the annual cost of providing the special services described above that shall be in addition to all other taxes permitted by law.

**Section 8. Recording.** The City Clerk shall file within 30 days of the adoption of this Ordinance a certified copy of the Ordinance, including Exhibits A, B and C, with the County Clerk of Kendall County and with the Kendall County Recorder's Office.

**Section 9. Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form as provided by law.

*[Remainder of page intentionally 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 \_\_\_\_\_

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

RUSTY HYETT \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

*Attest:*

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

## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREE 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED 3511.16 FEET; THENCE NORTH 89 DEGREE 29 MINUTES 40 SECONDS EAST 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 89 DEGREE 29 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE 920.01 FEET TO A POINT ON SAID CENTER LINE 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREE 56 MINUTES 07 SECONDS EAST 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST FROM SAID POINT A; THENCE SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST ALONG SAID LINE 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTER LINE 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS,

(1) Excepting therefrom LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 15, 2017 AS DOCUMENT NO. 201700009111,

and

(2) Excepting therefrom LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT NO. 20110004835.

Permanent Tax Index Number(s): **02-28-227-002; 02-27-101-003**

Common Addresses: 825 East Veterans Parkway, Yorkville, Illinois 60560  
801 East Veterans Parkway, Yorkville, Illinois 60560  
813 East Veterans Parkway, Yorkville, Illinois 60560  
837 East Veterans Parkway, Yorkville, Illinois 60560

**EXHIBIT B**  
MAP



# COSTCO

United City of Yorkville, Illinois

Date: July 29, 2025

Data: Kendall County



**EXHIBIT C**  
Public Hearing Notice

**Notice of Hearing**

**United City of Yorkville, Illinois**  
**Special Service Area Number 2025-01**

**Notice is Hereby Given** that on November 10, 2025 at 7:00 p.m. at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560, a hearing will be held by the United City of Yorkville (the “City”) to consider forming a special service area to be called Special Service Area 2025-01 consisting of the following described real property (the “Subject Property) legally described as:

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EXCEPTING THEREFROM: THAT PART TAKEN FOR ROAD PURPOSES BY ORDER VESTING TITLE ENTERED IN CASE NO. 15-ED-10, CIRCUIT COURT OF KENDALL COUNTY, ILLINOIS, RECORDED OCTOBER 28, 2015 AS DOCUMENT NO. 201500016982.

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- (1) the cleaning and dredging of storm water detention and retention ponds and basins, drainage swales and ditches; and
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It is proposed that to pay for such Services the City shall levy an annual tax not to exceed \$1.10 for every \$100.00 of equalized assessed value of the property in the Special Service Area to pay the annual cost of providing such Services. The proposed amount of the tax levy for the initial

year for which taxes will be levied within the special service area will not exceed \$1.10 for every \$100.00 of equalized assessed value. No City Special Service Area bonds will be issued.

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If a petition signed by at least 51% of the electors residing within the Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the Special Service Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area or the levy of an annual tax in the area, no such area may be created, or no such levy may be made within the next two years.

Dated this 17<sup>th</sup> day of October 2025.



Jori Behland  
City Clerk



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

Consent Agenda #6

Tracking Number

EDC 2025-68

**Agenda Item Summary Memo**

**Title:** AT&T License Agreement Renewal – Fourth Amendment

**Meeting and Date:** City Council – September 9, 2025

**Synopsis:** Proposed amendment to license agreement with AT&T to extend the city’s lease of parking spaces behind their building at 116 E. Hydraulic for an additional 5 years.

**Council Action Previously Taken:**

Date of Action: EDC – 9/2/25 Action Taken: Moved forward to CC consent agenda.

Item Number: EDC 2025-68

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Krysti J. Barksdale-Noble, AICP Community Development  
Name Department

**Agenda Item Notes:**

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\_\_\_\_\_

# Memorandum

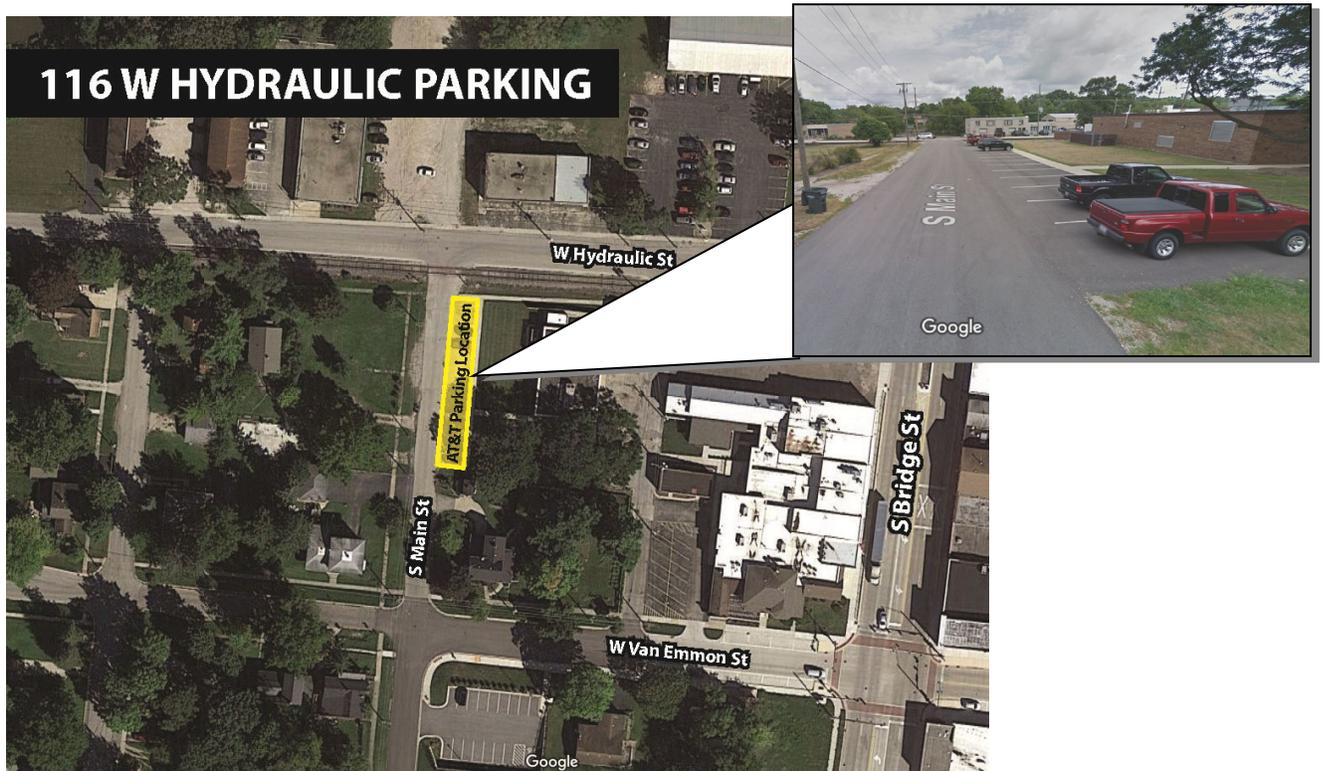


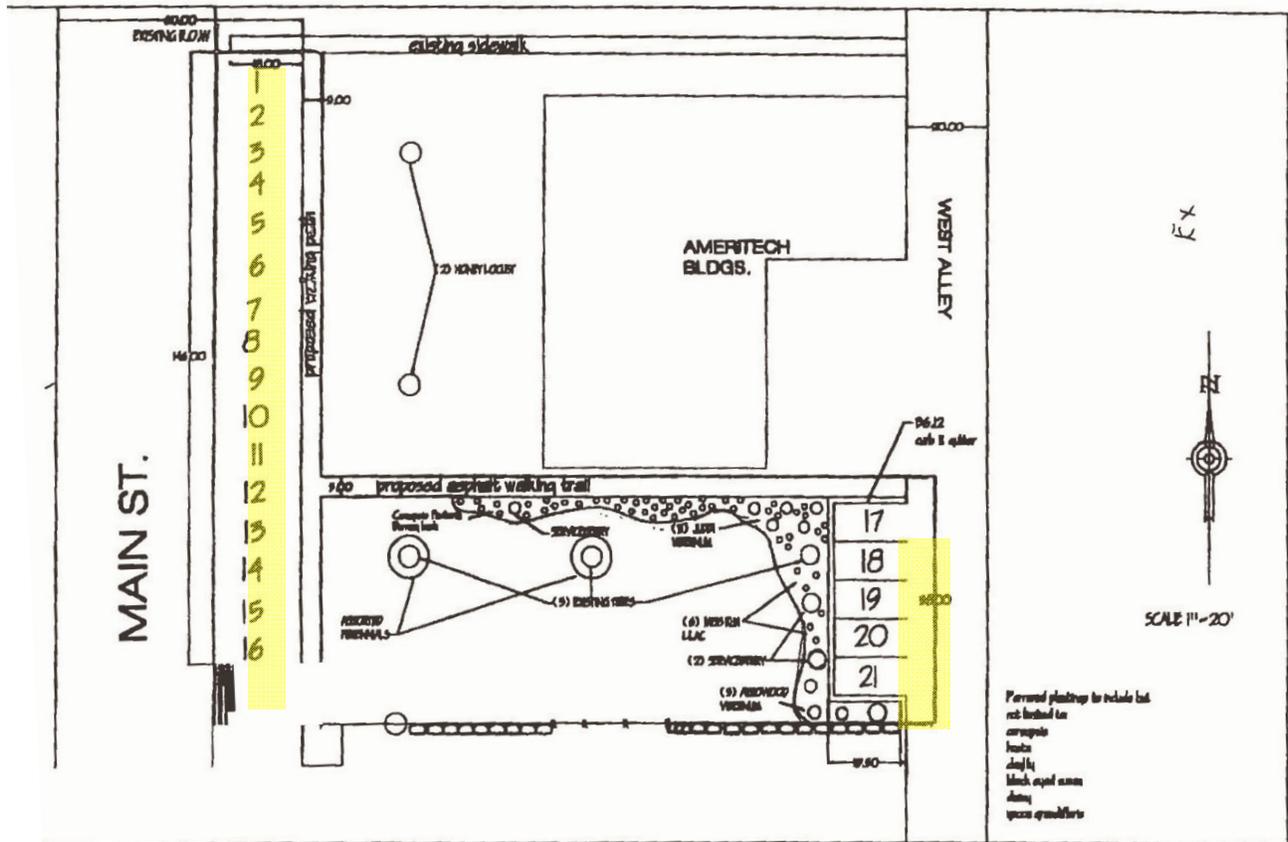
To: Economic Development Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Sara Mendez, Senior Planner  
David Hansen Senior Planner  
Date: August 27, 2025  
Subject: **AT&T License Agreement Renewal – Fourth Amendment**  
5-Year Extension for Lease Off-Street Parking Spaces

## Background/Summary

In October 2000, the City entered into a license agreement with Illinois Bell Telephone Company to lease certain off-street parking stalls adjacent to their facility located at the southeast corner of Hydraulic and Main Streets for a period of five (5) years. Since that time, the City has renewed the terms of the agreement in three (3) successive amendments.

The first amendment was executed on May 3, 2011 which extended the lease term until September 30, 2015; the second amendment, executed on July 16, 2015 extended the agreement through September 30, 2020; and the third amendment extended the agreement until September 2025. The proposed fourth amendment would extend the license agreement another five (5) years until September 2030.





**License Agreement Proposal**

Attached is a copy of an amended license agreement between the United City of Yorkville and Illinois Bell Telephone Company (dba AT&T Illinois) allowing the city to renew its current lease for access to, and use of, approximately 21 parking spaces on AT&T’s property located at 116 W. Hydraulic Avenue. The amendment extends the terms of the original agreement, which expires on September 30, 2025, for an additional five (5) years commencing on October 1, 2025 until September 30, 2030 at no additional charge to the City.

The execution of the amended license agreement is a formality, as AT&T has informed staff, they have internally reviewed and approved the extended lease term. The City Attorney has also reviewed the agreement. If acceptable, the amended agreement will need to be signed by the Mayor in triplicate and returned to AT&T’s corporate real estate department for full execution.

**Staff Recommendation**

Staff is fully supportive of extending the license agreement for parking with AT&T as these vehicle stalls contribute to the public parking offered within the downtown. Attached, for your reference, are the previous and current license agreements and an exhibit from the original agreement which illustrates the property and the leased parking spaces. If it is the consensus of the Economic Development Committee to approve the fourth amended license agreement, this item is tentatively planned to be placed on the September 9, 2025 City Council meeting agenda for approval where the attached draft resolution authorizing the execution of the agreement will be considered.

**Attachments:**

1. Draft Fourth Amendment License Agreement
2. Draft Resolution
3. Original License Agreement (October 9, 2000)
4. First Amendment to License Agreement (May 3, 2011)
5. Second Amendment to License Agreement (July 16, 2015)
6. Third Amendment to License Agreement (May 12, 2020)

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

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING A FOURTH AMENDMENT TO A LICENSE AGREEMENT WITH AT&T ILLINOIS**

**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 and Illinois Bell Telephone Company, d/b/a AT&T Illinois, an Illinois corporation (“AT&T”), are parties to a certain License Agreement, dated October 9, 2000, permitting the City to use certain portions of property owned by AT&T for public parking and walkway purposes; and

**WHEREAS**, the City and AT&T previously extended the term of the abovementioned License Agreement through September 30, 2025; and

**WHEREAS**, the City and AT&T now desire to further extend the term of the License Agreement through September 30, 2030.

**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.** That the Fourth Amendment to the License Agreement, 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 and deliver said amendment on behalf of the United City of Yorkville.

**Section 3.** This Resolution shall be in full force and effect upon its passage and approval as provided by law.

*[Remainder of page intentionally 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 \_\_\_\_\_

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

RUSTY HYETT \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

*Attest:*

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

## FOURTH AMENDMENT LICENSE AGREEMENT

This Fourth Amendment License Agreement (the "Third Amendment") is dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between Illinois Bell Telephone Company, dba AT&T Illinois ("AT&T"), an Illinois corporation, and the United City of Yorkville ("Yorkville"), an Illinois municipal corporation.

**WHEREAS**, AT&T is the owner in fee of certain property (the "Property") situated in the City of Yorkville, Kendall County, Illinois (SE Corner Hydraulic & Main Streets) legally described as:

Lot Eight (8) in Block 1 (1) in Black's Addition to the Village of Yorkville,  
Kendall County, Illinois

**WHEREAS**, AT&T and the United City of Yorkville are parties to the certain License Agreement dated October 9, 2000.

**WHEREAS**, AT&T and the United City of Yorkville entered into THIRD AMENDMENT LICENSE AGREEMENT dated May 26th, 2020, which extended the term of the license agreement from October 1, 2020 through September 30, 2025.

**WHEREAS**, the parties desire to extend the License Agreement

**NOW, THEREFORE**, for and in consideration of the mutual benefits and obligations, set forth on this FOURTH AMENDMENT the parties agree as follows:

1. **Extended Term:** The term of the License Agreement is hereby further extended for a period of five (5) years commencing on October 1, 2025 and ending on September 30, 2030 (the "Extended Term"). Notwithstanding anything to the contrary contained in the License Agreement, the term of the License Agreement shall be deemed to include the Extended Term. Notwithstanding any other term of the License

Agreement, AT&T may cancel this License Agreement for any reason or no reason, at any time, upon thirty (30) day written notice to Yorkville.

All other terms and conditions of this License Agreement remain unchanged and continue in full force and effect.

**IN WITNESS WHEREOF**, the parties have caused this Fourth Amendment to be executed by their duly authorized representative.

Illinois Bell Telephone Company  
Dba AT&T Illinois

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

Bryauna Wilson  
Sr. Real Estate Manager

United City of Yorkville

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

Attest: \_\_\_\_\_

Enabling Resolution: \_\_\_\_\_ Dated: \_\_\_\_\_

LICENSE AGREEMENT

This License Agreement is made this 9th day of October, 2000, by and between Illinois Bell Telephone Company, a/k/a Ameritech Illinois, ("Ameritech"), an Illinois corporation, and the United City of Yorkville, ("Yorkville") an Illinois municipal corporation.

WHEREAS, Ameritech is the owner in fee of certain property (the, "Property") situated in the City of Yorkville, Kendall County, Illinois, legally described as:

Lot Eight (8) in Block One (1) in Black's Addition to the Village of Yorkville, Kendall County, Illinois.

WHEREAS, the Yorkville desires to use portions of the Property, hereinafter called the Licensed Areas, which are depicted and legally described on the attached Exhibit A, for public parking, and walkway purposes.

WHEREAS, the Ameritech has agreed to permit Yorkville to use the Licensed Areas for the purposes requested subject to the terms of this Agreement;

NOW, THEREFORE, for and in consideration of the mutual benefits and obligations set forth in this Agreement, the parties agree as follows:

1. Grant of License. Ameritech, for and in receipt of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants to Yorkville the right and license to use the Licensed Areas, subject to the terms and conditions of this Agreement.

2. Use of Licensed Areas. Yorkville's use of the Licensed Areas shall be limited to use for public parking, and a walkway open to the public, all as shown on the attached Exhibit A, and for no other purposes.

3. Ameritech's Retained Rights. Ameritech retains the right to use the Licensed Areas for all purposes not inconsistent with this License, including, but not limited to, use of the Licensed Areas for construction, operation, maintenance, and reconstruction of telecommunications facilities, both existing and to be constructed in the future. In the event any use of the Licensed Areas by Ameritech, including but not limited to, construction, operation, maintenance, and reconstruction of telecommunications facilities, requires temporary occupation of the Licensed Areas such that the Licensed Areas cannot be used for purposes described in Par. 2, above, such temporary use shall not constitute a default or breach by Ameritech of this License Agreement. Further, in the event any use of the Licensed Areas by Ameritech, including but not limited to, construction, operation, maintenance, and reconstruction of telecommunications facilities, damages or disturbs the improvements made by the Yorkville to the Licensed Areas, Ameritech shall restore the damaged areas to the condition specified by Yorkville, or, if not specified, to the condition of the damaged areas prior to the damage. Yorkville shall promptly reimburse Ameritech for the costs of such restoration upon presentation to Yorkville of an invoice for such costs.

4. Term of License; Termination. This License shall commence upon the date hereof and terminate on September 30, 2010, unless sooner terminated in accordance with this Agreement. Ameritech may cancel this License Agreement at any time in the event of an emergency condition requiring Ameritech's immediate use of the Licensed Areas, or any part thereof, or upon sixty (60) day written notice to the Yorkville.

Ameritech will make every effort to assist Yorkville in relocating the sidewalk should the existing building be expanded, an additional structure be added to the site or for any other reason Ameritech deems the sidewalk should be removed.

Handwritten initials and a signature line, including "AP" and "DM".

4. Improvements. Yorkville shall submit plans and specifications including but not limited to drainage plans for improvements to the Licensed Areas for review and approval by the Ameritech at least 30 days prior to the commencement of the work and shall hold construction meetings with Ameritech prior to and during the work. Yorkville shall be responsible for the costs to relocate or rearrange any Ameritech facilities on the Property as may be necessary in connection with the improvements to the Licensed Areas. Yorkville shall comply with the provisions of the Illinois Underground Utilities Facilities Damage Prevention Act, 220 ILCS 50/1, et. seq., prior to any excavation. The improvements shall conform to the plans and specifications as approved by the Ameritech.

5. Care in Construction, Operation and Maintenance of Improvements. Yorkville has been advised and acknowledges that Ameritech operates a telecommunications facility on the Property which provides vital services, including but not limited to 9-1-1, emergency communications and alarming services, to the public which if damaged could disrupt said services and result in costly repairs, injury, and possible death to persons. Yorkville recognizes that the Ameritech's facilities are sensitive to dust and vibration. In its improvement and use of the Licensed Area, Yorkville shall take all necessary precautions to avoid the production or emanation of noise, dust or vibrations that would affect the continuous, reliable operation of the facilities. The Yorkville shall provide reasonable advance notice to Ameritech prior to the commencement of any work operation in connection with the construction, operation and maintenance of the improvements to the Licensed Areas which is likely to produce noise, dust or vibration. Notwithstanding the forgoing, nothing herein shall be construed to constitute an endorsement by Ameritech of Yorkville's means and methods of construction in connection with the project or a waiver of Ameritech's right to make claims against the Yorkville with respect to any injury or damage suffered by the Ameritech arising out of the Yorkville's activities in the Licensed Area or in connection with the project.

6. Maintenance of the Licensed Areas. Yorkville shall be solely responsible to maintain the Licensed Areas including, but not limited to, snow and ice removal, and shall repair and maintain all improvements at its own expense to a safe condition and a quality in the fashion and to the same standard as Yorkville maintains similar public improvements.

7. Waiver of Claims. Ameritech, its employees, agents, contractors, and invitees shall not be liable for, and except to the extent of Ameritech's negligence or willful misconduct, Yorkville waives all claims against all the Ameritech, its employees, agents, contractors, and invitees, for damage to personal property or injury or death of persons sustained by Yorkville, or by any other person using the Licensed Areas, arising from any accident or occurrence in or on the Licensed Areas or arising out of the activities permitted by this License Agreement. This waiver includes, without limitation, damage or loss of property as a result of theft, disappearance, fire or other casualty or any other cause.

8. Indemnity. Yorkville agrees to indemnify and hold harmless Ameritech and its respective agents and employees, officers, directors, invitees and contractors from all claims, liabilities, injuries, losses, causes, damages, costs and/or expense (including reasonable attorney's fees) arising from (1) the injury or death of any person and/or damage to or loss or destruction of any property occasioned by any act or omission of Yorkville or anyone claiming by or through or under or under the control of the Yorkville in the use of the Licensed Areas or in the performance or enjoyment of the obligations and privileges of this Agreement; (2) the injury or death of any person and/or damage to or loss or destruction of any property of any person using the Licensed Areas; or (3) any breach this License Agreement by the Yorkville.

9. Insurance. Yorkville shall obtain and maintain and shall require each of its contractors and subcontractor (regardless of tier) to provide and maintain at all times during the term of this Agreement Property and Casualty insurance, Commercial General Liability insurance, Commercial Automobile Liability insurance, and Workman's Compensation and Employer's Liability insurance. The Commercial General Liability insurance and Commercial Automobile Liability insurance shall protect Yorkville each in an amount not less than Five Million Dollars (\$5,000,000) per occurrence (combined single limit), including bodily injury and property damage, and in an amount not less than Five Million Dollars (\$5,000,000) annual aggregate for each personal injury liability and products-completed operations. The Property and Casualty insurance shall be endorsed to protect Ameritech as its interests may appear. The Commercial General Liability insurance policy shall name Ameritech, its directors, officers, and employees as additional insureds as respects any covered liability arising out of the performance of work under this Agreement. Coverage shall be in an occurrence form and in accordance with the limits and provisions specified herein. Claims-made policies are not acceptable. All of the required insurances shall not be canceled, nor shall the occurrence or aggregate limits set forth above be reduced, until Ameritech Illinois has received at least thirty (30) days' advance written notice of such cancellation or change. Yorkville's policies shall be primary and Ameritech's policies or self-insurance not contributing. Yorkville shall file the required certificate(s) of insurance with endorsements with Ameritech at the address for notices specified below.

10. Non-assignment. Yorkville shall not assign or transfer this License Agreement nor sublet or sublicense the Licensed Areas, without the consent of the Ameritech. This License Agreement is the grant of right to use the Licensed Areas and not the grant of an interest in property. Yorkville shall acquire no interest in the Property as a result of this License. Yorkville agrees to keep the Property free and clear of all liens and encumbrances, including mechanic's and contractor's liens, and shall indemnify, defend and hold harmless the Ameritech against any and all such claims or liens.

11. Notices. For the purpose of any notice or demand, Yorkville shall be served by certified mail, return receipt requested, addressed to Yorkville at the following address:

The United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois 60560

For the purpose of any notice or demand, Ameritech shall be served by certified mail, return receipt requested, addressed to Ameritech at the following address:

AMERITECH ILLINOIS  
Attn: Director of Real Estate Transactions  
9<sup>th</sup> Floor  
425 W. Randolph Street  
Chicago, Illinois 60606

With copies to:

Ameritech Legal Department  
25<sup>th</sup> Floor  
225 West Randolph St.  
Chicago, IL 60606

Equis (Suite 2700)  
161 North Clark St.  
Chicago, Illinois 60601

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers on the day and year first above written.

Ameritech:  
Ameritech Illinois

BY: *John H. Broun*  
Director - Real Estate Transaction

Yorkville:  
United City of Yorkville

BY: *Arthur H. Harkness*  
Mayor

Attest: *Deborah K. Simmons*  
City Clerk

*By Motion* Dated: *One 10/12/00*

(CORPORATE SEAL)

Enabling Ordinance

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, Julia Villa, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joseph D Buckman, Director Real Estate Transactions of ILLINOIS BELL TELEPHONE COMPANY who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Director, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own 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 9th day of October, A.D. 2000.



Julia Villa  
Notary Public

My Commission Expires \_\_\_\_\_.

State of Illinois . )  
 )  
County of Kendall )

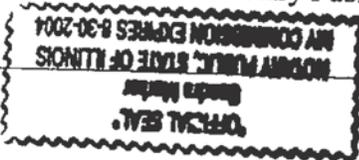
I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that Deborah Simmons and Arthur Prochaska Mayor and City Clerk of the City of Warrenville, respectively, personally known to me to be the same persons whose names are subscribed be the foregoing License Agreement, appeared before me this day in person and acknowledged that they signed, sealed and delivered the same instrument as their free and voluntary act for the uses and purposes set for.

YORKVILLE  
AP/PS  
11/14/2000

Given under my hand and notarial seal this 18th day of October A.D. 2000

Sandra Marter  
Notary Public

My Commission Expires \_\_\_\_\_







225 W. Randolph, 13<sup>th</sup> floor  
Chicago, IL 60606  
email: lb2546@att.com

May 3, 2011

United City of Yorkville  
Ms. Krysti J. Barksdale-Noble  
800 Game Fame Road  
Yorkville, IL 60560

RE: 1st Amendment License Agreement – SE Corner Hydraulic & Main Streets, Yorkville, IL

Ms. Barksdale-Noble,

Attached is a copy of the fully executed 1st Amendment License Agreement for the parking spaces that you lease from us at the above mentioned address.

Please retain this for your files.

If you have any questions, please feel free to give me a call at 312-814-0616. It has been a pleasure working with you on this transaction.

Sincerely,

A handwritten signature in black ink that reads "Linda M. Benedetto". The signature is written in a cursive style.

Linda M. Benedetto  
Manager – IL Portfolio Management

Attachment

**FIRST AMENDMENT LICENSE AGREEMENT**

This First Amendment License Agreement (the "First Amendment") is dated this 3rd day of May, 2011, by and between Illinois Bell Telephone Company, dba AT&T Illinois ("AT&T"), an Illinois corporation, and the United City of Yorkville ("Yorkville"), an Illinois municipal corporation.

WHEREAS, AT&T is the owner in fee of certain property (the "Property") situated in the City of Yorkville, Kendall County, Illinois, (SE Corner Hydraulic & Main Streets) legally described as:

Lot Eight (8) in Block One (1) in Black's Addition to the Village of Yorkville, Kendall County, Illinois

WHEREAS, AT&T and the United City of Yorkville are parties to the certain License Agreement dated October 9, 2000 expiring September 30, 2010 (the "License Agreement").

WHEREAS, the parties desire to extend the License Agreement and update each party's notice address.

NOW, THEREFORE, for and in consideration of the mutual benefits and obligations, set forth in this First Amendment the parties agree as follows:

1. **Extended Term.** The term of the License Agreement is hereby further extended for a period of five (5) years commencing on October 1, 2010 and ending on September 30, 2015 (the "Extended Term"). Notwithstanding anything to the contrary contained in the License Agreement, the term of the License Agreement shall be deemed to include the Extended Term. Notwithstanding any other term of the License Agreement, AT&T may cancel this License Agreement for any reason or no reason, at any time, upon thirty (30) day written notice to Yorkville.

**Notices:** For the purpose of any notice or demand, AT&T shall be served by certified mail, return receipt requested, addressed to AT&T at the following address:

AT&T  
Attn: CRE Portfolio Management Director  
225 W. Randolph Street – Room 13A  
Chicago, IL 60606

With copies to:

AT&T CRE Lease Administration  
One AT&T Way, Room 1B205A  
Bedminster, NJ 07921

AT&T  
Attn: General Attorney & Assistant General Attorney  
Corporate Real Estate  
208 S. Akard Street  
Dallas, TX 75202

All other terms and conditions of this License Agreement remain unchanged and continue in full force and effect.

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed by their duly authorized representative.

Illinois Bell Telephone Company  
dba AT&T Illinois

By: Nedra G. Robinson  
Nedra G. Robinson, Sr. Port. & Trans. Mgr.

United City of Yorkville

By: Valerie Bursd

Attest: Gregory M. [Signature]

Enabling Ordinance:

BY MOTION

Dated: 12/14/10

Resolution No. 2015-09

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE SECOND AMENDMENT LICENSE AGREEMENT**

**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 this State; and,

**WHEREAS**, the City and Illinois Bell Telephone Company, dba AT&T Illinois, an Illinois corporation ("AT&T"), are parties to a certain License Agreement, dated October 9, 2000, permitting the City to use certain portions of property owned by AT&T for public parking and walkway purposes; and,

**WHEREAS**, the City and AT&T previously extended the term of the abovementioned License Agreement through September 30, 2015; and,

**WHEREAS**, the City and AT&T now desire to further extend the term of the License Agreement through September 30, 2020.

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

**Section 1.** That the Second Amendment License Agreement, attached hereto and made a part hereof, is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver said Amendment on behalf of the United City of Yorkville.

**Section 2.** 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 23 day of JUNE, 2015.

  
CITY CLERK

CARLO COLOSIMO Y  
JACKIE MILSCHEWSKI Y  
CHRIS FUNKHOUSER Y  
DIANE TEELING Y

KEN KOCH Y  
LARRY KOT Y  
JOEL FRIEDERS Y  
SEAVY TARULIS Y

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this  
26 day of JUNE, 2015.

Nancy Volinski  
MAYOR

Attest:  
Beth Warner  
City Clerk

## SECOND AMENDMENT LICENSE AGREEMENT

This Second Amendment License Agreement (the "Second Amendment") is dated this 16th day of July, 2015, by and between Illinois Bell Telephone Company, dba AT&T Illinois ("AT&T"), an Illinois corporation, and the United City of Yorkville ("Yorkville"), an Illinois municipal corporation.

**WHEREAS**, AT&T is the owner in fee of certain property (the "Property") situated in the City of Yorkville, Kendall County, Illinois (SE Corner Hydraulic & Main Streets) legally described as:

Lot Eight (8) in Block 1 (1) in Black's Addition to the Village of Yorkville,  
Kendall County, Illinois

**WHEREAS**, AT&T and the United City of Yorkville are parties to the certain License Agreement dated October 9, 2000.

**WHEREAS**, AT&T and the United City of Yorkville entered into FIRST AMENDMENT LICENSE AGREEMENT dated May 3<sup>rd</sup>, 2011, which extended the term of the license agreement from October 1, 2010 through September 30, 2015.

**WHEREAS**, the parties desire to extend the License Agreement

**NOW, THEREFORE**, for and in consideration of the mutual benefits and obligations, set forth on this SECOND AMENDMENT the parties agree as follows:

1. **Extended Term:** The term of the License Agreement is hereby further extended for a period of five (5) years commencing on October 1, 2015 and ending on September 30, 2020 (the "Extended Term"). Notwithstanding anything to the contrary contained in the License Agreement, the term of the License Agreement shall be deemed to include the Extended Term. Notwithstanding any other term of the License Agreement, AT&T may cancel this License Agreement for any reason or no reason, at any time, upon thirty (30) day written notice to Yorkville.

All other terms and conditions of this License Agreement remain unchanged and continue in full force and effect.

**IN WITNESS WHEREOF**, the parties have caused this Second Amendment to be executed by their duly authorized representative.

Illinois Bell Telephone Company

dba AT&T Illinois

By: Linda M. Benedetto

Linda M. Benedetto

Manager – IL Portfolio Management

United City of Yorkville

By: [Signature]

Attest: Beth Warner

Enabling <sup>RESOLUTION</sup> Ordinance: 2015-09 Dated: 6/23/15

Resolution No. 2020-36

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE THIRD AMENDMENT LICENSE AGREEMENT**

**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 this State; and,

**WHEREAS**, the City and Illinois Bell Telephone Company, dba AT&T Illinois, an Illinois corporation (“AT&T”), are parties to a certain License Agreement, dated October 9, 2000, permitting the City to use certain portions of property owned by AT&T for public parking and walkway purposes; and,

**WHEREAS**, the City and AT&T previously extended the term of the abovementioned License Agreement through September 30, 2020; and,

**WHEREAS**, the City and AT&T now desire to further extend the term of the License Agreement through September 30, 2025.

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

*Section 1.* That the Third Amendment License Agreement, attached hereto and made a part hereof, is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver said Amendment on behalf of the United City of Yorkville.

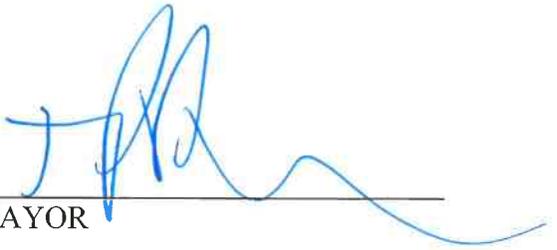
*Section 2.* This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

*Passed* by the City Council of the United City of Yorkville, Kendall County, Illinois this 12<sup>th</sup> day of May, 2020.

  
CITY CLERK

KEN KOCH	<u>AYE</u>	DAN TRANSIER	<u>AYE</u>
JACKIE MILSCHEWSKI	<u>AYE</u>	ARDEN JOE PLOCHER	<u>AYE</u>
CHRIS FUNKHOUSER	<u>AYE</u>	JOEL FRIEDERS	<u>AYE</u>
SEAVER TARULIS	<u>AYE</u>	JASON PETERSON	<u>AYE</u>

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this  
26<sup>th</sup> day of MAY, 2020.

  
\_\_\_\_\_  
MAYOR

Attest:  
  
\_\_\_\_\_  
City Clerk

### THIRD AMENDMENT LICENSE AGREEMENT

This Third Amendment License Agreement (the "Third Amendment") is dated this 26<sup>th</sup> day of MAY, 2020, by and between Illinois Bell Telephone Company, dba AT&T Illinois ("AT&T"), an Illinois corporation, and the United City of Yorkville ("Yorkville"), an Illinois municipal corporation.

**WHEREAS**, AT&T is the owner in fee of certain property (the "Property") situated in the City of Yorkville, Kendall County, Illinois (SE Corner Hydraulic & Main Streets) legally described as:

Lot Eight (8) in Block 1 (1) in Black's Addition to the Village of Yorkville,  
Kendall County, Illinois

**WHEREAS**, AT&T and the United City of Yorkville are parties to the certain License Agreement dated October 9, 2000.

**WHEREAS**, AT&T and the United City of Yorkville entered into FIRST AMENDMENT LICENSE AGREEMENT dated May 3<sup>rd</sup>, 2011, which extended the term of the license agreement from October 1, 2010 through September 30, 2015.

**WHEREAS**, AT&T and the United City of Yorkville entered into SECOND AMENDMENT LICENSE AGREEMENT dated July 16, 2015, which extended the term of the license agreement from October 1, 2015 through September 30, 2020.

**WHEREAS**, the parties desire to extend the License Agreement

**NOW, THEREFORE**, for and in consideration of the mutual benefits and obligations, set forth on this THIRD AMENDMENT the parties agree as follows:

1. **Extended Term:** The term of the License Agreement is hereby further extended for a period of five (5) years commencing on October 1, 2020 and ending on September 30, 2025 (the "Extended Term"). Notwithstanding anything to the contrary contained in the License Agreement, the term of the License Agreement shall be deemed to include the Extended Term. Notwithstanding any other term of the License Agreement, AT&T may cancel this License Agreement for any reason or no reason, at any time, upon thirty (30) day written notice to Yorkville.

All other terms and conditions of this License Agreement remain unchanged and continue in full force and effect.

**IN WITNESS WHEREOF**, the parties have caused this Third Amendment to be executed by their duly authorized representative.

Illinois Bell Telephone Company  
dba AT&T Illinois

By: Linda M. Benedetto

Linda M. Benedetto  
Manager – IL Portfolio Management

United City of Yorkville

By: J.P.A.  
MAYOR

Attest: Lisa Pickering  
CITY CLERK

Enabling Resolution: 2020-36 Dated: 5/12/2020



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 2025-64

**Agenda Item Summary Memo**

**Title:** Proclamation for National Constitution Week

**Meeting and Date:** City Council – September 9, 2025

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

**Council Action Previously Taken:**

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

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

**Type of Vote Required:** None

**Council Action Requested:** Informational

**Submitted by:** Mayor John Purcell

Name

Department

**Agenda Item Notes:**

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

# UNITED CITY OF YORKVILLE

## *Proclamation*

WHEREAS, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2025, marks the two hundred thirty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW, THEREFORE, I, John Purcell, by virtue of the authority vested in me as Mayor of the United City of Yorkville, do hereby proclaim the week of September 17 through 23 as **CONSTITUTION WEEK** and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

Dated this 9<sup>th</sup> day of September, 2025.

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John Purcell, Mayor



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 #2

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Tracking Number

CC 2025-65

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### Agenda Item Summary Memo

**Title:** Appointments to Boards and Commissions – Wally Werderich

**Meeting and Date:** City Council – September 9, 2025

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

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

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**Submitted by:** Mayor John Purcell

Name

Department

#### Agenda Item Notes:

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## *2025 Board and Commission Appointment*

<b>BOARD/ COMMISSION</b>	<b>NAME</b>	<b>Type of Appointment</b>	<b>Term Expiration</b>
Planning and Zoning Commission	Wally Werderich	New appointment <i>partial term</i>	May 2027



**United City of Yorkville**

651 Prairie Poine Drive  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
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 Walter "Wally" Werderich  
Address [REDACTED]  
Phone: Home [REDACTED] Work [REDACTED] Cell [REDACTED]  
Email [REDACTED] Subdivision [REDACTED]

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

- |   |  |
|---|--|
| <input type="checkbox"/> Fire and Police Commission | <input checked="" type="checkbox"/> Planning and Zoning Commission |
| <input 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.

- Indicate your experience (personal and/or work) that will help you in serving the residents of the United City of Yorkville.  
 \*Resident of Yorkville for 25 years  
 \*Alderman, Ward One; United City of Yorkville (2007-2011)  
 \*Kendall County Regional Plan Commissioner (2007-2013)  
 \*Special Use Hearing Officer; Kendall County Zoning Board of Appeals (2013-2017)
- Why do you want to serve on a Board/Commission for the United City of Yorkville?  
 \*I would like to participate in my community by being a part of city planning and the governmental process.

***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.

Wally Werderich  
Signature of Applicant

9-4-25  
Date

For office use only: Date Received \_\_\_\_\_ Initials \_\_\_\_\_



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 checked="" type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2025-66

### Agenda Item Summary Memo

**Title:** Disposal of Various Public Works Department Vehicles

**Meeting and Date:** City Council – September 9, 2025

**Synopsis:** Please see the attached memo. Staff is proposing the disposal of surplus trucks.

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Eric Dhuse Public Works  
Name Department

#### Agenda Item Notes:

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# Memorandum

To: Public Works Committee  
From: Eric Dhuse, Director of Public Works  
CC: Bart Olson, City Administrator  
Date: August 7, 2025  
Subject: Disposal of Vehicles

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## Summary

Staff is proposing the sale of various vehicles that are surplus property.

## Background

The Mayor and City Council have made it a priority to replace vehicles in the PW department to get us back on a replacement schedule. We now have all but one truck in hand, and we now need to sell our surplus vehicles. Below is a list of surplus vehicles and staff recommendation of the method of sale.

1. 2003 Ford F350 vin # 1FTEX1LP0RKF60103 with 107,666 miles. At 22 years old, this truck has certainly seen better days. This truck has served us well, but it is now time to dispose of it. Staff recommends selling this truck at auction through Ritchie Brother Auctions. From looking at past auction pricing, I would expect \$500-\$1,000 for this vehicle
2. 2003 International 7400 single axle dump truck vin # 1HTWDAAR74J083169. This truck is not in working condition, the transmission is out, the floorboards are rusted through, the box is rusted through in spots, and in general, the truck is worn out. Although the mileage on this truck is extremely low at ~35,000 (estimate from 2024) the miles that were put on it were all snow plowing which punishes every piece of the truck each time its used. We have an offer from a scrap company of \$500 for the truck. Although we may be able to get more from the right buyer, finding the right buyer would be tough, and trying to store it any longer would be tougher.
3. 2008 International 7400 single axle dump truck vin # 1HTWDAAN48J648495. This truck is not in working condition, the engine was removed and placed in one of our other trucks that is in much better shape. In addition, the transmission is out in this truck and the floorboards and box are rusted through in areas. This truck had incredibly low miles but was basically used for snow plowing only. When the transmission on this unit went out and the engine in the other unit went out, it was decided to make this truck the engine donor for the other truck to keep it on the road since it was one of the tandem axle trucks we used almost every day and was a much better snowplow truck. We have an offer from a scrap company of \$500 for the truck. Although we may be able to get more from the right buyer, finding the right buyer would be tough, and trying to store it any longer would be tougher.
4. 2006 International 7400 single axle dump truck vin # 1HTWDANN46J18804. This is one of the first trucks that we rehabbed to try to get extra life out of back in 2020. It

worked, but we have now replaced this truck in the fleet and the truck is at an age where the major components such as the engine and transmission may become problematic as in a few of our other trucks that we are getting rid of. In addition, the snowplow controls in the truck are no longer produced or serviced, so parts are becoming scarce. Staff recommends selling this truck at auction through Ritchie Brother Auctions. From looking at past auction pricing, I would expect \$5,000-\$8,000 for this vehicle.

5. 2006 International 7400 Tandem Axle Dump Truck vin# 1HTWHAAR36J218803. This truck was our first rehab truck in 2019. We were able to get an additional 6 years of service, but we now have a replacement truck, so it is time to sell this one before anything major goes wrong with it. Staff recommends selling this truck at auction through Ritchie Brother Auctions. Looking at past auction prices, I would expect \$10,000-\$15,000 for this vehicle.
6. 2008 International 7400 Tandem Axle Dump Truck vin# 1HTWHAAR78J648496. This truck was the receiver of the donor motor from truck number 3 above. This truck was rehabbed in 2020 and has given everything it had, including its motor. This truck has performed well for us over the years, but we do have a replacement truck and we should sell it before anything else major goes wrong. Staff recommends selling this truck through Ritchie Brother Auctions. Looking at past auction prices, I would expect \$10,000-\$15,000 for this vehicle.

Selling pickups and equipment through an auction company is something that we have only done one time in the past, but we have never sold large dump trucks through an auction. I believe that the Ritchie Brothers Auctions are a great way to get our trucks the best advertising and bring the highest amount possible. Ritchie Brothers auctions are a worldwide company that happens to have a permanent sale yard 20 miles away in Morris, which is a great break for us. We are targeting the September 25-26 Great Lakes Regional Auction to sell the equipment.

Ritchie Brothers has stated that their commission for these trucks would be 10%, a title fee of \$115 to transfer titles, and \$195 lot fee per truck. Even with these fees, I feel that selling through this avenue would generate the most advertisement and interest in our vehicles.

### **Recommendation**

Staff recommends the sale of 2003 International 7400 single axle dump truck vin # 1HTWDAAR74J083169 and 2008 International 7400 single axle dump truck vin # 1HTWDAAN48J648495 to Whittaker Auto Salvage in the amount of \$500 each vehicle.

Staff recommends selling the following trucks through Ritchie Brother Auction.

1. 2003 Ford F350 vin # 1FTEX1LP0RKF60103 with 107,666 miles
2. 2006 International 7400 single axle dump truck vin # 1HTWDANN46J18804
3. 2006 International 7400 Tandem Axle Dump Truck vin# 1HTWHAAR36J218803
4. 2008 International 7400 Tandem Axle Dump Truck vin# 1HTWHAAR78J648496

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

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, DECLARING CERTAIN PERSONAL PROPERTY SURPLUS AND DIRECTING DISPOSITION OF SAME**

**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 Illinois Municipal Code authorizes the City to sell any personal property that is no longer necessary or useful to the City (65 ILCS 5/11-76-4); and

**WHEREAS**, the United City of Yorkville Public Works Department (the “Public Works Department”) has prioritized upgrading the Department’s fleet of work trucks; and

**WHEREAS**, due to the addition of new vehicles, the Public Works Department has identified a 2003 Ford F350 truck, a 2003 International 7400 single axle dump truck, a 2008 International 7400 single axle dump truck, a 2006 International 7400 single axle dump truck, a 2006 International 7400 tandem axle dump truck, and a 2008 International 7400 tandem axle dump truck (the “Vehicles”) as surplus and no longer necessary or useful to the Public Works Department; and

**WHEREAS**, the Public Works Department has identified buyers for all the Vehicles; and

**WHEREAS**, the City has determined that it is in the best interest of the City and its residents to declare the Vehicles surplus and authorize the sale of said surplus Vehicles as recommended by the Public Works Department.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and the 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.** The Mayor and City Council of the United City of Yorkville find and determine that the following vehicles be declared surplus and no longer needed for municipal purposes, and further authorize and direct the disposal of same by auction through Ritchie Brothers Auctions, 2400 Richie Rd, Morris, IL 60450:

2003 Ford F-350 (VIN #1FTEX1LP0RKF60103)

2006 International 7400 single axle dump truck (VIN #1HTWDANN46J18804)

2006 International 7400 tandem axle dump truck (VIN #1HTWHAAR36J218803)

2008 International 7400 tandem axle dump truck (VIN #1HTWHAAR78J648496)

**Section 3.** The Mayor and City Council of the United City of Yorkville find and determine that the following vehicles be declared surplus and no longer needed for municipal purposes, and further authorize and direct the disposal of same by sale to Whittaker Auto Salvage, 1110 E. Church Street, Sandwich, Illinois 60548:

2003 International 7400 single axle dump truck (VIN #1HTWDAAR74J083169)

2008 International 7400 single axle dump truck (VIN #1HTWDAAN48J648495)

**Section 4.** 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 \_\_\_\_\_

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

RUSTY HYETT \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

*Attest:*

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

**5-yard Truck Removal Services – Quote Sheet**  
**United City of Yorkville**  
**06/20/2025**

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**1. Whittaker Auto Salvage**

- **Includes:** Pickup of three 5-yard trucks
  - **Condition:** Non-operational but towable
  - **Scrap Price:** \$500 each/picked up \$750 each/dropped off
- 

**2. Mechanics Lab**

- **Includes:** Donation of three 5-yard trucks
  - **Condition:** Non-operational but towable
  - **Fee:** No cost
- 

**3. Curtis Towing & Cash for Junk Cars**

- **Includes:** Pick up of three 5-yard trucks
- **Condition:** Non-operational but towable
- **Fee:** No money for vehicles that are not complete/will pick up no cost

<b>Vehicle #</b>	Y8	<b>Year</b>	2003	<b>United City of Yorkville Vehicle Replacement Guideline Evaluation Form</b>	
<b>Make</b>	FORD	<b>Model</b>	f350		
<b>Miles</b>	107,666	<b>Hours</b>			
<b>Original \$</b>	25,000.00	<b>(date)</b>	5/1/03		
<b>Budgeted Replacement \$</b>	\$38,000.00		<b>Replacement Point Range:</b>		
<b>Sale / Auction / Estimated Trade-in \$</b>	\$1,000.00		Under 18 points	Condition I	Excellent
<b>Life Expectancy</b>	10		18 - 22 points	Condition II	Good
<b>Type of Service</b>	4		23 - 27 points	Condition III	Qualifies for replacement
<b>Division</b>	WATER AND SEWER		28+ points	Condition IV	High priority replacement



FACTOR	POINTS	DESCRIPTION	VEHICLE SCORE
AGE	1	Each year of chronological age	22
MILES / HOURS	1	Each 10,000 miles of usage	10
	1	Each 700 hours of usage (priority over miles on heavy duty and off-road equipment)	
TYPE OF SERVICE	1	Standard sedans and light pickups	4
	2	Standard vehicles with the occasional off-road usage	
	3	Vehicles that pull trailers, haul heavy loads, has continued off-road usage, and police	
	4	Any vehicle involved in snow removal	
	5	Police emergency response vehicles	
RELIABILITY (PM work is not included)	1	In shop one time within a three month time period, no major breakdowns or road calls	1
	2	In shop one time within a three month time period, 1 breakdown or road call within a three month	
	3	In shop more than twice within a one month time period, no major breakdown or road call	
	4	In shop more than once within one month time period, two or more breakdowns/road calls within	
	5	In shop more than twice monthly, two or more breakdowns within one month time period	
MAINTENANCE AND REPAIR COSTS (Accident Repairs not included)	1	Maintenance costs (cumulative total) are $\leq$ 10% of purchase cost	2
	2	Maintenance costs (cumulative total) are $\leq$ 25% of purchase cost	
	3	Maintenance costs (cumulative total) are $\leq$ 45% of purchase cost	
	4	Maintenance costs (cumulative total) are $\leq$ 60% of purchase cost	
	5	Maintenance costs (cumulative total) are $\geq$ 61% of purchase cost	
CONDITION	1	Good drive train and minor body imperfections (road chips, scratches)	4
	2	Imperfections in body & paint, paint fading & dents, interior fair (no rips, tears, burns), and a	
	3	Noticeable imperfections in body and paint surface, some minor rust, minor damage from add-on	
	4	Previous accident damage, poor paint and body condition, rust (holes), bad interior (tears, rips,	
	5	Previous accident damage, poor paint, bad interior, drive train that is damaged or inoperative,	
<b>TOTAL</b>			<b>43</b>

<b>Vehicle #</b>	Y10	<b>Year</b>	2004	<b>United City of Yorkville Vehicle Replacement Guideline Evaluation Form</b>	
<b>Make</b>	INTERNATIONAL	<b>Model</b>	7400 SINGLE AXLE		
<b>Miles</b>	30,232	<b>Hours</b>	3,108		
<b>Original \$</b>	72,000.00	<b>(date)</b>	5/1/04		
<b>Budgeted Replacement \$</b>	\$185,000.00		<b>Replacement Point Range:</b>		
<b>Sale /Auction / Estimated Trade-in \$</b>	SCRAP		Under 18 points	Condition I	Excellent
<b>Life Expectancy</b>	10		18 - 22 points	Condition II	Good
<b>Type of Service</b>	4		23 - 27 points	Condition III	Qualifies for replacement
<b>Division</b>	STREETS		28+ points	Condition IV	High priority replacement



FACTOR	POINTS	DESCRIPTION	VEHICLE SCORE
AGE	1	Each year of chronological age	21
MILES / HOURS	1	Each 10,000 miles of usage	4
	1	Each 700 hours of usage (priority over miles on heavy duty and off-road equipment)	
TYPE OF SERVICE	1	Standard sedans and light pickups	4
	2	Standard vehicles with the occasional off-road usage	
	3	Vehicles that pull trailers, haul heavy loads, has continued off-road usage, and police	
	4	Any vehicle involved in snow removal	
	5	Police emergency response vehicles	
RELIABILITY (PM work is not included)	1	In shop one time within a three month time period, no major breakdowns or road calls	3
	2	In shop one time within a three month time period, 1 breakdown or road call within a three month	
	3	In shop more than twice within a one month time period, no major breakdown or road call	
	4	In shop more than once within one month time period, two or more breakdowns/road calls within	
	5	In shop more than twice monthly, two or more breakdowns within one month time period	
MAINTENANCE AND REPAIR COSTS (Accident Repairs not included)	1	Maintenance costs (cumulative total) are ≤ 10% of purchase cost	2
	2	Maintenance costs (cumulative total) are ≤ 25% of purchase cost	
	3	Maintenance costs (cumulative total) are ≤ 45% of purchase cost	
	4	Maintenance costs (cumulative total) are ≤ 60% of purchase cost	
	5	Maintenance costs (cumulative total) are ≥ 61% of purchase cost	
CONDITION	1	Good drive train and minor body imperfections (road chips, scratches)	5
	2	Imperfections in body & paint, paint fading & dents, interior fair (no rips, tears, burns), and a	
	3	Noticeable imperfections in body and paint surface, some minor rust, minor damage from add-on	
	4	Previous accident damage, poor paint and body condition, rust (holes), bad interior (tears, rips,	
	5	Previous accident damage, poor paint, bad interior, drive train that is damaged or inoperative,	
<b>TOTAL</b>			<b>39</b>

<b>Vehicle #</b>	Y13	<b>Year</b>	2008	<b>United City of Yorkville</b>		
<b>Make</b>	INTERNATIONAL	<b>Model</b>	7400 SINGLE AXLE			
<b>Miles</b>	7,978	<b>Hours</b>	2,353			
<b>Original \$</b>	99,600.00	<b>(date)</b>	5/1/08	<b>Vehicle Replacement Guideline</b>		
<b>Budgeted Replacement \$</b>	\$300,000.00			<b>Replacement Point Range:</b>		
<b>Sale /Auction / Estimated Trade-in \$</b>	SCRAP			Under 18 points	Condition I	Excellent
<b>Life Expectancy</b>	10			18 - 22 points	Condition II	Good
<b>Type of Service</b>	4			23 - 27 points	Condition III	Qualifies for replacement
<b>Division</b>	STREETS			28+ points	Condition IV	High priority replacement



FACTOR	POINTS	DESCRIPTION	VEHICLE SCORE
AGE	1	Each year of chronological age	17
MILES / HOURS	1	Each 10,000 miles of usage	3
	1	Each 700 hours of usage (priority over miles on heavy duty and off-road equipment)	
TYPE OF SERVICE	1	Standard sedans and light pickups	4
	2	Standard vehicles with the occasional off-road usage	
	3	Vehicles that pull trailers, haul heavy loads, has continued off-road usage, and police	
	4	Any vehicle involved in snow removal	
	5	Police emergency response vehicles	
RELIABILITY (PM work is not included)	1	In shop one time within a three month time period, no major breakdowns or road calls	4
	2	In shop one time within a three month time period, 1 breakdown or road call within a three month	
	3	In shop more than twice within a one month time period, no major breakdown or road call	
	4	In shop more than once within one month time period, two or more breakdowns/road calls within	
	5	In shop more than twice monthly, two or more breakdowns within one month time period	
MAINTENANCE AND REPAIR COSTS (Accident Repairs not included)	1	Maintenance costs (cumulative total) are ≤ 10% of purchase cost	2
	2	Maintenance costs (cumulative total) are ≤ 25% of purchase cost	
	3	Maintenance costs (cumulative total) are ≤ 45% of purchase cost	
	4	Maintenance costs (cumulative total) are ≤ 60% of purchase cost	
	5	Maintenance costs (cumulative total) are ≥ 61% of purchase cost	
CONDITION	1	Good drive train and minor body imperfections (road chips, scratches)	5
	2	Imperfections in body & paint, paint fading & dents, interior fair (no rips, tears, burns), and a	
	3	Noticeable imperfections in body and paint surface, some minor rust, minor damage from add-on	
	4	Previous accident damage, poor paint and body condition, rust (holes), bad interior (tears, rips,	
	5	Previous accident damage, poor paint, bad interior, drive train that is damaged or inoperative,	
<b>TOTAL</b>			<b>35</b>

<b>Vehicle #</b>	Y23	<b>Year</b>	2006	<b>United City of Yorkville Vehicle Replacement Guideline Evaluation Form</b>		
<b>Make</b>	INTERNATIONAL	<b>Model</b>	7400 SINGLE AXLE			
<b>Miles</b>	39,808	<b>Hours</b>	2,814			
<b>Original \$</b>	100,000.00	<b>(date)</b>	5/1/06			
<b>Budgeted Replacement \$</b>	\$300,000.00			<b>Replacement Point Range:</b>		
<b>Sale /Auction / Estimated Trade-in \$</b>	\$10,000.00			Under 18 points	Condition I	Excellent
<b>Life Expectancy</b>	10			18 - 22 points	Condition II	Good
<b>Type of Service</b>	4			23 - 27 points	Condition III	Qualifies for replacement
<b>Division</b>	STREETS			28+ points	Condition IV	High priority replacement



FACTOR	POINTS	DESCRIPTION	VEHICLE SCORE
AGE	1	Each year of chronological age	19
MILES / HOURS	1	Each 10,000 miles of usage	4
	1	Each 700 hours of usage (priority over miles on heavy duty and off-road equipment)	
TYPE OF SERVICE	1	Standard sedans and light pickups	4
	2	Standard vehicles with the occasional off-road usage	
	3	Vehicles that pull trailers, haul heavy loads, has continued off-road usage, and police	
	4	Any vehicle involved in snow removal	
	5	Police emergency response vehicles	
RELIABILITY (PM work is not included)	1	In shop one time within a three month time period, no major breakdowns or road calls	3
	2	In shop one time within a three month time period, 1 breakdown or road call within a three month	
	3	In shop more than twice within a one month time period, no major breakdown or road call	
	4	In shop more than once within one month time period, two or more breakdowns/road calls within	
	5	In shop more than twice monthly, two or more breakdowns within one month time period	
MAINTENANCE AND REPAIR COSTS (Accident Repairs not included)	1	Maintenance costs (cumulative total) are ≤ 10% of purchase cost	2
	2	Maintenance costs (cumulative total) are ≤ 25% of purchase cost	
	3	Maintenance costs (cumulative total) are ≤ 45% of purchase cost	
	4	Maintenance costs (cumulative total) are ≤ 60% of purchase cost	
	5	Maintenance costs (cumulative total) are ≥ 61% of purchase cost	
CONDITION	1	Good drive train and minor body imperfections (road chips, scratches)	3
	2	Imperfections in body & paint, paint fading & dents, interior fair (no rips, tears, burns), and a	
	3	Noticeable imperfections in body and paint surface, some minor rust, minor damage from add-on	
	4	Previous accident damage, poor paint and body condition, rust (holes), bad interior (tears, rips,	
	5	Previous accident damage, poor paint, bad interior, drive train that is damaged or inoperative,	
<b>TOTAL</b>			<b>35</b>

<b>Vehicle #</b>	Y9	<b>Year</b>	2008	<b>United City of Yorkville Vehicle Replacement Guideline Evaluation Form</b>		
<b>Make</b>	INTERNATIONAL	<b>Model</b>	7400 TANDEM AXLE			
<b>Miles</b>	79,880	<b>Hours</b>	5,005			
<b>Original \$</b>	110,814.00	<b>(date)</b>	5/1/08			
<b>Budgeted Replacement \$</b>	\$330,000.00			<b>Replacement Point Range:</b>		
<b>Sale /Auction / Estimated Trade-in \$</b>	\$10,000.00			Under 18 points	Condition I	Excellent
<b>Life Expectancy</b>	10			18 - 22 points	Condition II	Good
<b>Type of Service</b>	4			23 - 27 points	Condition III	Qualifies for replacement
<b>Division</b>	STREETS			28+ points	Condition IV	High priority replacement



FACTOR	POINTS	DESCRIPTION	VEHICLE SCORE
AGE	1	Each year of chronological age	17
MILES / HOURS	1	Each 10,000 miles of usage	8
	1	Each 700 hours of usage (priority over miles on heavy duty and off-road equipment)	
TYPE OF SERVICE	1	Standard sedans and light pickups	4
	2	Standard vehicles with the occasional off-road usage	
	3	Vehicles that pull trailers, haul heavy loads, has continued off-road usage, and police	
	4	Any vehicle involved in snow removal	
	5	Police emergency response vehicles	
RELIABILITY (PM work is not included)	1	In shop one time within a three month time period, no major breakdowns or road calls	3
	2	In shop one time within a three month time period, 1 breakdown or road call within a three month	
	3	In shop more than twice within a one month time period, no major breakdown or road call	
	4	In shop more than once within one month time period, two or more breakdowns/road calls within	
	5	In shop more than twice monthly, two or more breakdowns within one month time period	
MAINTENANCE AND REPAIR COSTS (Accident Repairs not included)	1	Maintenance costs (cumulative total) are ≤ 10% of purchase cost	3
	2	Maintenance costs (cumulative total) are ≤ 25% of purchase cost	
	3	Maintenance costs (cumulative total) are ≤ 45% of purchase cost	
	4	Maintenance costs (cumulative total) are ≤ 60% of purchase cost	
	5	Maintenance costs (cumulative total) are ≥ 61% of purchase cost	
CONDITION	1	Good drive train and minor body imperfections (road chips, scratches)	3
	2	Imperfections in body & paint, paint fading & dents, interior fair (no rips, tears, burns), and a	
	3	Noticeable imperfections in body and paint surface, some minor rust, minor damage from add-on	
	4	Previous accident damage, poor paint and body condition, rust (holes), bad interior (tears, rips,	
	5	Previous accident damage, poor paint, bad interior, drive train that is damaged or inoperative,	

**TOTAL 38**

<b>Vehicle #</b>	Y22	<b>Year</b>	2006	<b>United City of Yorkville</b> <b>Vehicle Replacement Guideline</b> <b>Evaluation Form</b>		
<b>Make</b>	INTERNATIONAL	<b>Model</b>	7400 TANDEM AXLE			
<b>Miles</b>	85,801	<b>Hours</b>	5,795			
<b>Original \$</b>	90,000.00	<b>(date)</b>	5/1/06			
<b>Budgeted Replacement \$</b>	\$300,000.00			<b>Replacement Point Range:</b>		
<b>Sale /Auction / Estimated Trade-in \$</b>	\$15,000.00			Under 18 points	Condition I	Excellent
<b>Life Expectancy</b>	15			18 - 22 points	Condition II	Good
<b>Type of Service</b>				23 - 27 points	Condition III	Qualifies for replacement
<b>Division</b>				28+ points	Condition IV	High priority replacement



FACTOR	POINTS	DESCRIPTION	VEHICLE SCORE
AGE	1	Each year of chronological age	19
MILES / HOURS	1	Each 10,000 miles of usage	8
	1	Each 700 hours of usage (priority over miles on heavy duty and off-road equipment)	
TYPE OF SERVICE	1	Standard sedans and light pickups	4
	2	Standard vehicles with the occasional off-road usage	
	3	Vehicles that pull trailers, haul heavy loads, has continued off-road usage, and police	
	4	Any vehicle involved in snow removal	
	5	Police emergency response vehicles	
RELIABILITY (PM work is not included)	1	In shop one time within a three month time period, no major breakdowns or road calls	3
	2	In shop one time within a three month time period, 1 breakdown or road call within a three	
	3	In shop more than twice within a one month time period, no major breakdown or road call	
	4	In shop more than once within one month time period, two or more breakdowns/road calls within	
	5	In shop more than twice monthly, two or more breakdowns within one month time period	
MAINTENANCE AND REPAIR COSTS (Accident Repairs not included)	1	Maintenance costs (cumulative total) are ≤ 10% of purchase cost	2
	2	Maintenance costs (cumulative total) are ≤ 25% of purchase cost	
	3	Maintenance costs (cumulative total) are ≤ 45% of purchase cost	
	4	Maintenance costs (cumulative total) are ≤ 60% of purchase cost	
	5	Maintenance costs (cumulative total) are ≥ 61% of purchase cost	
CONDITION	1	Good drive train and minor body imperfections (road chips, scratches)	3
	2	Imperfections in body & paint, paint fading & dents, interior fair (no rips, tears, burns), and a	
	3	Noticeable imperfections in body and paint surface, some minor rust, minor damage from add-on	
	4	Previous accident damage, poor paint and body condition, rust (holes), bad interior (tears, rips,	
	5	Previous accident damage, poor paint, bad interior, drive train that is damaged or inoperative,	
<b>TOTAL</b>			<b>39</b>



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

Mayor's Report #4

Tracking Number

CC 2025-67

### Agenda Item Summary Memo

**Title:** CayCo Enterprises, LLC Easements

**Meeting and Date:** City Council – September 9, 2025

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

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**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: September 3, 2025  
Subject: Acquisition of Easements from CayCo Enterprises for the Lake Michigan Water Supply Project

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## **Summary**

Consideration of an ordinance authorizing the acquisition of permanent and temporary construction easements from CayCo Enterprises, LLC for the City's Lake Michigan water supply project.

## **Background**

The City is responsible for acquiring several easements along Route 126 generally between the intersection at Mill St and the intersection at Route 71. Staff has come to terms with CayCo Enterprises, LLC for two easements (one permanent and one temporary) for the Lake Michigan water project. The temporary easement is for 26,440 square feet at a cost of \$13,000, and the permanent easement is for 17,491 square feet at a cost of \$19,500 for a total outlay of \$32,500 plus closing costs. These properties must be acquired under federal land acquisition procedures to maintain WIFIA loan eligibility for the related expenses.

## **Recommendation**

Staff recommends approval of an ordinance authorizing the acquisition of permanent and temporary construction easements from CayCo Enterprises for the City's Lake Michigan water supply project.

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

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AUTHORIZING THE ACQUISITION OF EASEMENTS FOR THE CONSTRUCTION OF IMPROVEMENTS TO THE CITY’S WATER SYSTEM**

**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 owns and operates a water supply system under and pursuant to the Illinois Municipal Code, Division 129 of Article II (65 ILCS 5/11-129-1 et. seq.); and

**WHEREAS**, the Mayor and City Council (the “Corporate Authorities”) have determined that is necessary and in the best interest of the City to undertake major improvements to the City’s water supply system including repair and replacement of existing water mains (the “Water Main Project”); and

**WHEREAS**, the Corporate Authorities have also determined it is necessary and in the best interest for the future of the City to provide a new water source for its water supply system through a connection to the DuPage Water Commission and the construction of certain water system additions (the “Water Source Project”); and

**WHEREAS**, in order to proceed, it is necessary to acquire a temporary construction easement and permanent easement for the construction of the Water Main Project and the Water Source Project all as hereinafter provided.

**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 Preambles hereinabove set forth are incorporated herein as if restated.

**Section 2.** The following easements, as attached hereto, are to be conveyed to the City and are hereby approved and accepted:

- A. Temporary Construction Easement from CayCo Enterprises, LLC, an Illinois limited liability company, dated August 25, 2025, and located on the parcel identified by PIN No. 05-03-300-039, for the purpose of construction of a watermain and appurtenance thereto; and
- B. Permanent Construction Easement from CayCo Enterprises, LLC, an Illinois limited liability company, dated August 25, 2025, and located on the parcel identified by PIN

No. 05-03-300-039, for the installation, maintenance, repair, replacement, and servicing of all water lines and supply systems, valves, boxes and hydrants and all attendant facilities and/or appurtenances thereto.

**Section 3.** The City Council hereby authorizes a single payment to CayCo Enterprises, LLC of \$32,500.00 for the above acquisitions as necessary for the construction of the Water Main Project and the Water Source Project.

**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 \_\_\_\_\_

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

RUSTY HYETT \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

*Attest:*

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

Owner CayCo Enterprises, LLC  
Address Southeast corner of Illinois  
Route 71 and Illinois Route  
126 in Yorkville, Illinois  
Route Lake Michigan Water System  
Improvements  
County Kendall  
Parcel No. 0011TE  
P.I.N. No. 05-03-300-039

## TEMPORARY CONSTRUCTION EASEMENT

CayCo Enterprises, LLC, an Illinois Limited Liability Company (the "*Grantor*"), for and in consideration of One Dollar (\$1), receipt of which is hereby acknowledged, hereby grants, sells and conveys to the United City of Yorkville, Kendall County, Illinois, its successors and assignees ("*Grantee*"), a temporary construction easement ("*Temporary Construction Easement*") for the purpose of construction of a watermain and appurtenances thereto, on, over, and through the real estate legally described on Exhibit A attached hereto (the "*Premises*").

The right, easement and privilege granted herein shall terminate 3 years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the Premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the Premises may not interfere with Grantee's use of the Premises for the purposes herein described. Notwithstanding the foregoing, no construction equipment or material shall be stored in the Temporary Construction Easement at any time. Furthermore, Grantee's use shall not block sign visibility, impede access or unreasonably disrupt utilities located on the Premises without first providing reasonable notice thereof.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the Premises for the watermain. This acknowledgement does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant of a Temporary Construction Easement shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.



## EXHIBIT A

### PARCEL 011TE – 30' TEMPORARY CONSTRUCTION EASEMENT

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF THE PARCEL DESCRIBED IN DOC 201800003848; THENCE NORTH 44 DEGREES 41 MINUTES 55 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF ROUTE 71, A DISTANCE OF 20.20 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 41 MINUTES 55 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, 30.32 FEET; THENCE SOUTHEASTERLY 536.44 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET, CHORD BEARING SOUTH 55 DEGREES 26 MINUTES 32 SECONDS EAST AND CHORD LENGTH OF 527.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 04 MINUTES 13 SECONDS EAST, 278.51 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 29 SECONDS EAST, 70.49 FEET TO THE SOUTHEAST LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 202000017758; THENCE SOUTH 56 DEGREES 50 MINUTES 02 SECONDS WEST ALONG SAID SOUTHEAST LINE, 34.97 FEET; THENCE NORTH 64 DEGREES 05 MINUTES 29 SECONDS WEST, 49.89 FEET; THENCE NORTH 74 DEGREES 04 MINUTES 13 SECONDS WEST, 275.89 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 551.47 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 855.00 FEET, CHORD BEARING NORTH 55 DEGREES 35 MINUTES 32 SECONDS WEST AND CHORD LENGTH OF 541.96 FEET TO THE POINT OF BEGINNING. ALL IN KENDALL COUNTY, ILLINOIS.

# EASEMENT EXHIBIT

PART OF SECTIONS 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.



P.L.N.  
05-03-300-039

AREA OF TOTAL HOLDING = 7.742 ACRES

PARCEL	SQUARE FOOT	ACRES
011PE	17,491	0.40
011TE	26,440	0.61

**PARCEL 011PE - 20' PERMANENT WATERMAIN EASEMENT**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF THE PARCEL DESCRIBED IN DOC 20180003848; THENCE NORTH 44 DEGREES 41 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF STATE ROUTE 71, A DISTANCE OF 20.20 FEET; THENCE SOUTHEASTERLY 551.47 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 855.00 FEET, CHORD BEARING SOUTH 55 DEGREES 35 MINUTES 50 SECONDS EAST AND CHORD LENGTH OF 541.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 04 MINUTES 13 SECONDS EAST, 275.89 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 29 SECONDS EAST, 49.89 FEET TO THE SOUTHEAST LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 20200017758; THENCE SOUTH 56 DEGREES 50 MINUTES 02 SECONDS WEST ALONG SAID SOUTHEAST LINE, 23.31 FEET TO THE NORTHEASTERLY LINE OF STATE ROUTE 126; THENCE NORTH 64 DEGREES 05 MINUTES 29 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, 36.17 FEET; THENCE NORTH 74 DEGREES 04 MINUTES 13 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, 274.14 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 561.50 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET, CHORD BEARING NORTH 55 DEGREES 41 MINUTES 11 SECONDS WEST AND CHORD LENGTH OF 551.91 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

**PARCEL 011TE - 30' TEMPORARY CONSTRUCTION EASEMENT**

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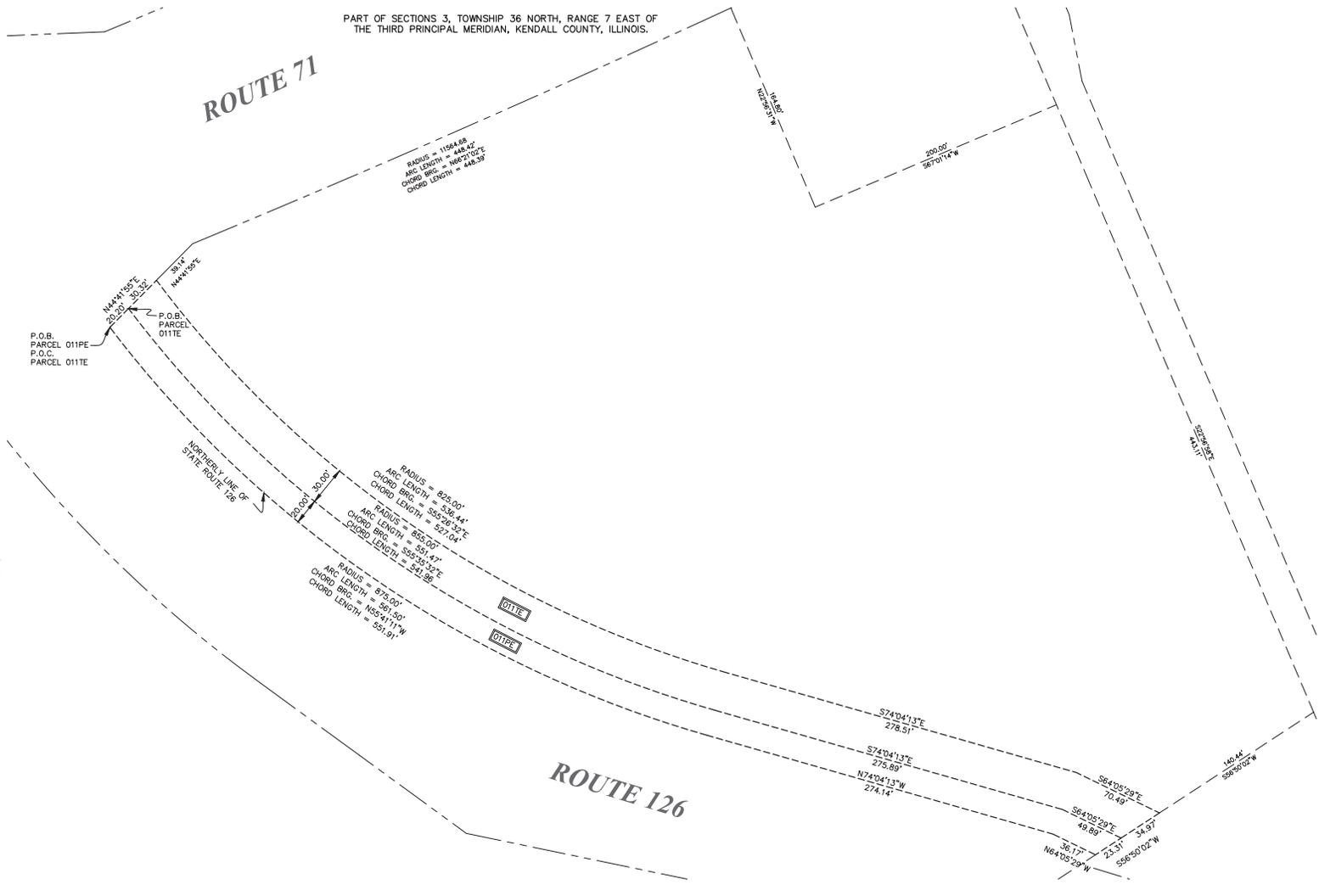
STATE OF ILLINOIS )  
COUNTY OF KANE )SS

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES INC., HAVE PREPARED THIS EASEMENT EXHIBIT OF THE PROPERTY DESCRIBED IN THE ABOVE LEGAL DESCRIPTION, AS SHOWN BY THE ANNEXED PLAT. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS 3rd DAY OF SEPTEMBER, 2025.

BY:   
MARK G. SCHEFFER  
PROFESSIONAL LAND SURVEYOR #13581  
(EXPIRES 11-30-26)

ENGINEERING ENTERPRISES, INC.  
PROFESSIONAL DESIGN FIRM #184-002003  
(EXPIRES 04-30-27)




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

**UNITED CITY OF YORKVILLE**  
651 PRAIRIE POINTE DRIVE  
YORKVILLE, IL 60560

**PARCEL 011**  
CAYCO ENTERPRISES, LLC.

DATE: SEPTEMBER 2025  
PROJECT NO. Y02416  
FILE NO Y02416-PARCEL 011

Owner CayCo Enterprises, LLC  
Address Southeast corner of Illinois  
Route 71 and Illinois Route  
126 in Yorkville, Illinois  
Route Lake Michigan Water System  
Improvements  
County Kendall  
Parcel No. 0011PE  
P.I.N. No. 05-03-300-039

**PERMANENT EASEMENT**  
**(Limited Liability Company)**

CayCo Enterprises, LLC, a limited liability company, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, (Grantor), for and in consideration of Nineteen Thousand Five Hundred and 00/100's Dollars (\$19,500.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of the Grantor, hereby represents that Grantor owns the fee simple title to and grants, bargains and conveys to the United City of Yorkville, Kendall County, Illinois, a municipal corporation (Grantee),

An easement over, under, upon and across the Permanent Easement area shown and labeled on the Easement Exhibit, attached hereto as Exhibit A (the "Premises"), for installation, maintenance, repair, replacement, and customary servicing of all water lines and supply systems, valves, vaults, boxes and hydrants and all attendant facilities and/or appurtenances for and to the United City of Yorkville.

A right of access to the Premises is granted to the officers, employees and agents of the above-named Grantee to enter upon said lands in person together with their related service and emergency equipment for all such purposes stated herein. No permanent buildings shall be placed upon the Premises; however the same may be used for such purposes, specifically including the construction, use and maintenance of a paved surface and/or landscape area, that do not now or in the future interfere with the rights and uses granted herein, provided the established ground elevations in the areas immediately surrounding the Premises remain unchanged. Grantees shall replace and restore any surfaces and/or plants disturbed by the exercise of any rights granted herein.

The Premises are situated in the County of Kendall, State of Illinois.

Grantor shall have and retains all rights to use and occupy the Premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, Grantor's use and occupation of the Premises may not interfere with Grantee's use of the Premises for the purposes herein described.

This Permanent Easement is made, executed and delivered pursuant to a resolution duly adopted at a meeting of the members of the said limited liability company held on the 25 day of August, 2025



## **EXHIBIT A**

### PARCEL 011PE – 20' PERMANENT WATERMAIN EASEMENT

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# EASEMENT EXHIBIT

PART OF SECTIONS 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.



P.L.N.  
05-03-300-039

AREA OF TOTAL HOLDING = 7.742 ACRES

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**PARCEL 011TE - 30' TEMPORARY CONSTRUCTION EASEMENT**

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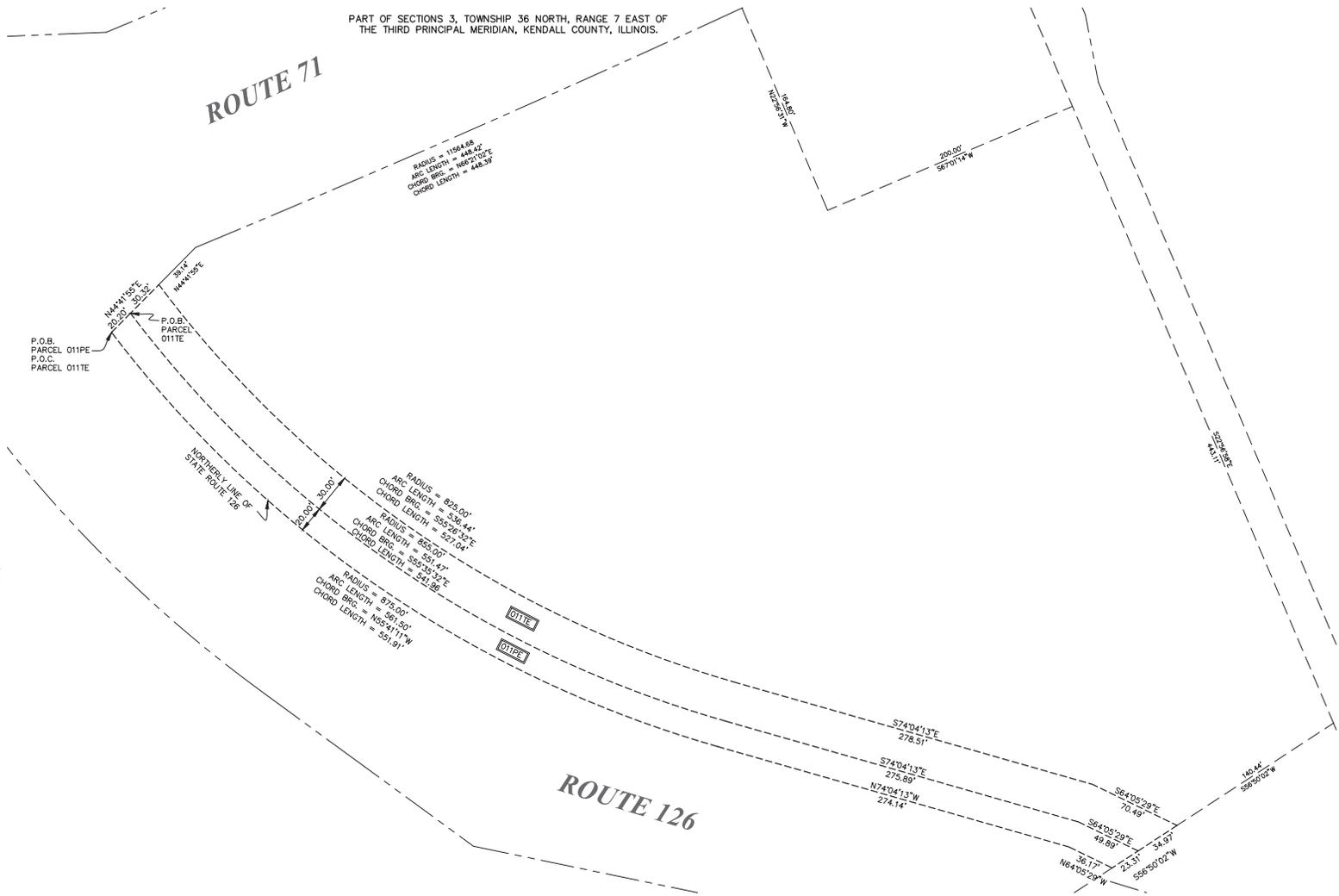
STATE OF ILLINOIS )  
COUNTY OF KANE )SS

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES INC., HAVE PREPARED THIS EASEMENT EXHIBIT OF THE PROPERTY DESCRIBED IN THE ABOVE LEGAL DESCRIPTION, AS SHOWN BY THE ANNEXED PLAT. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS 3rd DAY OF SEPTEMBER, 2025.

BY:   
MARK G. SCHEFFER  
PROFESSIONAL LAND SURVEYOR #13581  
(EXPIRES 11-30-26)

ENGINEERING ENTERPRISES, INC.  
PROFESSIONAL DESIGN FIRM #184-002003  
(EXPIRES 04-30-27)




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

**UNITED CITY OF YORKVILLE**  
651 PRAIRIE POINTE DRIVE  
YORKVILLE, IL 60560

**PARCEL 011**  
CAYCO ENTERPRISES, LLC.

DATE: SEPTEMBER 2025  
PROJECT NO. Y02416  
FILE NO Y02416-PARCEL 011  
**PAGE 1 OF 1**



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

Mayor's Report #5

Tracking Number

CC 2025-68

### Agenda Item Summary Memo

**Title:** Bauer Templin Family Trust Easements

**Meeting and Date:** City Council – September 9, 2025

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

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**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: September 3, 2025  
Subject: Acquisition of Easements from the Bauer Templin Family Trust  
for the Lake Michigan Water Supply Project

---

## **Summary**

Consideration of an ordinance authorizing the acquisition of permanent and temporary construction easements from the Bauer Templin Family Trust for the City's Lake Michigan water supply project.

## **Background**

The City is responsible for acquiring several easements along Route 126 generally between the intersection at Mill St and the intersection at Route 71. Staff has come to terms with the Bauer Templin Family Trust for two easements (one permanent and one temporary) for the Lake Michigan water project. The temporary easement is for 10,442 square feet at a cost of \$4,500, and the permanent easement is for 6,340 square feet at a cost of \$19,000 for a total outlay of \$23,500 plus closing costs. These properties must be acquired under federal land acquisition procedures to maintain WIFIA loan eligibility for the related expenses.

## **Recommendation**

Staff recommends approval of an ordinance authorizing the acquisition of permanent and temporary construction easements from the Bauer Templin Family Trust for the City's Lake Michigan water supply project.

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

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AUTHORIZING THE ACQUISITION OF EASEMENTS FOR THE CONSTRUCTION OF IMPROVEMENTS TO THE CITY’S WATER SYSTEM**

**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 owns and operates a water supply system under and pursuant to the Illinois Municipal Code, Division 129 of Article II (65 ILCS 5/11-129-1 et. seq.); and

**WHEREAS**, the Mayor and City Council (the “Corporate Authorities”) have determined that is necessary and in the best interest of the City to undertake major improvements to the City’s water supply system including repair and replacement of existing water mains (the “Water Main Project”); and

**WHEREAS**, the Corporate Authorities have also determined it is necessary and in the best interest for the future of the City to provide a new water source for its water supply system through a connection to the DuPage Water Commission and the construction of certain water system additions (the “Water Source Project”); and

**WHEREAS**, in order to proceed, it is necessary to acquire a temporary construction easement and permanent easement for the construction of the Water Main Project and the Water Source Project all as hereinafter provided.

**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 Preambles hereinabove set forth are incorporated herein as if restated.

**Section 2.** The following easements, as attached hereto, are to be conveyed to the City and are hereby approved and accepted:

- A. Temporary Construction Easement dated August 8, 2025 from Jennifer Templin, as Trustee under the provisions of a deed or deed in trust recorded and delivered pursuant to a Trust Agreement dated December 3, 2019 and known as the Bauer Templin Family Trust, and located on the parcel identified by PIN No. 05-03-300-009, for the purpose of construction of a watermain and appurtenance thereto; and

B. Permanent Construction Easement dated August 8, 2025, from Jennifer Templin, as Trustee under the provisions of a deed or deed in trust recorded and delivered pursuant to a Trust Agreement dated December 3, 2019 and known as the Bauer Templin Family Trust, and located on the parcel identified by PIN No. 05-03-300-009, for the installation, maintenance, repair, replacement, and servicing of all water lines and supply systems, valves, boxes and hydrants and all attendant facilities and/or appurtenances thereto.

**Section 3.** The City Council hereby authorizes a single payment to the Bauer Templin Family Trust of \$23,500.00 for the above acquisitions as necessary for the construction of the Water Main Project and the Water Source Project.

**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	_____
RUSTY CORNEILS	_____	RUSTY HYETT	_____

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

\_\_\_\_\_  
MAYOR

*Attest:*

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

Owner           The Bauer Templin Family  
Trust dated December 3,  
2019  
Address        6670 Wing Road, Yorkville,  
Illinois  
Route          Lake Michigan Water System  
Improvements  
County         Kendall  
Parcel No.     0013TE  
P.I.N. No.     05-03-300-009

### **TEMPORARY CONSTRUCTION EASEMENT**

Jennifer Templin, as Trustee under the provisions of a deed or deed in trust duly recorded and delivered pursuant to a Trust Agreement dated December 3, 2019 and known as the Bauer Templin Family Trust (the "Grantor"), for and in consideration of One Dollar (\$1), receipt of which is hereby acknowledged, hereby grants, sells and conveys to the United City of Yorkville, Kendall County, Illinois, its successors and assignees (Grantee), a temporary construction easement for the purpose of construction of a watermain and appurtenances thereto, on, over, and through the real estate legally described on Exhibit A attached hereto (the "Premises").

The right, easement and privilege granted herein shall terminate 3 years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the Premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the Premises may not interfere with Grantee's use of the Premises for the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the Premises for the watermain. This acknowledgement does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant of a Temporary Construction Easement shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 8th day of August, 2025.

The Bauer Templin Family Trust dated December 3, 2019

By:   
Signature

Jennifer Templin, Trustee  
Print Name and Title

State of Illinois            )  
  )ss  
County of Kendall         )

This instrument was acknowledged before me on August 8, 2025  
by Jennifer Templin, trustee of the Bauer Templin Family Trust dated December 3, 2019.

(SEAL)



  
Notary Public

My Commission Expires: 03/04/2029

This instrument was prepared by:

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

Grantee's Address:

United City of Yorkville  
651 Prairie Pointe Drive  
Yorkville, IL 60560

## **EXHIBIT A**

### **PARCEL 013TE – TEMPORARY CONSTRUCTION EASEMENT**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF THE PARCEL DESCRIBED IN DOC 202200012732; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL, 420.65 FEET FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY, 331.53 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2352.01 FEET, CHORD BEARING NORTH 62 DEGREES 15 MINUTES 00 SECONDS WEST AND CHORD LENGTH OF 331.25 FEET; TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE NORTH 41 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE, 66.15 FEET; THENCE SOUTHEASTERLY, 368.36 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2100.00 FEET, CHORD BEARING SOUTH 63 DEGREES 36 MINUTES 30 SECONDS EAST AND CHORD LENGTH OF 367.89 FEET TO THE EASTERLY LINE OF SAID PARCEL; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG SAID EASTERLY LINE, 40.69 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

P.I.N.  
05-03-300-009

AREA OF TOTAL HOLDING = 1.736 ACRES

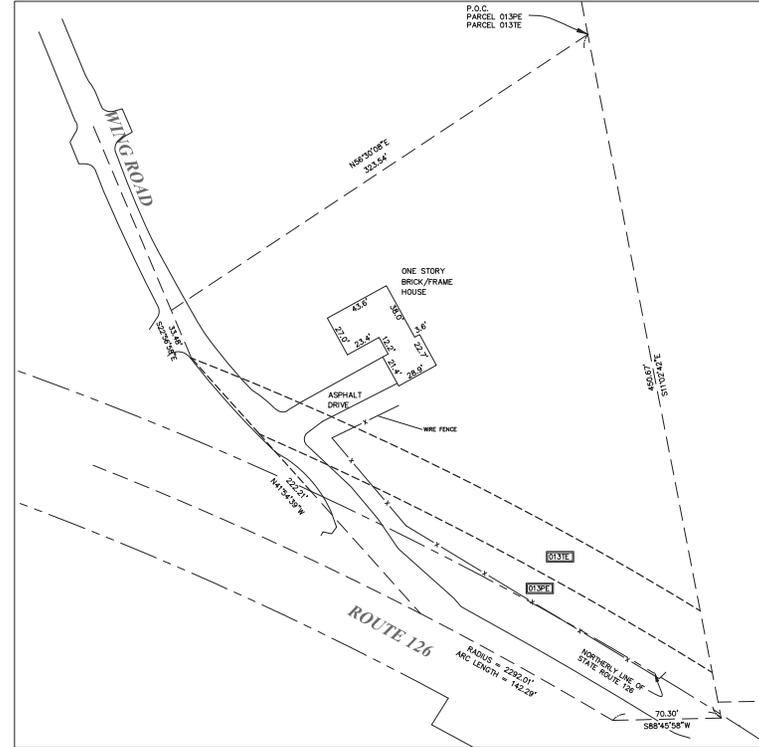
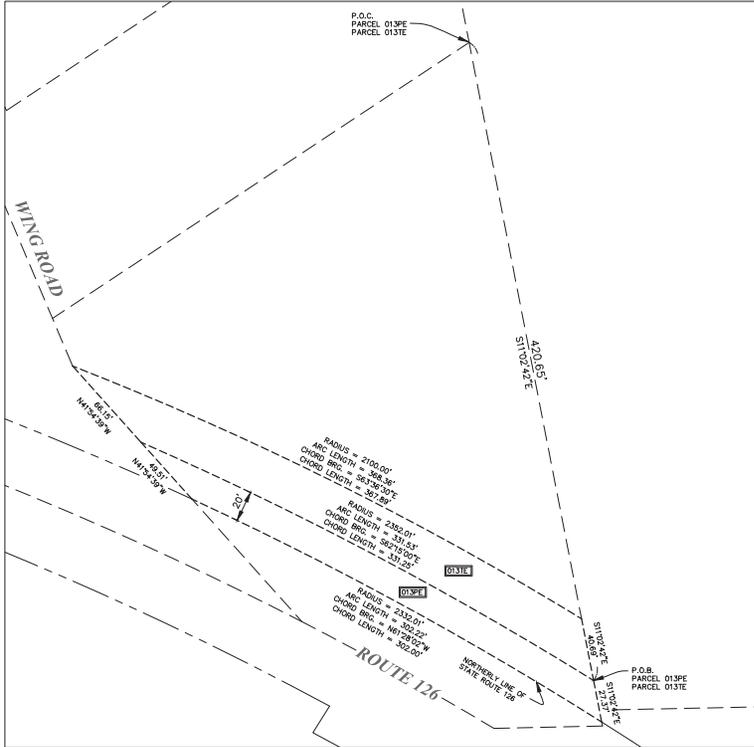
PARCEL	SQUARE FOOT	ACRES
013PE	6,340	0.15
013TE	10,442	0.24

# EASEMENT EXHIBIT

PART OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

PARCEL EASEMENT EXHIBIT

PARCEL TOTAL HOLDING EXHIBIT



STATE OF ILLINOIS)  
COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES INC., HAVE PREPARED THIS EASEMENT EXHIBIT OF THE PROPERTY DESCRIBED IN THE ABOVE LEGAL DESCRIPTION, AS SHOWN BY THE ANNEXED PLAT. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS 3rd DAY OF SEPTEMBER, 2025.

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

ENGINEERING ENTERPRISES, INC.  
PROFESSIONAL DESIGN FIRM #184-002003  
(EXPIRES 04-30-27)



**PARCEL 013PE - 20' PERMANENT WATERMAIN EASEMENT**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF THE PARCEL DESCRIBED IN DOC. 202200012732; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL, 420.65 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG SAID EASTERLY LINE, 27.37 FEET TO THE NORTHEAST LINE OF ROUTE 126; THENCE NORTHWESTERLY 302.22 FEET ALONG THE NORTHEAST LINE OF SAID ROUTE 126, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 2332.01 FEET, CHORD BEARING NORTH 61 DEGREES 28 MINUTES 02 SECONDS WEST AND CHORD LENGTH OF 302.00 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE NORTH 41 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE, 40.81 FEET; THENCE SOUTHEASTERLY, 331.53 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2352.01 FEET, CHORD BEARING SOUTH 62 DEGREES 15 MINUTES 00 SECONDS EAST AND CHORD LENGTH OF 331.25 FEET TO THE POINT OF BEGINNING. ALL IN KENDALL COUNTY, ILLINOIS.

**PARCEL 013TE - TEMPORARY CONSTRUCTION EASEMENT**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF THE PARCEL DESCRIBED IN DOC. 202200012732; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL, 420.65 FEET FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY, 331.53 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2352.01 FEET, CHORD BEARING NORTH 62 DEGREES 15 MINUTES 00 SECONDS WEST AND CHORD LENGTH OF 331.25 FEET; TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE NORTH 41 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE, 66.15 FEET; THENCE SOUTHEASTERLY, 368.36 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2100.00 FEET, CHORD BEARING SOUTH 63 DEGREES 36 MINUTES 30 SECONDS EAST AND CHORD LENGTH OF 367.89 FEET TO THE EASTERLY LINE OF SAID PARCEL; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG SAID EASTERLY LINE, 40.69 FEET TO THE POINT OF BEGINNING. ALL IN KENDALL COUNTY, ILLINOIS.

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

**UNITED CITY OF YORKVILLE**  
651 PRAIRIE POINTE DRIVE  
YORKVILLE, IL 60560

**PARCEL 013**  
**BAUER/TEMPLIN TRUST**

DATE: SEPTEMBER 2025  
PROJECT NO. Y02416  
FILE NO Y02416-PARCEL 013

**PAGE 1 OF 1**

Owner The Bauer Templin Family Trust  
dated December 3, 2019  
Address 6670 Wing Road,  
Yorkville, Illinois  
Route Lake Michigan Water System  
Improvements  
County Kendall  
Parcel No. 0013PE  
P.I.N. No. 05-03-300-009

**PERMANENT EASEMENT**  
**(Self-Declaration of Trust)**

Jennifer Templin, as Trustee under the provisions of a deed or deed in trust duly recorded and delivered pursuant to a Trust Agreement dated December 3, 2019 and known as the Bauer Templin Family Trust (Grantor), for and in consideration of Nineteen Thousand and 00/100's Dollars (\$19,000.00), receipt of which is hereby acknowledged, grants, bargains and conveys to the United City of Yorkville, Kendall County, Illinois, a municipal corporation, (Grantee):

An easement over, under, upon and across the Permanent Easement area shown and labeled on the Easement Exhibit, attached hereto as Exhibit A (the "Premises"), for installation, maintenance, repair, replacement, and customary servicing of all water lines and supply systems, valves, vaults, boxes and hydrants and all attendant facilities and/or appurtenances for and to the United City of Yorkville.

A right of access to the Premises is granted to the officers, employees and agents of the above-named Grantee to enter upon said lands in person together with their related service and emergency equipment for all such purposes stated herein. No permanent buildings shall be placed upon the Premises; however the same may be used for such purposes, specifically including the construction, use and maintenance of a paved surface and/or landscape area, that do not now or in the future interfere with the rights and uses granted herein, provided the established ground elevations in the areas immediately surrounding the Premises remain unchanged. Grantees shall replace and restore any surfaces and/or plants disturbed by the exercise of any rights granted herein.

The Premises are situated in the County of Kendall, State of Illinois.

Grantor shall have and retains all rights to use and occupy the Premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, Grantor's use and occupation of the Premises may not interfere with Grantee's use of the Premises for the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the

Grantor caused by opening, improving, and using the Premises for the above stated purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 8th day of August, 2025.

The Bauer Templin Family Trust dated December 3, 2019

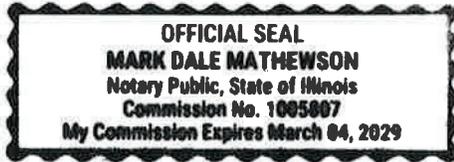
By:   
Signature

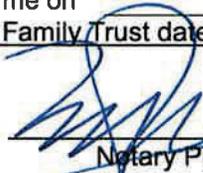
Jennifer Templin, Trustee  
Print Name and Title

State of Illinois            )  
  )ss  
County of Kendall         )

This instrument was acknowledged before me on August 8, 2025  
by Jennifer Templin, trustee of the Bauer Templin Family Trust dated December 3, 2019.

(SEAL)



  
Notary Public

My Commission Expires: 03/04/2029

This instrument was prepared by:

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

Grantee's Address:

United City of Yorkville  
651 Prairie Pointe Drive  
Yorkville, IL 60560

## **EXHIBIT A**

### **PARCEL 013PE – 20' PERMANENT WATERMAIN EASEMENT**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF THE PARCEL DESCRIBED IN DOC 202200012732; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL, 420.65 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG SAID EASTERLY LINE, 27.37 FEET TO THE NORTHEAST LINE OF ROUTE 126; THENCE NORTHWESTERLY 302.22 FEET ALONG THE NORTHEAST LINE OF SAID ROUTE 126, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 2332.01 FEET, CHORD BEARING NORTH 61 DEGREES 28 MINUTES 02 SECONDS WEST AND CHORD LENGTH OF 302.00 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE NORTH 41 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE, 49.51 FEET; THENCE SOUTHEASTERLY, 331.53 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2352.01 FEET, CHORD BEARING SOUTH 62 DEGREES 15 MINUTES 00 SECONDS EAST AND CHORD LENGTH OF 331.25 FEET TO THE POINT OF BEGINNING. ALL IN KENDALL COUNTY, ILLINOIS.

P.I.N.  
05-03-300-009

AREA OF TOTAL HOLDING = 1.736 ACRES

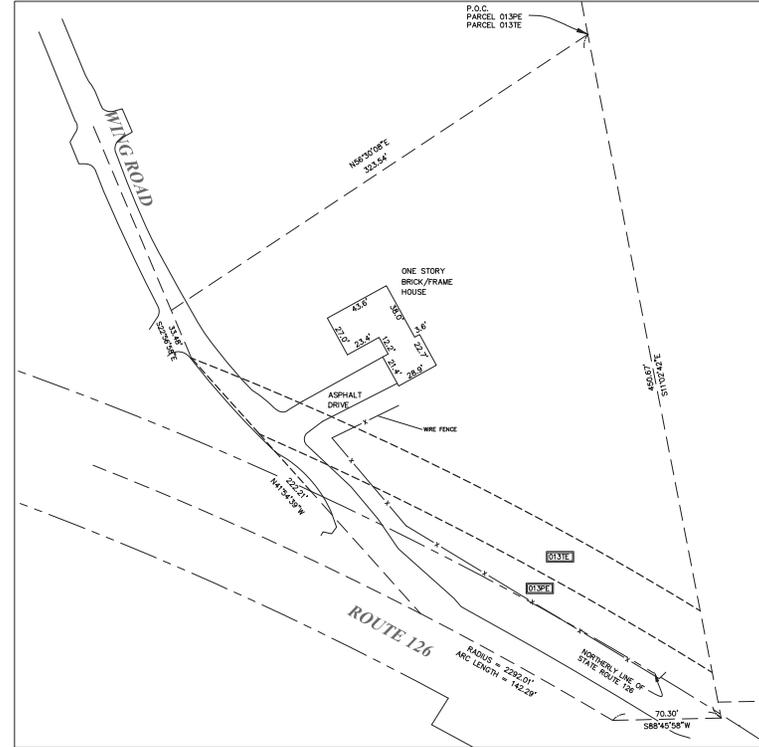
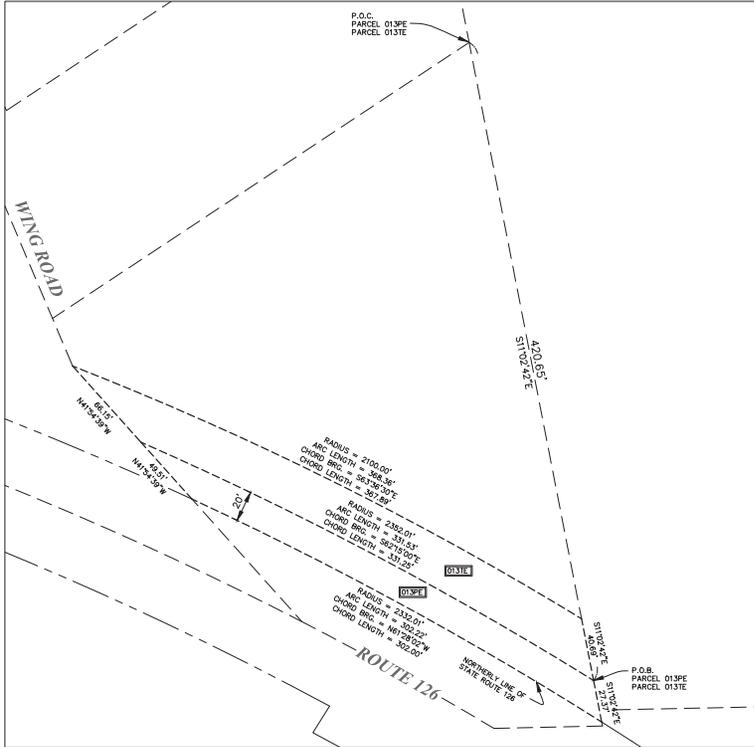
PARCEL	SQUARE FOOT	ACRES
013PE	6,340	0.15
013TE	10,442	0.24

# EASEMENT EXHIBIT

PART OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

PARCEL EASEMENT EXHIBIT

PARCEL TOTAL HOLDING EXHIBIT



STATE OF ILLINOIS)  
COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES INC., HAVE PREPARED THIS EASEMENT EXHIBIT OF THE PROPERTY DESCRIBED IN THE ABOVE LEGAL DESCRIPTION, AS SHOWN BY THE ANNEXED PLAT. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS 3rd DAY OF SEPTEMBER, 2025.

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

ENGINEERING ENTERPRISES, INC.  
PROFESSIONAL DESIGN FIRM #184-002003  
(EXPIRES 04-30-27)



**PARCEL 013PE - 20' PERMANENT WATERMAIN EASEMENT**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF THE PARCEL DESCRIBED IN DOC. 202200012732; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL, 420.65 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG SAID EASTERLY LINE, 27.37 FEET TO THE NORTHEAST LINE OF ROUTE 126; THENCE NORTHWESTERLY 302.22 FEET ALONG THE NORTHEAST LINE OF SAID ROUTE 126, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 2332.01 FEET, CHORD BEARING NORTH 61 DEGREES 28 MINUTES 02 SECONDS WEST AND CHORD LENGTH OF 302.00 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE NORTH 41 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE, 40.51 FEET; THENCE SOUTHEASTERLY, 331.53 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2352.01 FEET, CHORD BEARING SOUTH 62 DEGREES 15 MINUTES 00 SECONDS EAST AND CHORD LENGTH OF 331.25 FEET TO THE POINT OF BEGINNING. ALL IN KENDALL COUNTY, ILLINOIS.

**PARCEL 013TE - TEMPORARY CONSTRUCTION EASEMENT**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF THE PARCEL DESCRIBED IN DOC. 202200012732; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL, 420.65 FEET FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY, 331.53 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2352.01 FEET, CHORD BEARING NORTH 62 DEGREES 15 MINUTES 00 SECONDS WEST AND CHORD LENGTH OF 331.25 FEET; TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE NORTH 41 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE, 66.15 FEET; THENCE SOUTHEASTERLY, 368.36 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2100.00 FEET, CHORD BEARING SOUTH 63 DEGREES 36 MINUTES 30 SECONDS EAST AND CHORD LENGTH OF 367.89 FEET TO THE EASTERLY LINE OF SAID PARCEL; THENCE SOUTH 11 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG SAID EASTERLY LINE, 40.69 FEET TO THE POINT OF BEGINNING. ALL IN KENDALL COUNTY, ILLINOIS.

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

**UNITED CITY OF YORKVILLE**  
651 PRAIRIE POINTE DRIVE  
YORKVILLE, IL 60560

**PARCEL 013**  
BAUER/TEMPLIN TRUST

DATE: SEPTEMBER 2025  
PROJECT NO. Y02416  
FILE NO Y02416-PARCEL 013

PAGE 1 OF 1



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

Mayor's Report #6

Tracking Number

CC 2025-69

### Agenda Item Summary Memo

**Title:** Ordinance Amending Title 3, Chapter 2 of the Yorkville City Code (Grocery Tax)

**Meeting and Date:** City Council – September 9, 2025

**Synopsis:** A memo will be provided, as a supplemental packet, prior to the meeting date.

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

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

#### Agenda Item Notes:

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**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AMENDING TITLE 3, CHAPTER 2 OF THE YORKVILLE CITY CODE**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the “City”), is a duly organized and validly existing non-home rule municipal corporation created under the provisions of Article VII, Section 7 of the Illinois Constitution of 1970 and the provisions of the Illinois Municipal Code 65 ILCS 5/1-1-1 *et seq.* (the “*Illinois Municipal Code*”) as from time to time supplemented and amended; and,

**WHEREAS**, the Illinois Municipal Code provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and,

**WHEREAS**, pursuant to Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) on April 22, 2025, the City imposed a tax “upon all persons engaged in the business of selling groceries at retail in the municipality” (the “Municipal Grocery Tax”) (65 ILCS 5/8-11-24) beginning on January 1, 2026; and,

**WHEREAS**, 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) requires any municipality imposing a Municipal Grocery Retailers’ Occupation Tax under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) to also impose a Service Occupation Tax at the same rate, “upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries” as “an incident to a sale of service” which Service Occupation Tax the City imposed as required by Section 8-11-24 of the Municipal Code on April 22, 2025; and,

**WHEREAS**, the City has been advised by the Illinois Department of Revenue (“IDOR”) that the Municipal Retailers Occupation Tax and the Municipal Service Occupation Tax, as included in Title 3, Chapter 2 of the Yorkville City Code, have been obsolete and all provisions referring to such taxes should be deleted therefrom.

**WHEREAS,** in response to the direction of IDOR, the Mayor and City Council hereby amend the Yorkville City Code as follows:

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

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

**Section 2.** Section 3-2-1 of Title 3, Chapter 2 of the Yorkville City Code is hereby deleted in its entirety.

**Section 3.** Section 3-2-2 of Title 3, Chapter 2 of the Yorkville City Code is hereby deleted in its entirety.

**Section 4.** Section 3-2-2.3 of Title 3, Chapter 2 of the Yorkville City Code is hereby deleted in its entirety and replaced with the following:

3-2-2.3: Municipal Grocery Service Occupation Tax.

A. A tax is hereby imposed upon all persons engaged in this City in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service. The rate of this tax shall be the same rate identified in Section 3-2-1.2, above. The imposition of this tax shall commence January 1, 2026 in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) .

B. The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this Code.

**Section 5.** Clerk to File Ordinance with Illinois Department of Revenue. As required under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24), the City Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2025.

**Section 6.** This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law; provided, however, that the tax imposed under Section 4 takes effect on January 1, 2026.

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 \_\_\_\_\_

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

RUSTY HYETT \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

*Attest:*

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



## Illinois Department of Revenue

Legal Services Office  
101 W. Jefferson St. MC 5-500  
Springfield, IL 62794

August 25, 2025

Jodi Behland  
City Clerk  
City of Yorkville  
651 Prairie Point Dr.  
United City of Yorkville, IL 60560

Re: Ordinance No. 2025-37  
Municipal Grocery Occupation Tax

Dear Ms. Behland:

This is to acknowledge receipt of United City of Yorkville's Ordinance No. 2025-37 imposing a Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax at the rate of 1%.

The Illinois Department of Revenue shall collect, administer, and enforce the Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax effective **January 1, 2026**, in accordance with the provisions of 65 ILCS 5/8-11-24.

While we are accepting this ordinance for purposes of meeting the October 1, 2025 filing deadline for implementation on January 1, 2026, we must ask Yorkville to amend or replace the ordinance to address the following issue(s):

- Sections 3-2-1 and 3-2-2 of the Yorkville Code amended in this Ordinance consist of the Municipal Retailers' Occupation Tax and Municipal Service Occupation Tax, respectively. These provisions were rendered obsolete with the passage of sales tax reform in the early 1990's (See P.A. 85-1135) and are of no effect. As a result, we recommend that Yorkville repeal these obsolete provisions. Yorkville's current operative general local sales tax consists of its Non-Home Rule Municipal Retailers' Occupation Tax (Section 3-2-1.1) and its Non-Home Rule Municipal Service Occupation Tax (Section 3-2-2.1).
- In Paragraph A of Section 3-2-2.3 of the Code, replace "Section 2, above" with "Section 3-2-1.2, above".

Please adopt a conforming ordinance and file a certified copy with the Department on or before **October 1, 2025** at the following address:

**Local Tax Allocation Division (3-500)**  
**Illinois Department of Revenue**

United City of Yorkville – Grocery Occupation Tax

Page 2

August 25, 2025

**101 W. Jefferson St.  
Springfield, IL 62702**

If you have any questions regarding this letter, please contact our office at the number listed below. If you have questions concerning the distribution of the tax, please contact the Department's **Local Tax Allocation Division** at **(217) 785-6518** or **[rev.localtax@illinois.gov](mailto:rev.localtax@illinois.gov)**.

Very truly yours,



Samuel J. Moore  
Associate Counsel  
(217) 782-7055

SJM:slc

Cc: Aaron Allen, Local Tax Allocation Division



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

Economic Development Committee #1

Tracking Number

EDC 2025-64

### Agenda Item Summary Memo

**Title:** Data Center Building Permit Fees (Text Amendment)

**Meeting and Date:** City Council – September 9, 2025

**Synopsis:** Proposed amendment to Building Permit Fees related to data center buildings.

#### Council Action Previously Taken:

Date of Action: EDC – 9/2/25 Action Taken: Moved forward to City Council agenda.

Item Number: EDC 2025-64

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Krysti J. Barksdale-Noble, AICP Community Development  
Name Department

#### Agenda Item Notes:

See attached memo.



# Memorandum

To: Economic Development Committee  
 From: Krysti J. Barksdale-Noble, Community Development Director  
 CC: Bart Olson, City Administrator  
 Pete Ratos, Building Code Official  
 Date: August 28, 2025  
 Subject: **Data Center Fee Category**  
 Proposed Update to Section 8-10-1 Building Permit Fees

## SUMMARY:

Staff is recommending a revision to the current building permit fee structure specifically tailored to data center developments. The proposed update would increase the permit application fee from **\$750 plus \$0.20 per square foot** to **\$1,000 plus \$1.00 per square foot** and adjust the plan review fee from **\$650 plus \$6.50 per 10,000 cubic feet over 200,000 cubic feet** to **\$950 plus \$9.50 per 10,000 cubic feet over 200,000 cubic feet**. These changes would apply solely to data center buildings. The existing fee model was developed for conventional commercial and manufacturing buildings and does not adequately reflect the extensive size, complexity, and inspection workload associated with modern data center facilities.

## BACKGROUND:

As the City of Yorkville continues to experience interest and proposed investment in large-scale data center developments, staff has evaluated the impact these unique and complex projects have on internal resources, particularly in the Building Department. Current permit and plan review fees were not designed to address the scale and technical complexity associated with data center facilities, which often include millions of cubic feet in building volume and require hundreds of inspections per structure.

To address this gap, staff conducted a comparative analysis of existing fees against actual staff time and departmental costs. The attached analysis includes models based on recently approved or proposed data center developments, with a comparison between the City's current permit and plan review fees and proposed new rates tailored to these projects. Additional analysis of nearby communities permit fees for their data center developments was also conducted.

## PROPOSAL:

Staff recommends revising Section 8-10-1 of the City Code to establish a new fee category for "Data Center" developments which would apply as follows:

FEE TYPE	CURRENT FEE	PROPOSED FEE
<b>Building Permit Fee</b>	\$750+ \$0.20 per sq. ft.	<b>\$1,000 + \$1.00 per sq. ft.</b>
<b>Plan Review Fee</b>	\$650 + \$6.50 per 10,000 cu. ft. over 200,000	<b>\$950 + \$9.50 per 10,000 cu. ft. over 200,000</b>

The City's current flat-rate fee model (\$0.20 per square foot and \$6.50 per 10,000 cu. ft. over 200,000) was designed for more conventional commercial projects and does not reflect the extraordinary resources required to process and inspect multiple-million-cubic-foot buildings with highly specialized infrastructure. Additionally, these proposed rates better reflect the scale and complexity of data centers, align more closely with the actual departmental effort involved in permitting and inspections, and provide a more equitable cost recovery framework for the City.

## ANALYSIS:

The attached spreadsheet provides staff's comparative analysis of the current fee rate and the proposed increased fee rate for the three (3) data center development projects approved or proposed in Yorkville - Cyrus One, Project Cardinal, and Project Steel. The following page lists a summary of the findings:

## CYRUS ONE - Data Center Information

### AVERAGE PERMIT COST (PER BUILDING)

Buildings	Total (sq. ft)	Est. Cubic Feet	Current Building Permit Fee (\$750 + \$0.20 per sq. ft.)	Current Plan Review Fee (\$650 + \$6.50 per 10,000 cu. ft. over 200,000)	Proposed Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Proposed Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	Est. # of Inspections
1	287,400	20,118,000	\$58,230.00	\$13,596.70	\$288,400.00	\$19,872.10	287

### TOTAL PERMIT COSTS (ALL BUILDINGS)

Total # of Buildings	Total (sq. ft)	Est. Cubic Feet	Current Building Permit Fee (\$750 + \$0.20 per sq. ft.)	Current Plan Review Fee (\$650 + \$6.50 per 10,000 cu. ft. over 200,000)	Proposed Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Proposed Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	Est. # of Inspections
9	2,586,600	181,062,000	\$524,070.00	\$122,370.30	\$2,595,600.00	\$178,848.90	2,583

## PROJECT STEEL (PROLOGIS) - Data Center Information

### AVERAGE PERMIT COST (PER BUILDING)

Buildings	Total (sq. ft)	Est. Cubic Feet	Current Building Permit Fee (\$750 + \$0.20 per sq. ft.)	Current Plan Review Fee (\$650 + \$6.50 per 10,000 cu. ft. over 200,000)	Proposed Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Proposed Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	Est. # of Inspections
1	379,100	26,537,000	\$76,570.00	\$17,769.05	\$380,100.00	\$25,970.15	379

### TOTAL PERMIT COSTS (ALL BUILDINGS)

Total # of Buildings	Total (sq. ft)	Est. Cubic Feet	Current Building Permit Fee (\$750 + \$0.20 per sq. ft.)	Current Plan Review Fee (\$650 + \$6.50 per 10,000 cu. ft. over 200,000)	Proposed Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Proposed Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	Est. # of Inspections
18	6,823,800	477,666,000	\$1,378,260.00	\$319,842.90	\$6,841,800.00	\$467,462.70	6,822

## PROJECT CARDINAL (PIONEER) - Data Center Information

### AVERAGE PERMIT COST (PER BUILDING)

Buildings	Total (sq. ft)	Est. Cubic Feet	Current Building Permit Fee (\$750 + \$0.20 per sq. ft.)	Current Plan Review Fee (\$650 + \$6.50 per 10,000 cu. ft. over 200,000)	Proposed Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Proposed Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	Est. # of Inspections
1	1,236,644	96,458,254	\$248,078.85	\$63,217.87	\$1,237,644.20	\$92,395.34	1,237

### TOTAL PERMIT COSTS (ALL BUILDINGS)

Total # of Buildings	Total (sq. ft)	Est. Cubic Feet	Current Building Permit Fee (\$750 + \$0.20 per sq. ft.)	Current Plan Review Fee (\$650 + \$6.50 per 10,000 cu. ft. over 200,000)	Proposed Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Proposed Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	Est. # of Inspections
14	17,313,020	1,350,415,560	\$3,473,104.00	\$885,050.11	\$17,327,020.00	\$1,293,534.78	17,311

The data shows that under the current fee structure, the City would recover only a fraction of the cost associated with permitting and reviewing these high-volume projects. By comparison, the proposed structure provides a proportional fee model that reflects both the volume of work and the staffing levels required to administer these projects effectively.

For example, under the proposed model, the estimated permit and plan review fees for a single data center building (approximately 1.3 million square feet and over 100 million cubic feet in volume) would increase from ~\$342,000 to ~\$1.46 million, representing a more accurate valuation of the actual departmental resources expended—especially when multiple buildings could be constructed simultaneously (assuming 1 inspection for every 1,000 sq. ft. of building area).

### COMPARISON OF NEARBY COMMUNITIES:

City staff also compared the building permit and plan review fee structures for data centers in three (3) nearby municipalities which currently have data center developments: Aurora, Elk Grove Village, and Hoffman Estates.

<b>DATA CENTER PERMIT FEE STRUCTURE COMPARISON OF NEARBY COMMUNITIES</b>		
Municipality	Building Permit Fee	Plan Review Fee
City of Aurora	Flat Fee of \$962.00	Valuation x 0.5% x .15
Elk Grove Village	\$10.00 for each \$1,000 of construction value	\$300 + \$3.00 per each 10,000 cu. ft. over 200,000
Village of Hoffman Estates	1.1% of construction costs	10% of Building Permit Fee

Both Elk Grove Village and Hoffman Estates utilize detailed, scalable fee structures that adjust based on project size and construction valuation—a common approach among municipalities for commercial and industrial developments. In contrast, the City of Aurora charges a flat building permit fee but applies a more complex formula for plan review fees. Elk Grove Village, meanwhile, bases its plan review fees on cubic footage, which closely resembles Yorkville’s current and proposed methodology.

Additional fees for plumbing, mechanical, fire protection, and electrical systems are commonly used in these communities and could be worth exploring for Yorkville, particularly for high-intensity developments such as data centers.

Assuming the estimated construction value of a single data center building is \$160 million dollars, staff has prepared the following table comparing the estimated permit costs for these communities based on each average permit cost per building utilizing the new fees proposed by staff for Yorkville.

<b>DATA CENTER PERMIT FEES COMPARISON (PER BUILDING)</b>			
<b>CYRUS ONE</b>			
<b>Municipality</b>	<b>Building Permit Fee</b>	<b>Plan Review Fee</b>	<b>Total Permit Fee</b>
City of Aurora	\$962.00	\$120,000.00	\$120,962.00
Elk Grove Village	\$1,600,000.00	\$6,275.40	\$1,606,275.40
Village of Hoffman Estates	\$1,773,765.00	\$178,151.00	\$1,951,916.00
<b>City of Yorkville</b>	<b>\$288,400.00</b>	<b>\$19,872.10</b>	<b>\$308,272.10</b>
<b>PROJECT STEEL (PROLOGIS)</b>			
City of Aurora	\$962.00	\$120,000.00	\$120,962.00
Elk Grove Village	\$1,600,000.00	\$8,201.10	\$1,608,201.10
Village of Hoffman Estates	\$1,773,765.00	\$178,151.00	\$1,951,916.00
<b>City of Yorkville</b>	<b>\$380,100.00</b>	<b>\$25,970.15</b>	<b>\$406,070.15</b>
<b>PROJECT CARDINAL (PIONEER)</b>			
City of Aurora	\$962.00	\$120,000.00	\$120,962.00
Elk Grove Village	\$1,600,000.00	\$29,177.48	\$1,629,177.48
Village of Hoffman Estates	\$1,773,765.00	\$178,151.00	\$1,951,916.00
<b>City of Yorkville</b>	<b>\$1,237,644.20</b>	<b>\$92,395.34</b>	<b>\$1,330,039.54</b>

Yorkville’s proposed fee structure of \$1.00 per square foot for building permits and \$9.50 per 10,000 cubic feet for plan review is more **cost-effective** for smaller or moderately sized buildings but can grow significantly based on volume/square footage. It also enhances cost recovery in proportion to the scale and inspection demands of data centers, which are estimated to require an average of 600+ inspections per building, depending on size.

**STAFF COMMENTS:**

Staff recommends adopting the proposed revisions to Section 8-10-1 Building Permit Fees of the City Code to establish a new fee category for data center developments. This amendment ensures: (1) appropriate cost recovery proportional to project size and complexity, (2) better alignment with best practices of peer communities' fee structures, and (3) continued high-quality review and inspection services without undue financial burden on the City. If acceptable to the Committee, staff recommends forwarding the attached proposed draft ordinance to the **September 9, 2025 City Council** meeting for consideration and approval. Staff will be available at Tuesday night's meeting to discuss this matter in greater detail.

**Attachments**

1. Draft Ordinance
2. Proposed redlined amendments to Section 8-10-1 Building Permit Fees
3. Data Center Building Permit Analysis Summary Spreadsheet
4. Data Center Building Permit Fee Comparison to Nearby Communities

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

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,  
ILLINOIS AMENDING THE YORKVILLE CITY CODE  
(Permit Fee-Plan Review Fee Schedule)**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the “*City*”) is a duly organized and validly existing non-home-rule municipal corporation created under the provisions of Article VII, Section 7 of the Illinois Constitution of 1970 and the provisions of the Illinois Municipal Code 65 ILCS 5/1-1-1 *et. seq.* (the “*Illinois Municipal Code*”) as from time to time supplemented and amended; and,

**WHEREAS**, pursuant to the Yorkville City Code, the City has established regulations and permitting requirements for the construction of all buildings within the boundaries of the City; and

**WHEREAS**, the Mayor and City Council have determined that it is in the best interests of the City to Amend the City Code to revise permit fees and plan review fees to compensate for the administrative costs incurred to review plans and permits applications and all inspections as deemed necessary during construction, all as hereinafter.

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

**Section 1.** That the Yorkville City Code be amended to delete Section 8-10-1A in its entirety and replace it with the following:

8-10-1: Fee schedule; payment fees; fee waiver; miscellaneous fees; surcharge; stop work order; refunds; certificate of occupancy; sewer connection fee:

The hereinafter set forth fee schedule for the Building Department is the applicable fee rate schedule of the United City of Yorkville.

A. *Fee Schedule:*

Building permit fee:	
New commercial	\$750.00, plus \$0.20 per square foot
Data center (new and alteration) per building	\$1,000.00, plus \$1.00 per square foot
Addition commercial	\$500.00, plus \$0.20 per square foot
Alteration commercial	\$350.00, plus \$0.10 per square foot
New multiple-family residential	\$350.00, plus \$0.15 per square foot
Alteration multiple-family residential	\$175.00, plus \$0.10 per square foot
New one- and two- family residential	\$650.00, plus \$0.20 per square foot
Addition one- and two- family residential	\$125.00, plus \$0.10 per square foot
Alteration one- and two- family residential	\$50.00, plus \$0.05 per square foot
Improvements requiring a permit (plan review fee included):	
Commercial/residential roofing	\$50.00
Fence, patio, window replacement, or siding	\$50.00
Deck	\$135.00
Residential driveway	\$50.00
Commercial driveway/parking lot	\$90.00, plus any additional engineering review fees (per Resolution 2002-27), plus any additional consultant fees
Storage shed, pergola, arbor, or gazebo	\$50.00
Inground swimming pool	\$135.00
Above ground swimming pool	\$90.00
Portable (temporary) swimming pool	No Charge
Electrical service panel replacement	\$50.00
Electrical alteration (excluding fixture replacement)	\$50.00
Sign permit (without electric)	\$50.00
Sign permit (with electric)	\$100.00
Plumbing alteration (excluding fixture replacement)	\$135.00, plus any additional consultant fees
Detached garage	\$180.00

Demolition permit	\$90.00
Building relocation	\$50.00
Temporary parking (travel trailers)	\$200.00
Tent or similar type structure	\$50.00
Elevator/escalator units	\$50.00 per unit, plus any additional consultant fees
“Other” permits not listed that require code compliance or inspection approval	\$50.00
“Occupancy permit”	\$50.00
“Temporary occupancy permit”	\$200.00
Telecommunication tower	\$750.00
Equipment shelter building for tower	\$750.00
Additional antenna or a single user group of antennas on existing tower	\$250.00
Small wireless facility on an existing utility pole or wireless support structure	\$650.00
Small wireless facility in a consolidated application for more than 1 facility on existing poles or wireless support structure	\$350.00
Small wireless facility installation on a new utility pole	\$1,000.00
Plan review fees:	
New commercial: Plan review fee based on the size of the building in cubic feet:	
Building Size	Plan Review Fee
Up to 60,000 cubic feet	\$355.00
60,001 to 80,000 cubic feet	\$400.00
80,001 to 100,000 cubic feet	\$475.00
100,001 to 150,000 cubic feet	\$550.00
150,001 to 200,000 cubic feet	\$650.00
Over 200,000 cubic feet	\$650.00, plus \$6.50 per 10,000 cubic feet over Or, any consultant plan review fees
New Data Center (new and alteration): Plan review fee based on the size of each building in cubic feet:	
Building Size	Plan Review Fee

Over 200,000 cubic feet	\$950.00, plus \$9.50 per 10,000 cubic feet over Or, any consultant plan review fees
Alteration commercial: Plan review fee based on the size of the building in cubic feet	
Building Size	Plan Review Fee
Up to 60,000 cubic feet	\$177.50
60,001 to 80,000 cubic feet	\$200.00
80,001 to 100,000 cubic feet	\$237.50
100,001 to 150,000 cubic feet	\$275.00
150,001 to 200,000 cubic feet	\$325.00
Over 200,000 cubic feet	\$325.00, plus \$3.25 per 10,000 cubic feet over Or, any consultant plan review fees
New residential	\$100,000 per “dwelling unit”, Or, any consultant plan review fees
Engineering review fee	See section 11-8-2 of this Code
Fire protection systems:	
Fire detection/ alarm systems	\$115.00 per 10,000 square feet of floor area, Or, any consultant fees
Fire sprinkler systems: This fee based on the following criteria:	
Number of Sprinkler Heads	Permit Fee
Up to 200	\$250.00
201 to 300	\$300.00
301 to 500	\$400.00
Over 500	\$450.00, plus \$0.60 per sprinkler over 500, Or, any consultant fees
Alternate fire suppression systems:	
Standpipe	\$175.00 per standpipe riser
Specialized extinguisher agent (dry or other chemical agent)	\$125.00 per 50 pounds agent
Hood and duct cooking extinguisher agent	\$150.00 flat rate, per system, Or any consultant fees
Solar energy farm	\$7,000.00 per one thousand solar arrays
Wind energy system (commercial purposes)	\$2,000.00
Wind energy system (residential purposes)	\$500.00

**Section 2.** This Ordinance shall be in full force and effect upon 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 \_\_\_\_\_

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

RUSTY HYETT \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

*Attest:*

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

**8-10-1: Fee schedule; payment of fees; fee waiver; miscellaneous fees; surcharge; stop work order; refunds; certificate of occupancy; sewer connection fee:**

The hereinafter set forth fee schedule for the Building Department is the applicable fee rate schedule for the United City of Yorkville:

A. *Fee schedule:*

<b>Building permit fee:</b>	
New commercial	\$750.00, plus \$0.20 per square foot
<u>Data Center (new and alteration)</u>	<u>\$1,000, plus \$1.00 per square foot</u>
Addition commercial	\$500.00, plus \$0.20 per square foot
Alteration commercial	\$350.00, plus \$0.10 per square foot
New multiple-family residential	\$350.00, plus \$0.15 per square foot
Alteration multiple-family residential	\$175.00, plus \$0.10 per square foot
New one- and two-family residential	\$650.00, plus \$0.20 per square foot
Addition one- and two-family residential	\$125.00, plus \$0.10 per square foot
Alteration one- and two-family residential	\$50.00, plus \$0.05 per square foot
<b>Improvements requiring a permit (plan review fee included):</b>	
Commercial/residential roofing	\$50.00
Fence, patio, window replacement, or siding	\$50.00
Deck	\$135.00
Residential driveway	\$50.00
Commercial driveway/parking lot	\$90.00, plus any additional engineering review fees (per Resolution 2002-27), plus any additional consultant fees
Storage shed, pergola, arbor, or gazebo	\$50.00
Inground swimming pool	\$135.00
Above ground swimming pool	\$90.00
Portable (temporary) swimming pool	No charge
Electrical service panel replacement	\$50.00
Electrical alteration (excluding fixture replacement)	\$50.00
Sign permit (without electric)	\$50.00
Sign permit (with electric)	\$100.00
Plumbing alteration (excluding fixture replacement)	\$135.00, plus any additional consultant fees
Detached garage	\$180.00
Demolition permit	\$90.00
Building relocation	\$50.00
Temporary parking (travel trailers)	\$200.00

Tent or similar type structure	\$50.00
Elevator/escalator units	\$50.00 per unit, plus any additional consultant fees
"Other" permits not listed that require code compliance or inspection approval	\$50.00
"Occupancy permit"	\$50.00
"Temporary occupancy permit"	\$200.00
Telecommunication tower	\$750.00
Equipment shelter building for tower	\$750.00
Additional antenna or a single user group of antennas on existing tower	\$250.00
Small wireless facility on an existing utility pole or wireless support structure	\$650.00
Small wireless facility in a consolidated application for more than 1 facility on existing poles or wireless support structure	\$350.00
Small wireless facility installation on a new utility pole	\$1,000.00
Plan review fees:	
New commercial: Plan review fee based on the size of the building in cubic feet	
<u>Building Size</u>	<u>Plan Review Fee</u>
Up to 60,000 cubic feet	\$355.00
60,001 to 80,000 cubic feet	\$400.00
80,001 to 100,000 cubic feet	\$475.00
100,001 to 150,000 cubic feet	\$550.00
150,001 to 200,000 cubic feet	\$650.00
Over 200,000 cubic feet	\$650.00, plus \$6.50 per 10,000 cubic feet over Or, any consultant plan review fees
<u>New Data Center (new and alteration): Plan review fee based on the size of the building in cubic feet</u>	
<u>Building Size</u>	<u>Plan Review Fee</u>
<u>Over 200,000 cubic feet</u>	<u>\$950, plus \$9.50 per 10,000 cubic feet over Or, any consultant plan review fees</u>
Alteration commercial: Plan review fee based on the size of the building in cubic feet	
<u>Building Size</u>	<u>Plan Review Fee</u>
Up to 60,000 cubic feet	\$177.50
60,001 to 80,000 cubic feet	\$200.00
80,001 to 100,000 cubic feet	\$237.50
100,001 to 150,000 cubic feet	\$275.00

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150,001 to 200,000 cubic feet	\$325.00
Over 200,000 cubic feet	\$325.00, plus \$3.25 per 10,000 cubic feet over Or, any consultant plan review fees
New residential	\$100.00 per "dwelling unit", or any consultant plan review fees
Engineering review fee	See section 11-8-2 of this Code
Fire protection systems:	
Fire detection/alarm systems	\$115.00 per 10,000 square feet of floor area, or any consultant fees
Fire sprinkler systems: This fee based on the following criteria:	
<u>Number of Sprinkler Heads</u>	<u>Permit Fee</u>
Up to 200	\$250.00
201 to 300	\$300.00
301 to 500	\$400.00
Over 500	\$450.00, plus \$0.60 per sprinkler over 500, or any consultant fees
Alternate fire suppression systems:	
Standpipe	\$175.00 per standpipe riser
Specialized extinguisher agent (dry or other chemical agent)	\$125.00 per 50 pounds agent
Hood and duct cooking extinguisher agent	\$150.00 flat rate, per system, or any consultant fees
Solar energy farm	\$7,000.00 per one thousand solar arrays
Wind energy system (commercial purposes)	\$2,000.00
Wind energy system (residential purposes)	\$500.00

- B. *Payment of fees:* A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
- C. *Fee waiver for public governmental agencies:* Permit fees associated with construction, alteration, or addition to any public governmental agency may be subject to a fifty percent (50%) to one hundred percent (100%) discount with approval and consent of the City Administrator. All out of pocket expenses and charges by outside agencies or consultants shall be paid in full prior to final approval and/or issuance of the certificate of occupancy.
- D. *Miscellaneous fees:* During the construction or remodeling process, inspections shall be made to ensure compliance with applicable building codes, ordinances, or any state and federal regulations.

Plumbing inspection fee \$45.00 each,  
..... or any consultant fees

Miscellaneous inspection fee \$35.00 each

In the event that a building official or City Engineer determines, after a requested inspection, that the work fails to comply with the approved plans associated with the permit or fails to meet the requirements

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imposed by a local ordinance or a state statute, the permit holder may be subject to reinspection fees in accordance with the following schedule:

Building department:

First reinspection \$50.00

Second reinspection 75.00

3 or more re inspections 100.00 each

Engineering department re inspections 100.00 each

- E. *Surcharge:* It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by the building code, or cause same to be done, in conflict with or in violation of any of the provisions of the building code. Any work performed prior to obtaining the appropriate permit shall be subject to a permit fee surcharge in the amount of fifty percent (50%) of the permit fee at a minimum charge of fifty dollars (\$50.00).
- F. *Stop work order:* Upon notice from the building official that work on any building or structure is being prosecuted contrary to the provisions of the locally adopted building code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work; and shall state the conditions under which work will be permitted to resume. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines in the amount of two hundred dollars (\$200.00) to seven hundred fifty dollars (\$750.00) per offense. Each and every day constitutes a separate offense and shall be fined accordingly.
- G. *Refunds:* Any and all permits subject to a refund shall be subject to review and approval by the City Administrator.
- H. *Certificate of occupancy:* No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the building code or of other ordinances of the United City of Yorkville. Certificates presuming to give authority to violate or cancel the provisions of the building code or other ordinances of the United City of Yorkville shall not be valid.
- I. *Sewer connection fee:*
  - 1. A fee is hereby established payable for each PE or drain unit at the issuance of every building permit issued by the City, for any parcel of real property located within the sanitary sewer service area depicted in exhibit A attached to the ordinance codified herein and incorporated herein by reference.
    - a. For purposes of residential sanitary sewer conversions, PE shall be calculated at the rate of twenty-five dollars (\$25.00) per PE for single-family residential properties.
    - b. For all other properties the fee shall be calculated on the basis of twenty-five dollars (\$25.00) per drain unit, as calculated per section 7-6-4-1 of this Code.
    - c. The above fees will, in addition, accumulate interest from the time of expenditure by the City at a rate of eight percent (8%) per annum.

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2. The above fees are to be paid for all building permits issued on real property located within the sanitary sewer service area depicted in exhibit A attached to the ordinance codified herein and incorporated herein by reference, for which a new sanitary sewer connection is required.
  3. The fee is applicable to both property within the City and property outside the City boundaries which hook on to the City sanitary sewer system and are serviced by Yorkville-Bristol Sanitary District plant.
  4. This fee shall be required to be paid on all affected real properties after the ordinance codified herein is passed and approved by the City Council; and due publication thereof.
  5. The fees to be charged under the terms of the ordinance codified herein shall be imposed for a period of twenty (20) years from the passage date hereof.

This fee is in addition to any other fees charged by the City for any other purpose including any other sanitary sewer fees.

(Ord. 2010-23, 5-25-2010; amd. Ord. 2011-08, 3-22-2011; Ord. 2018-44, 7-24-2018; Ord. 2023-39, § 2, 11-14-2023)

**8-10-2: Effect on existing fees:**

All existing building permit fees enacted by the City are hereby revoked. Prior ordinances affecting zoning, utility, sewer, water, and other hookup fees, land cash fees, and the like shall remain in full force and effect.

(Ord. 2002-05, 3-26-2002)

CYRUS ONE - Data Center Information										
Building Name	Top of Building	Top of Equipment	Ground (sq. ft.)	Total (sq. ft.)	Est. Cubic Feet	Current Building Permit Fee (\$750 + \$0.20 per sq. ft.)	Current Plan Review Fee (\$650 + \$6.50 per 10,000 cu. ft. over 200,000)	Proposed Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Proposed Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	Est. # of Inspections
Building 1	55 feet	70 feet	143,700	287,400	20,118,000	\$ 58,230.00	\$ 13,596.70	\$ 288,400.00	\$ 19,872.10	287
Building 2	55 feet	70 feet	143,700	287,400	20,118,000	\$ 58,230.00	\$ 13,596.70	\$ 288,400.00	\$ 19,872.10	287
Building 3	55 feet	70 feet	143,700	287,400	20,118,000	\$ 58,230.00	\$ 13,596.70	\$ 288,400.00	\$ 19,872.10	287
Building 4	55 feet	70 feet	143,700	287,400	20,118,000	\$ 58,230.00	\$ 13,596.70	\$ 288,400.00	\$ 19,872.10	287
Building 5	55 feet	70 feet	143,700	287,400	20,118,000	\$ 58,230.00	\$ 13,596.70	\$ 288,400.00	\$ 19,872.10	287
Building 6	55 feet	70 feet	143,700	287,400	20,118,000	\$ 58,230.00	\$ 13,596.70	\$ 288,400.00	\$ 19,872.10	287
Building 7	55 feet	70 feet	143,700	287,400	20,118,000	\$ 58,230.00	\$ 13,596.70	\$ 288,400.00	\$ 19,872.10	287
Building 8	55 feet	70 feet	143,700	287,400	20,118,000	\$ 58,230.00	\$ 13,596.70	\$ 288,400.00	\$ 19,872.10	287
Building 9	55 feet	70 feet	143,700	287,400	20,118,000	\$ 58,230.00	\$ 13,596.70	\$ 288,400.00	\$ 19,872.10	287
<b>Totals</b>	<b>55 Feet</b>	<b>70 Feet</b>	<b>1,293,300</b>	<b>2,586,600</b>	<b>181,062,000</b>	<b>\$ 524,070.00</b>	<b>\$ 122,370.30</b>	<b>\$ 2,595,600.00</b>	<b>\$ 178,848.90</b>	<b>2,583</b>

Current Total Building Permit Revenue per Bldg	\$ 71,826.70	Cost per Inspection	\$ 250.27
Current Overall Building Permit Revenue	\$ 646,440.30		
Proposed Total Building Permit Revenue per Bldg	\$ 308,272.10	Cost per Inspection	\$ 1,074.12
Proposed Overall Building Permit Revenue	\$ 2,774,448.90		
Total Department Hourly Salary	\$ 437.61		

PROJECT STEEL (PROLOGIS) - Data Center Information										
Building Name	Top of Building	Top of Equipment	Ground (sq. ft.)	Total (sq. ft.)	Est. Cubic Feet	Current Building Permit Fee (\$750 + \$0.20 per sq. ft.)	Current Plan Review Fee (\$650 + \$6.50 per 10,000 cu. ft. over 200,000)	Proposed Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Proposed Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	Est. # of Inspections
Building 1	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 2	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 3	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 4	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 5	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 6	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 7	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 8	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 9	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 10	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 11	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 12	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 13	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 14	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 15	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 16	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 17	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
Building 18	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 76,570.00	\$ 17,769.05	\$ 380,100.00	\$ 25,970.15	379
<b>Totals</b>	<b>56.5 feet</b>	<b>70 feet</b>	<b>3,411,900</b>	<b>6,823,800</b>	<b>477,666,000</b>	<b>\$ 1,378,260.00</b>	<b>\$ 319,842.90</b>	<b>\$ 6,841,800.00</b>	<b>\$ 467,462.70</b>	<b>6,822</b>

Current Total Building Permit Revenue per Bldg	\$ 94,339.05	Cost per Inspection	\$ 248.92
Current Overall Building Permit Revenue	\$ 1,698,102.90		
Proposed Total Building Permit Revenue per Bldg	\$ 406,070.15	Cost per Inspection	\$ 1,071.43
Proposed Overall Building Permit Revenue	\$ 7,309,262.70		
Total Department Hourly Salary	\$ 437.61		

PROJECT CARDINAL (PIONEER) - Data Center Information										
Building Name	Top of Building	Top of Equipment	Ground (sq. ft.)	Total (sq. ft.)	Est. Cubic Feet	Current Building Permit Fee (\$750 + \$0.20 per sq. ft.)	Current Plan Review Fee (\$650 + \$6.50 per 10,000 cu. ft. over 200,000)	Proposed Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Proposed Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	Est. # of Inspections
Building 1	55 feet	78 feet	680,600	1,361,200	106,173,600	\$ 272,990.00	\$ 69,532.84	\$ 1,362,200.00	\$ 101,624.92	1361
Building 2	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 272,986.40	\$ 69,531.93	\$ 1,362,182.00	\$ 101,623.59	1361
Building 3	55 feet	78 feet	390,000	780,000	60,840,000	\$ 156,750.00	\$ 40,066.00	\$ 781,000.00	\$ 58,558.00	780
Building 4	55 feet	78 feet	390,000	780,000	60,840,000	\$ 156,750.00	\$ 40,066.00	\$ 781,000.00	\$ 58,558.00	780
Building 5	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 272,986.40	\$ 69,531.93	\$ 1,362,182.00	\$ 101,623.59	1361
Building 6	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 272,986.40	\$ 69,531.93	\$ 1,362,182.00	\$ 101,623.59	1361
Building 7	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 272,986.40	\$ 69,531.93	\$ 1,362,182.00	\$ 101,623.59	1361
Building 8	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 272,986.40	\$ 69,531.93	\$ 1,362,182.00	\$ 101,623.59	1361
Building 9	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 272,986.40	\$ 69,531.93	\$ 1,362,182.00	\$ 101,623.59	1361
Building 10	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 272,986.40	\$ 69,531.93	\$ 1,362,182.00	\$ 101,623.59	1361
Building 11	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 272,986.40	\$ 69,531.93	\$ 1,362,182.00	\$ 101,623.59	1361
Building 12	55 feet	78 feet	390,000	780,000	60,840,000	\$ 156,750.00	\$ 40,066.00	\$ 781,000.00	\$ 58,558.00	780
Building 13	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 272,986.40	\$ 69,531.93	\$ 1,362,182.00	\$ 101,623.59	1361
Building 14	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 272,986.40	\$ 69,531.93	\$ 1,362,182.00	\$ 101,623.59	1361
<b>Totals</b>	<b>55 feet</b>	<b>78 feet</b>	<b>8,656,510</b>	<b>17,313,020</b>	<b>1,350,415,560</b>	<b>\$ 3,473,104.00</b>	<b>\$ 885,050.11</b>	<b>\$ 17,327,020.00</b>	<b>\$ 1,293,534.78</b>	<b>17,311</b>

Current Total Building Permit Revenue per Bldg	\$ 342,522.84	Cost per Inspection	\$ 251.67
Current Overall Building Permit Revenue	\$ 4,358,154.11		
Proposed Total Building Permit Revenue per Bldg	\$ 1,463,824.92	Cost per Inspection	\$ 1,075.55
Proposed Overall Building Permit Revenue	\$ 18,620,554.78		
Total Department Hourly Salary	\$ 437.61		

Current Total Est. Revenue	\$ 6,702,697.31
Proposed Total Est. Revenue	\$ 28,704,266.38

# DATA CENTER FEES

City of Aurora	
Application Fee	\$962.00
Permit Inspection Fee (PIF)	VALUATION x 0.5% Min Fee: \$3,647.00
Plan Review Fee	PIF x .15 Min Fee: \$960.00
Certificate of Occupancy	\$223.00

Elk Grove Village	
<b>Plan Review Fee*</b>	<i>Cost per Cubic Feet</i>
80,001-100,00	\$230.00
100,001-150,000	\$265.00
150,001-200,000	\$300.00
Over 200,000	\$300.00 + \$3.00 per each 10,000 over 200,000
<b>Building Permit Fee</b>	\$10.00 for each \$1,000.00 of Construction Value
<b>Certificate of Occupancy</b>	\$100.00
<i>*Mechanical/Plumbing Code review is 1.5x the base plan review fee</i>	
Additional Fees	
<b>Plumbing</b>	\$8.50 for each fixture
<b>Mechanical</b>	\$25.00 for each unit heating, cooling unit and water heater
<b>Electrical**</b>	<i>Cost for Circuits</i>
1	\$6.00
2-10:	\$55.00
11-20:	\$93.00
21-50:	\$3.00
51-75:	\$2.75
76-100:	\$2.50
Over 100:	\$2.25
<i>**30 Amperes: 2x the cost of 20 amp circuit fee</i>	

Village of Hoffman Estates	
<b>Plan Review Fee*</b>	10% of Permit Fee Min: \$100.00
<b>Building Permit Fee</b>	1.1% of Construction Costs Min: \$200.00
<i>*Re-review fee is 20% of original plan review fee</i>	
Additional Fees	
<b>Plumbing</b>	\$75.00 + \$10.00 per fixture
<b>Mechanical</b>	\$75.00 per unit
<b>Electrical</b>	\$50.00 + 0.10 per sq ft Min: \$75.00 / Max: \$5,000
New Main Panel, Distribution Panel:	\$25.00 per 100-amperes Min \$75.00
<b>Fire Protection</b>	<i>Cost for Sprinklers</i>
1-20:	\$210.00
21-100:	\$440.00
101-200:	\$585.00
201-300:	\$670.00
301-500:	\$985.00
Over 500:	\$985.00 + \$1.09 for each sprinkler over 500

<p><b>Motor or Power Consuming Devices</b></p> <p>1-15: 91-100: 191-200: Over 200:</p>	<p><u>Cost for Lamps</u></p> <p>\$10.00 \$40.00 \$70.00 \$7.50 for each group of 25</p>
<p><b>Service Entrances</b></p> <p>0 to 100 Amps: 601 to 1,000: Over 1,000 Amps:</p>	<p><u>Cost for Amps</u></p> <p>\$40.00 \$120.00 \$120.00 + .10 per amp over 1,000 amps</p>



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

Planning and Zoning Commission #1

Tracking Number

PZC 2025-07 & EDC 2025-59

**Agenda Item Summary Memo**

**Title:** Project Steel (Prologis) – Annexation, Rezone, PUD & Preliminary Plan - Discussion

**Meeting and Date:** City Council – September 9, 2025

**Synopsis:** Please see below for agenda item notes. Requests for annexation/annexation, rezoning, PUD, and Preliminary PUD Plan for an appx 540-acre data center.

**Council Action Previously Taken:**

Date of Action: CC – 8/26/25 Action Taken: No discussion took place at the 8/26/25 City Council meeting.

Item Number: PZC 2025-07 & EDC 2025-59

**Type of Vote Required:** None

**Council Action Requested:** Informational

**Submitted by:** Krysti J. Barksdale-Noble, AICP Community Development  
Name Department

**Agenda Item Notes:**

No vote will take place on this agenda item at this meeting. A sound study presentation may or may not take place at this meeting. If it is available by the meeting date, it will either be distributed at the meeting or provided in a supplemental packet prior to the meeting.

All previously presented packet material can be found at:

<https://www.yorkville.il.us/Archive.aspx?ADID=6409>.



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

Planning and Zoning Commission #2

Tracking Number

PZC 2025-08 & EDC 2025-50

### Agenda Item Summary Memo

**Title:** Project Cardinal – Pioneer (Data Center) – Discussion

**Meeting and Date:** City Council – September 9, 2025

**Synopsis:** Please see the attached memo and below for agenda item notes.

#### Council Action Previously Taken:

Date of Action: CC – 8/26/25 Action Taken: No discussion took place at the 8/26/25 City Council meeting.

Item Number: PZC 2025-08 & EDC 2025-50

**Type of Vote Required:** None

**Council Action Requested:** Informational

**Submitted by:** Krysti J. Barksdale-Noble, AICP Community Development  
Name Department

#### Agenda Item Notes:

No vote will take place on this agenda item at this meeting. The developer will be in attendance.

All previously presented packet material can be found at:

<https://www.yorkville.il.us/Archive.aspx?ADID=6410>.

*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/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*



# Memorandum

To: City Council  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Sara Mendez, Senior Planner  
David Hansen, Senior Planner  
Date: September 4, 2025  
Subject: **PZC 2025-08 Project Cardinal – Updated Site Plan & Landscape Plan**  
Proposed Data Center Campus & On-Site Substation/Switchyard Development

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## **UPDATED PLANS:**

The petitioner, Pioneer Development, LLC, has revised and resubmitted the attached updated site plan and landscape plan for the Project Cardinal data center campus which have been reviewed by staff and the City’s engineering consultant, EEI. While the overall site plan still consists of 14 data center buildings with adjacent customer substations and ancillary stormwater detention basins, the placement and size of these features have been adjusted in response to public feedback as follows:

### Site Plan

- The updated site plan proposes a total of seven (7) access points, the same number as originally proposed. These remain limited to Baseline Road and Galena Road, with no access on Ashe Road or N. Bridge Street (IL Rte. 47). On Baseline Road, there are now four (4) access points—one primary, two secondary, and one restricted access to the substation—compared to three (3) in the original plan. On Galena Road, there are three (3) access points—two primary and one secondary—compared to the original four (4).
- Buildings 1–4, located along Ashe Road on the western boundary within Phase 1, are no longer aligned uniformly but instead staggered, creating a separation of 1,270 feet (an increase of approximately 530 feet from the previous distance of 740 feet) from Building 1 to the nearest residence in the Equestrian Estates at Legacy Farms subdivision, as estimated by staff. The stormwater basin has been adjusted to follow the new building configuration. Access in this area has been simplified to a single primary entry off Galena Road serving both the data center buildings and the utility switch yard from the south. A secondary entrance has been added between Buildings 1 and 4, and a separate substation access off Baseline Road now provides direct northern entry to the switch yard.
- Buildings 8–14 within Phase 2 remain largely unchanged, except for a relocated secondary entrance now aligned with East Beecher Road.
- In Phase 3, the customer substation near Building 5 along Baseline Road has been set back an additional 335 feet from the roadway for a total distance of 625 feet from the parcel line, as estimated by staff. Also, the two (2) originally proposed stormwater basins in the northeast corner have been consolidated into one larger basin.

### Landscape Plan

- The updated landscape plan provides extensive plantings across the campus, with a particular emphasis along Ashe Road. The increased building setback in this area accommodates the required 100-foot landscape buffer, plus additional planted berms consisting of approximately 60% conifer trees (e.g., Red Cedar and Pines) and 40% deciduous trees (e.g., Maples, Oak, and Honey Locust), supplemented with shrubs and native grasses.
- The plan proposes approximately 5,075 trees throughout the campus, an increase of about 452 trees compared to the previously proposed 4,623. Conifer trees will be installed at a height of six (6) feet, and all trees on site are expected to reach a mature height of 20 to 80 feet.
- Parkway tree plantings are also illustrated between the campus property and the adjacent roadways and Rob Roy Creek.

- The updated landscape plan also accurately depicts the 10’ shared multi-use pedestrian trail as being installed in front of the required 100 foot landscape buffer.

**SOUND STUDY FOLLOW-UP:**

The petitioner’s engineering consultant, Burns & McDonnell, has provided a follow-up letter to the preliminary sound study in response to questions raised at the August 12th City Council meeting. The update addresses emergency operating scenarios, monitoring locations, and potential impacts of the revised site plan.

Per the consultant, in the event of a ComEd power outage requiring all backup generators and chillers to operate simultaneously, the following revised table was prepared showing expected sound levels could potentially increase to between 53-56 dBAs which exceeds the City’s noise ordinance nighttime threshold of 50 dBA but is within the range of acceptable sound limit of 60 dBA during the daytime (7:00 am – 10:00 pm).

Receiver	Modeled Sound Level (dBA)		
	Normal Operation	Generator Testing	Full Emergency Operation
Boundary NW	48	49	55
Boundary N	50	50	54
Boundary NE	50	50	56
Boundary E	49	49	54
Boundary SE	50	50	55
Boundary SW	49	49	53
Boundary NW	48	49	54

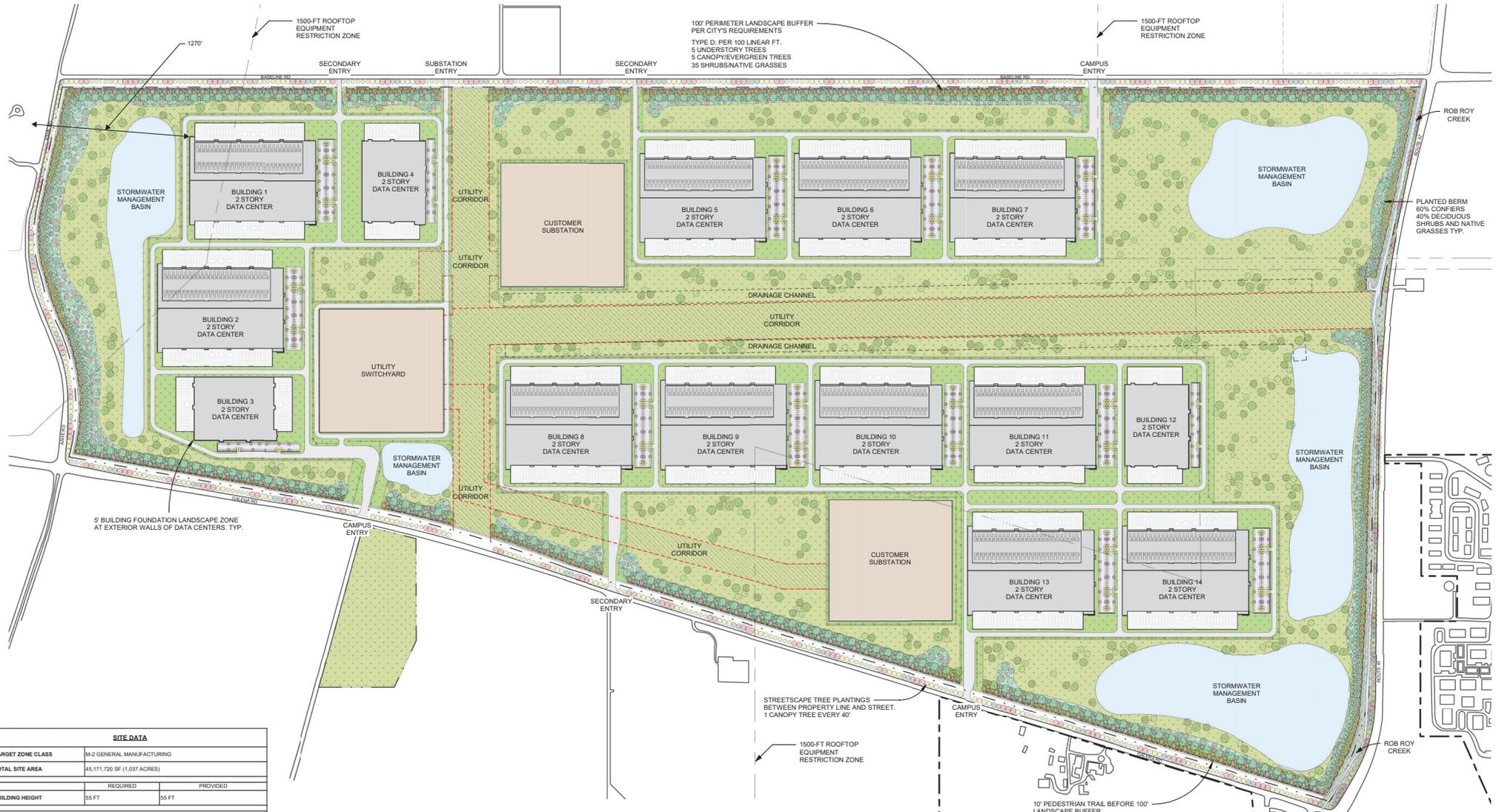
Additionally, there was a question regarding the location of a sound monitoring device used to collect data on the subject property for the noise assessment. The monitoring location for MP3 was confirmed by the petitioner’s consultant as being accurately reflected in the study, with comparable results expected even if the monitoring device was placed at the Ashe Road/Baseline Road intersection.

Finally, the updated site plan, which shifts buildings further toward the center of the property, is expected to reduce noise levels only slightly (by 1–2 dBA) rather than increase them. Burns & McDonnell indicated that these findings could be documented in a supplemental report or narrative addendum to the original sound study.

The petitioner and staff will be available at Tuesday night’s meeting to discuss the updated plans and answer any questions.

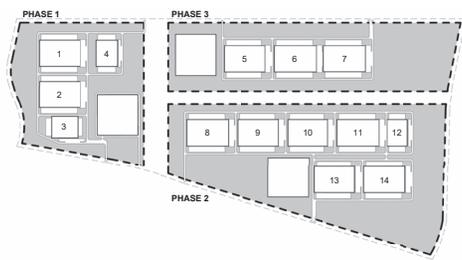
**Attachments:**

1. Updated Preliminary PUD Site Plan submitted on 08/27/26 by Pioneer Development and prepared by Burns McDonnell, Margulies Hoelzli Architecture, and O<sup>2</sup>
2. Updated Landscape Plan dated 08/26/2025 submitted by Pioneer Development and prepared by Burns McDonnell
3. Project Cardinal: Sound Study Follow Up responses dated August 27, 2025 and prepared by Gary Koons of Burns McDonnell
4. EEI review comments dated September 4, 2025



SITE DATA		
TARGET ZONE CLASS	M-2 GENERAL MANUFACTURING	
TOTAL SITE AREA	45,171,720 SF (1.037 ACRES)	
BUILDING HEIGHT	REQUIRED	PROVIDED
	55 FT	55 FT
SETBACKS		
FRONT	25 FT	25 FT
SIDE	MIN. 10% OF LOT DEPTH, MAX. 20 FT	20 FT
REAR	0 FT	0 FT
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.		
PARKING		
DATA CENTER PARKING RATIO	REQUIRED	PROVIDED
	0.3 SPACES PER 1,000 SF	
PARKING SPACES	5,194	3,790
ACCESSIBLE PARKING SPACES	114	92
COVERAGE		
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM LOT COVERAGE	85% (38,395,962 SF)	41% (18,562,868 SF)
MAXIMUM F.A.R.	N/A	N/A

BUILDING AREAS						
PHASE	BUILDING NUMBER	FOOTPRINT AREA	TOTAL FLOOR AREA	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)	
P1	BUILDING 1	680,000 SF	1,361,182 SF	55 FT	78 FT	
P1	BUILDING 2	680,591 SF	1,361,182 SF	55 FT	78 FT	
P1	BUILDING 3	390,000 SF	780,000 SF	55 FT	78 FT	
P1	BUILDING 4	390,000 SF	780,000 SF	55 FT	78 FT	
P3	BUILDING 5	680,591 SF	1,361,182 SF	55 FT	78 FT	
P3	BUILDING 6	680,591 SF	1,361,182 SF	55 FT	78 FT	
P3	BUILDING 7	680,591 SF	1,361,182 SF	55 FT	78 FT	
P2	BUILDING 8	680,591 SF	1,361,182 SF	55 FT	78 FT	
P2	BUILDING 9	680,591 SF	1,361,182 SF	55 FT	78 FT	
P2	BUILDING 10	680,591 SF	1,361,182 SF	55 FT	78 FT	
P2	BUILDING 11	680,591 SF	1,361,182 SF	55 FT	78 FT	
P2	BUILDING 12	390,000 SF	780,000 SF	55 FT	78 FT	
P2	BUILDING 13	680,591 SF	1,361,182 SF	55 FT	78 FT	
P2	BUILDING 14	680,591 SF	1,361,182 SF	55 FT	78 FT	
	TOTAL	8,656,501 SF	17,313,002 SF	N/A	N/A	



PROJECT CARDINAL

SITE PLAN



August 27, 2025

Project Cardinal: Sound Study Follow Up

Dear City of Yorkville,

Burns & McDonnell, Engineer of Record for Project Cardinal, submits this response to the sound study questions dated August 13, 2025. The analysis is grounded in executed mission critical and utility scale data center projects, national precedent, and accepted planning practice.

1. **Could you provide the decibel outcomes for an emergency scenario in which all backup generators and chillers are operating simultaneously during a ComEd power outage?** The sound level table below is a recreation of Table 5 from the report with one additional column added showing impacts for a full blackout with all emergency generators running.

Receiver	Modeled Sound Level (dBA)		
	Normal Operation	Generator Testing	Full Emergency Operation
Boundary NW	48	49	55
Boundary N	50	50	54
Boundary NE	50	50	56
Boundary E	49	49	54
Boundary SE	50	50	55
Boundary SW	49	49	53
Boundary NW	48	49	54

2. **Please confirm whether the MP3 monitoring location shown in the study is accurate—specifically, is it positioned closer to the Ashe Road and Baseline Road intersection than illustrated?** MP3 was confirmed to be in the location that was shown on the maps. There were four meters placed in total, so maybe there was some confusion as to which meter we were discussing. Sound levels at the MP3 location are expected to be nearly the same at the northwester intersection.
3. **With the updated site plan showing buildings likely shifting further from the property boundaries, would this change impact the findings of the preliminary sound study? If so, will this be addressed through a supplemental report with updated modeling, or as a narrative addendum to the original report?** Moving the buildings in towards the center of the site would only lower the sound levels of the project. The reductions would likely be no more than 1-2 dBA but would not increase from the model we have currently completed.

We are available for additional technical discussion as review advances.

Sincerely,



**Gary Koons** \ Burns & McDonnell  
 Development Manager  
[gekoons@burnsmcd.com](mailto:gekoons@burnsmcd.com)



# ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554  
Ph: 630.466.6700 • Fx: 630.466.6701  
www.eeiweb.com

September 4, 2025

Ms. Krysti Barksdale-Noble  
Community Development Director  
United City of Yorkville  
651 Prairie Pointe Drive  
Yorkville, IL 60560

**Re: *Project Cardinal***  
***United City of Yorkville***

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Concept Plan dated August 26, 2025, and prepared by Burns & McDonnell Engineering
- Other Supporting Documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

## General

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
  - IDOT
  - Kendall County for access to Galena Road
  - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
  - IEPA Water and Sanitary Sewer Permits
  - Yorkville Bristol Sanitary District (YBSD)
2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance (Kendall County Ordinance) will be required.

3. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
4. The following will need to be submitted with Final Engineering Plans:
  - a. Truck-turning exhibits for delivery and emergency vehicles
  - b. Photometric plan
  - c. Landscape plan
  - d. Field tile survey
  - e. Engineer's Opinion of Probable Costs
5. Additional forms and information can be found at <https://www.yorkville.il.us/333/Engineering-Department>.

### **Preliminary PUD Plan**

6. Kendall County is seeking a total of 120' of right-of-way dedication (60' along the north side) along Galena Road. City utility easements will be required outside of the right-of-way.
7. Kendall County has noted that they will request that the developer construct Galena Road to a 3-lane section by widening the existing roadway on each side, and connecting with the 3 lanes that exist on the east side of Eldamain Road and the proposed 3 lanes that will be constructed by IDOT on the west side of Route 47, creating a continuous 3-lane section across their entire frontage of Galena Road.
8. All proposed Galena Road connections will need to be reviewed and approved by the Kendall County Highway Department. The County Engineer has reviewed the latest plan and conceptually is in agreement with the access locations. The westernmost access will now align with the proposed access of Project Steel to the south.
9. Baseline Road is under the jurisdiction of the City. We will require a minimum right-of-way dedication of 50 feet (100 feet total planned for the corridor) along the north property line of the development.
10. Baseline Road is not built to City standards and will be required to be reconstructed per City code.
11. Ashe Road will be under the City's jurisdiction upon completion of annexation. The City will require a minimum right-of-way dedication of 60 feet (120 feet total planned for the corridor) along the west property line of the development.
12. Intersection Improvements to Ashe Road and Baseline Road will be required. In addition, other improvements to Ashe Road may be necessary after investigation.
13. West Beecher Road is proposed to be vacated as part of Project Steel, therefore access to the parcel to the south of Galena Road will need to be coordinated. Preliminarily, an agreement between Project Cardinal and Project Steel has been reached to provide joint private access to the parcel.

Ms. Krysti Barksdale-Noble

September 4, 2025

Page 3

14. An updated detailed traffic study will be required to determine the improvements needed along adjacent roadways. The study should account for anticipated construction traffic also. Please refer to section 10-A-10 of the UDO.
15. A detailed study will be required to determine the improvements needed to the water system to serve this development. In addition, the City may need land dedicated for public water infrastructure.
16. The connections to the sanitary sewer will generally come from existing interceptor sewers. The improvements required to serve this development will require detailed study.
17. The stormwater management basins on the east side of the property are in close vicinity to the Rob Roy Creek floodplain and floodway. They will need to be designed accordingly if they are located within the floodway.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.  
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)  
Ms. Erin Willrett, Assistant City Administrator (via email)  
Mr. Eric Dhuse, Director of Public Works (via email)  
Mr. Pete Ratos, Building Department (via email)  
Ms. Gina Nelson, Admin Assistant (via email)  
Ms. Sara Mendez, City Planner (via email)  
Mr. David Hansen, Senior Planner (via email)  
Ms. Jori Behland, City Clerk (via email)  
Building Department (via email) [Bzpermits@yorkville.il.us](mailto:Bzpermits@yorkville.il.us)  
Mr. Matt McCarron, Pioneer Development (via email)  
Mr. Toby Barrons, Burns & McDonnell Engineering (via email)  
TNP, PGW2, EEI (via e-mail)



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 #7

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Tracking Number

CC 2025-08

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### Agenda Item Summary Memo

**Title:** Public Works and Parks Department Facility Update

**Meeting and Date:** City Council – September 9, 2025

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

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** None

**Council Action Requested:** Informational

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**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.

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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 #8

Tracking Number

CC 2025-09

### Agenda Item Summary Memo

**Title:** Lake Michigan Water Project Update

**Meeting and Date:** City Council – September 9, 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.  
\_\_\_\_\_  
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