

AGENDA
ST. CHARLES CITY COUNCIL MEETING
CLINT HULL, MAYOR
MONDAY, SEPTEMBER 15, 2025 – 7:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation**
- 4. Pledge of Allegiance**
- 5. Presentations**
 - Proclamation - Constitution / Citizenship Day 2025
- 6. Omnibus Vote. Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.**
- *7.** Motion to accept and place on file minutes of the regular City Council meeting held on September 2, 2025.
- *8.** Motion to accept and place on file minutes of the Public Hearing held on September 2, 2025.
- *9.** Motion to accept and place on file minutes of the Special City Council – Fall Retreat meeting held on August 23, 2025.
- *10.** Motion to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 8/18/2025 – 8/31/2025 in the amount of \$3,519,021.61.
- *11.** Motion to approve and place on file the Treasurer and Finance Report for the period ending August 31, 2025.

I. Old Business

- A. None

II. New Business

- A. Presentation of a recommendation from Mayor Clint Hull to approve the appointment of Daniel Likens to the Police Pension Board.
- B. Presentation of a recommendation from Mayor Clint Hull to approve the appointment of Larry Behrens to the Liquor Control Commission.

III. Committee Reports

A. Government Operations

- *1. Motion to approve a **Resolution** Authorizing the City Administrator to enter into Agreements for Opioid Remediation Settlement Agreements.
- *2. Motion to accept and place on file minutes Government Operations Committee meeting held on September 2, 2025.

B. Government Services

- *1. None

C. Planning and Development

- *1. Motion to approve and Execute an Acceptance **Resolution** for Public Utility (Sanitary Sewer and Watermain) for 4085 East Main Street (McGrath Kia Building).
- *2. Motion to approve an **Ordinance** Granting Approval of a PUD Preliminary Plan for McGrath Kia Parking Expansion and a Final Plat of Subdivision for McGrath Business Center Subdivision Phase 1, McGrath Business Center PUD.
- 3. Motion to Approve an **Ordinance** Amending Ordinance No. 2005-Z-9 (Brownstone PUD, Milestone Row) and Granting Approval of a PUD Preliminary Plan for River 504 Rowhomes.
- *4. Motion to approve an **Ordinance** Granting Approval of a Minor Change to PUD for Harbor House, Fox Haven Square Building 4, Stuart's Crossing PUD.

- *5. Motion to approve an **Ordinance** Amending Title 9 “Public Peace, Morals and Welfare”; Chapter 9.24 “Noise”; Section 9.27.070 “Regulation for Residential Property” (Construction Activity Hours for certain Building Permit Work on Weekends).
- *6. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to Execute an Intergovernmental Agreement with the City of Geneva for Division Street extension east of Kirk Rd.
- *7. Motion to approve an **Ordinance** Granting Approval of a Plat of Dedication and Plat of Easement for Division Street Extension East of Kirk Rd.
- *8. Motion to authorize City staff to release a Request for Proposals for the City-owned Property at 122 S 2nd Street, (Lot 4 Building 8 of the First Street Redevelopment Area).

12. Public Comment

13. Additional Items from Mayor, Council or Staff

14. Executive Session

- Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)
- Personnel – 5 ILCS 120/2(c)(1)

15. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

OFFICE OF



THE MAYOR

PROCLAMATION

Constitution / Citizenship Day 2025

Whereas, the U.S. Congress, by joint resolution on February 29, 1952 (36 U.S. Code 106), honored the timeless principles enshrined in our U.S. Constitution by designating September 17th as “Constitution Day & Citizenship Day”. Also, by joint resolution of August 2, 1956 (36 U.S.C.108), the President proclaimed the week beginning September 17 and ending September 23 of each year as “Constitution Week”,

Whereas, we are called upon to display the U.S. flag on government buildings during Constitution Week, and the U.S. Department of Education requires all institutions receiving Federal funding to teach students the history of the U.S. Constitution during that week,

Whereas, as United States citizens, we understand that the framers of the Constitution laid out a set of basic principles to equip us with all that was necessary to self-govern and guarantee our freedoms,

Whereas, our U.S. Armed Forces have sworn to uphold and protect the Constitution, Flag and Country in their Military Oath,

Whereas, a team of veteran leaders felt compelled by their Oath to initiate the Annual Constitution Day Celebration in 2020 to engage our community in peaceful, non-partisan, patriotic activities, handing out pocket Constitutions and flags with events that have raised funds to benefit local and disabled veterans with paddlewheel boat rides on the Fox River and provided resources for the St. Charles Veterans Posts,

Whereas, we plan to engage an ever-growing number of St. Charles Area residents and stakeholders, united in a purely patriotic celebration of the U.S. Constitution and our U.S. Citizenship, we recognize the observance of the 6th Annual U.S. Constitution Day/Citizenship Day 2025 that launched on Sept. 12th with a 9-11 First Responder Memorial Field of Flags, a ceremony on September 13th and Patriots Trivia Night on Sept. 17th, which is Federal Constitution/Citizenship Day 2025.

NOW, THEREFORE, I, Clint Hull, Mayor of the City of St. Charles, do hereby proclaim **September 17, 2025**, as **Constitution Day / Citizenship Day** in the City of St. Charles.



Clint Hull, Mayor

MINUTES
ST. CHARLES CITY COUNCIL MEETING
CLINT HULL, MAYOR
TUESDAY, SEPTEMBER 2, 2025 – 7:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. Call to Order

The meeting was called to order by Mayor Clint Hull at 7:00 pm.

2. Roll Call

Present: Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm, Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber. **Absent:** Ald. Muenz

3. Invocation

4. Pledge of Allegiance

5. Presentations

- **Proclamations**

- ✓ Suicide Prevention Month in September 2025
- ✓ National Adult Education and Family Literacy Week September 14-20, 2025

- **Spirit of St. Charles Award – Ward 3**

- ✓ Big Hearts of Fox Valley
- ✓ James Bryner
- ✓ Cheryl & Doug Denz

6. Motion by Ald. Silkaitis, second by Ald. Wirball to approve the Omnibus Vote.

Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None

Motion Carried.

- *7. Motion by Ald. Silkaitis, second by Ald. Wirball to accept and place on file minutes of the regular City Council meeting held on August 18, 2025.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None

Motion Carried.

- *8. Motion by Ald. Silkaitis, second by Ald. Wirball to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 08/04/2025 – 08/17/2025 in the amount of \$8,063,418.20.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None

Motion Carried.

I. Old Business

- A. None

II. New Business

- A. Motion by Ald. Pietryla, second by Ald. Wirball to approve a recommendation from Mayor Clint Hull to approve the appointment of Daniel J. Likens as the Chief of Police of the City of St. Charles, effective September 15, 2025.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None

Motion Carried.

- B. Motion by Ald. Wirball, second by Ald. Gehm to enter a Public Hearing to consider the approval of Amendment No. 3 to the First Street TIF District at 7:34pm.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None

Motion Carried.

- C. Motion by Ald. Wirball, second by Ald. Pietryla to exit the public hearing at 7:36pm.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None

Motion Carried.

III. Committee Reports

- A. **Government Operations**

- *1. Motion by Ald. Silkaitis, second by Ald. Wirball to approve Budget Revisions – July 2025.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None
Motion Carried.

- *2. Motion by Ald. Silkaitis, second by Ald. Wirball to approve **Resolution 2025-128** Authorizing the Purchase of HPE Aruba Wireless Access Point and Mounting Hardware from Continental Resources, Inc., in the amount of \$49,048.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None
Motion Carried.

- *3. Motion by Ald. Silkaitis, second by Ald. Wirball to approve **Resolution 2025-129** Authorizing the Purchase of One Year of NorthStar Hosting, Software Support and Maintenance Service from Harris Computer Systems in the amount of \$110,550.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None
Motion Carried.

- *4. Motion by Ald. Silkaitis, second by Ald. Wirball to approve parking lot and street closures for the annual Scarecrow Weekend.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None
Motion Carried.

- *5. Motion by Ald. Silkaitis, second by Ald. Wirball to approve a proposal for an F-2 Liquor License Application for IH Cigar, LLC, dba The Idle Hour, located at 11 S. 2nd Ave., St. Charles.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None
Motion Carried.

- *6. Motion by Ald. Silkaitis, second by Ald. Wirball to approve a proposal for a C-4 Liquor License Application for Rec Haus, located at 12 N. 3rd St., St. Charles.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None
Motion Carried.

- *7. Motion by Ald. Silkaitis, second by Ald. Wirball to approve a proposal for a C-3 Liquor License Application for HHB, LLC, dba Simple EJ's Kitchen and Tap, located at 300 N. Kirk Rd., St. Charles.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None
Motion Carried.

- *8. Motion by Ald. Silkaitis, second by Ald. Wirball to accept and place on file minutes Government Operations Committee meeting held on August 18, 2025.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None
Motion Carried.

B. Government Services

- *1. Motion by Ald. Silkaitis, second by Ald. Wirball to Approve **Resolution 2025-126** Awarding the Bid for the East Salt Dome and Excess Flow Building Roof Replacements to Six Fifty One Services LLC dba: C3 Construction in the submitted bid amount.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None
Motion Carried.

- *2. Motion by Ald. Silkaitis, second by Ald. Wirball to Approve **Resolution 2025-127** Awarding the Bid for the West Parking Deck Maintenance Project to Western Specialty Contractors in the submitted unit rates.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None
Motion Carried.

C. Planning and Development

- *1. None

12. Public Comment

Steve Leffler spoke about the parcel of land south of Prairie Street and east of First Street which is currently owned by the Park District and part of TIF #3; he submitted a map of the area for the record. Steve believes this area is currently unsafe as there is no crossing or sidewalk at this location. He suggested that remaining TIF funds go to the Park District to properly develop this area.

13. Additional Items from Mayor, Council or Staff

- Ald. Wirball asked the status of the e-bikes ordinance. The ordinance is expected to be presented by the end of the month.
- Mayor Clint Hull
 - Spoke about the planned September 11 Remembrance Ceremony
 - Encouraged the community to enjoy Jazz Weekend, September 11-14
 - Encouraged everyone to tune in to the St. Charles City Insider Podcasts

14. Executive Session - None

- Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)
- Personnel – 5 ILCS 120/2(c)(1)

15. Adjournment

Motion by Ald. Wirball, second by Ald. Spellman to adjourn the meeting at 7:43pm.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None

Motion Carried.

Jessica Bridges, City Clerk

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Jessica Bridges, City Clerk

**MINUTES
PUBLIC HEARING
CLINT HULL, MAYOR
TUESDAY, SEPTEMBER 2, 2025 – 7:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

1. Call to Order

The Public Hearing was called to order by Mayor Clint Hull at 7:34pm.

2. Public Hearing concerning the approval of Amendment No. 3 to the First Street TIF District.

A. Motion by Ald. Wirball, second by Ald. Gehm to enter a Public Hearing to consider the approval of Amendment No. 3 to the First Street TIF District at 7:34pm.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None

Motion Carried.

Discussion:

- Bob Rasmussen, proponent of the approval, was curious about the financials of the TIF. He was directed to Mr. Conley for further discussion outside the public meeting.
- There were no comments or discussions from City Council or City Staff.

B. Motion by Ald. Wirball, second by Ald. Pietryla to close a Public Hearing to consider the approval of Amendment No. 3 to the First Street TIF District at 7:36pm.

Roll Call Vote: Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber, Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm; Nays: None

Motion Carried.

Jessica Bridges, City Clerk

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Jessica Bridges, City Clerk

MINUTES
FALL RETREAT
SPECIAL MEETING OF THE CITY COUNCIL
SATURDAY, AUGUST 23, 2025 –8:30 A.M.
POLICE STATION COMMUNITY ROOM
1515 E. MAIN ST.

1. Call to Order

The meeting was called to order at 8:29 am by Mayor Clint Hull.

2. Roll Call

Present: Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Muenz, Ald. Gehm, Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber

Absent: None

3. Opening Remarks

City Administrator Heather McGuire opened the meeting by emphasizing the big picture goals, asking for open, candid discussions and thanking everyone for attending.

4. Department Overview – Presentation

Human Resources (HR):

Director of Human Resources, Jennifer McMahan, gave a presentation that included:

- An overview of the Human Resources team and their key responsibilities, including:
 - Talent management
 - Benefits and compensation administration
 - Training and development
 - HR compliance
 - Workplace safety
 - Employee and labor relations
- A summary of the department’s activities over the past year
- Examples of various HR processes
- Responses to questions regarding employee turnover, organizational culture, and comparisons with HR practices in other cities.

Public Works:

Peter Suhr, the Director of Public Works, gave a presentation that covered:

The responsibilities of the four divisions within Public Works:

- **Public Services** – managing streets, landscaping, facilities, snow removal, fleet maintenance, leaf and brush collection, inventory, and support for special events
- **Environmental Services** – overseeing wastewater collection and treatment, wells, water distribution, refuse and recycling, and laboratory operations
- **Electric Division** – handling wholesale power distribution, nine substations, metering, fiber and communications systems, and streetlight maintenance

- **Engineering** – responsible for streets, stormwater systems, bridges, parking lots, traffic signals, and bike paths
- Key departmental challenges, including increasing costs, aging infrastructure, staffing limitations, high volume of service requests, capacity issues, and prioritization of needs
- Responses to questions about automated meter systems and real-time communication with the public

Finance:

Finance Director Bill Hannah gave a presentation outlining:

- The main functions of the Finance Department's two divisions:
 - **Finance/Accounting** – handling payroll, accounts payable and receivable, treasury and investment management, tax collection, budgeting, audits, loans, and bond issuance
 - **Utility Billing** – managing monthly utility billing and providing customer service
- Ongoing projects, including a utility rate study, development of a utility billing mobile app, preparation of the annual budget, and planning for a new ERP system
- Responses to questions about tax collection oversight, utility billing statements, state reporting obligations, bonds, the budgeting process, and communication with the City Council

Additionally, the Finance Department was asked to organize a workshop to further explore topics such as tax revenues, various income sources, reserve fund balances, and the credit rating of St. Charles.

Information Technology (IT):

Larry Gunderson, the Director of Information Technology, provided a presentation covering:

- The department's four main functional areas: Network and Infrastructure, Application Management, Geographic Information Systems (GIS), and Records Management
- Current initiatives, including the development of an AI strategic plan, implementation of a cloud-based city phone system, launch of a FOIA portal, a cybersecurity risk assessment, and the migration of the GIS utility network
- The need to replace the current Enterprise Resource Planning (ERP) system due to missing essential features and the planned end of support by 2030
- Responses to questions about outsourcing IT services and a cost comparison between maintaining the existing ERP system and investing in a new one

Economic Development:

- The Director of Economic Development, Derek Conley, presented:
- The primary functions of the department, which include managing high-profile developments, responding to developer inquiries, serving as a liaison to the business community, conducting annual business retention visits, leading negotiations for incentive packages, and overseeing strategic projects and studies.
- Current priority projects
 - **Completed:** Blue Goose/Whole Foods, Chilis/Chick-fil-A
 - **Ongoing:** Pheasant Run, Prairie Center, On The Border, area behind Meijer, former police station site, Lexington property, and Charlestowne Mall

- Answered questions regarding the progress of ongoing projects, the city's approach to working with businesses, and the potential need for additional codes or regulations.

Community Development:

Russell Colby, the Director of Community Development, gave a presentation covering the following topics:

- Overview of the roles and responsibilities of two key departments and their staff:
 - **Building and Code Enforcement:** Handles permits, code compliance, Freedom of Information Act (FOIA) requests, and property inspections.
 - **Planning and Development Engineering:** Oversees development review and approval processes and supports several commissions, including:
 - Zoning and development
 - Housing
 - Historic preservation
 - Planning
- Explanation of the code enforcement process, including how cases are reviewed and appealed, along with challenges related to privacy and individual property rights.
- Updates on codes and programs, highlighting that codes are reviewed and revised periodically through a thorough public engagement process.

St. Charles Police Department:

Rich Clark, Acting Chief of Police and Deputy Chief of Administration for the St. Charles Police Department, gave a presentation that included:

- A brief overview of the history of the St. Charles Police Department
- An explanation of the department's organizational structure, noting that while 60 officer positions are authorized, only 52 are currently filled.
- Details on officer shifts, beat maps, and specialized units.
- A summary of the department's responsibilities, including managing public safety during special events.
- Discussion of the most frequently reported community concerns:
 - **Traffic issues:** Explained how the department evaluates and addresses traffic-related requests.
 - **Parking complaints:** Focused on violations such as misuse of handicapped parking and 24-hour parking limits.
 - **Homelessness:** Acknowledged the complexity of addressing these situations; the department provides assistance and connects individuals to available support services.
- Responses to questions about staffing levels and the use of traffic cameras.

St. Charles Fire Department:

Presentation by Fire Chief Jeremy Mauthe – St. Charles Fire Department

- **Organizational Overview**
 - The department operates 3 fire stations staffed by 48 firefighters and 12 paramedics, providing 24/7 emergency response year-round.

- **Department Divisions and Responsibilities**
 - Administration: Handles general administration and training of personnel.
 - Operations: Manages frontline emergency response activities.
 - Emergency Medical Services (EMS): Oversees the Tri-City Ambulance services.
 - Fire Prevention Bureau: Conducts inspections, manages fire prevention programs, and organizes special safety initiatives.
 - Emergency Management Agency (EMA): Accredited by IEMA; responsible for recruiting and retaining emergency response volunteers.
 - **Operational Insights**
 - Shared data on call volumes and trends.
 - Addressed future staffing needs based on service demands.
 - Answered questions related to call volume, false alarms, and lift-assist incidents.
5. **Business Licenses** – Discussion led by Derek Conley, Director of Economic Development
- **Overview of Proposed Licensing Program**
 - **New Businesses:** Required to apply before opening; includes inspections by the Fire Department and Community Development.
 - **Existing Businesses:** Would renew annually and undergo fire safety inspections.
 - **Application Information:** Would collect business contact details, type of business, and number of employees.
 - **License Fee:** Proposed fee ranging from \$25 to \$100.
 - **Program Benefits**
 - Enhanced safety through inspections.
 - Improved data collection for city planning and policy-making.
 - **City Council Feedback and Discussion**
 - Mixed views on requiring the number of employees.
 - Suggested excluding home-based businesses from the program.
 - Emphasized ensuring the program does not discourage business activity.
 - Raised questions about:
 - Fee structure and justification
 - Enforcement mechanisms
 - Potential need for additional staffing, which requires further evaluation
6. **Compensation** – Presentation by Jennifer McMahon, Director of Human Resources
St. Charles Employee Compensation
- **Historical Overview**
 - Provided a review of the city's compensation practices dating back to 2013.
 - **Key Influencing Factors**
 - Outlined various elements that impact both St. Charles and broader municipal compensation trends.

- **Union and Non-Union Salaries**
 - Explained the differences between union-negotiated wages and non-union employee salaries.
- **Wage Compression**
 - Noted that union contracts have led to wage compression, where union wages surpass those of non-union employees in similar roles.
- **Current Compensation Policy**
 - Reviewed the city's existing policy framework for employee compensation.
- **Merit-Based Increases for Non-Union Staff**
 - Presented recommendations for non-union employee merit increases.

City Council members engaged in a discussion focused on workforce planning and compensation practices. Key areas of concern included:

- **Clear Objectives and Metrics:** Council emphasized the need for well-defined performance metrics and objectives related to compensation, addressing issues such as pay compression, recruitment and retention challenges, succession planning, and the structure of internship programs.
- **Compensation Study & Analysis:** Members questioned the current compensation study process and requested a detailed breakdown of employee data—specifically compensation levels, job classifications, and performance indicators.
- **Financial Considerations:** The Council highlighted the importance of aligning compensation decisions with the City's overall financial health and long-term sustainability.
- **Union Negotiations:** Concerns were raised regarding the approach to negotiating union contracts and wages, with an interest in ensuring fairness and fiscal responsibility.

7. **Tax Levy** – Presentation

The Tax Levy Presentation was postponed to a September Committee Meeting due to time constraints.

8. **Committee of the Whole** – Discussion led by Heather McGuire, City Administrator

City Administrator Heather McGuire presented an overview of the proposed Committee of the Whole (COW) structure, highlighting its potential to improve operational efficiency and streamline governance. Key points included:

- **Current Structure Challenges:**
 - Redundant efforts across multiple committees
 - Scheduling bottlenecks causing delays
 - Limited follow-up on discussed items
 - The need for multiple separate meetings on related topics
- **Proposed Benefits of the COW Structure:**
 - Consolidation of committee discussions into fewer, more focused meetings
 - Improved coordination and continuity across topics

- Enhanced efficiency with reduced meeting volume
- **Feasibility & Proposed Implementation:**
 - COW meetings would be held approximately twice per month
 - Meetings would last about one hour
 - Scheduled immediately following regular City Council meetings

City Council members engaged in a detailed discussion regarding the potential shift to a Committee of the Whole (COW) format. Key points included:

- **General Support with Noted Concerns:**
 - A majority of members expressed support for the COW structure, citing potential efficiencies.
 - Some members raised concerns regarding **transparency, public accessibility**, and the possibility of **delayed public engagement**.
- **Public Participation and Meeting Format:**
 - The Council discussed the option of **moving public comment to the beginning** of meetings to enhance community participation.
 - There was further discussion on the **structure of Omnibus determinations** and how agenda items are grouped and approved.
- **Procedural Considerations:**
 - Members reviewed the **process for calling special meetings**, ensuring clarity and accountability.
 - Emphasis was placed on the need to **designate a Chair** for the COW meetings to provide structure and leadership.
 - Council stressed the importance of maintaining neutrality and **avoiding the politicization of the agenda**.

9. Council Initiatives / Open Forum

Council initiatives / Open Forum was postponed to a September committee meeting due to time constraints.

10. Public Comment

Steve Leffler made a comment thanking everyone.

11. Mayor's Remarks - None

12. Executive Session (5 ILCS 120/2 (c)(4)) - None

13. Adjournment

Motion by Ald. Muenz, Second by Ald. Pietryla to adjourn the meeting at 2:09 pm.

Present: Ald. Silkaitis, Ald. Muenz, Ald. Gehm, Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner. **Absent:** Ald. Foulkes, Ald. Bongard, Ald. Weber.

August 23, 2025
Special City Council Meeting
Fall Retreat
Page 7

Jessica Bridges, City Clerk

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Jessica Bridges, City Clerk

9/8/2025

**CITY OF ST CHARLES
COMPANY 1000
EXPENDITURE APPROVAL LIST**

8/18/2025 - 8/31/2025

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>STAT PROC</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
114	ST CHARLES ACE LLC		133670	26.70	08/21/2025	88126/3	MISC FASTENERS
	ST CHARLES ACE LLC Total			26.70			
139	AFLAC			194.91	08/22/2025	ADIS250822090651PD	AFLAC Disability and STD
				15.54	08/22/2025	ACAN250822090651PI	AFLAC Cancer Insurance
				21.45	08/22/2025	ACAN250822090651FI	AFLAC Cancer Insurance
				78.78	08/22/2025	APAC250822090651PI	AFLAC Personal Accident
				75.85	08/22/2025	APAC250822090651FI	AFLAC Personal Accident
				8.78	08/22/2025	AHIC250822090651FD	AFLAC Hospital Intensive Care
				51.23	08/22/2025	APAC250822090651PV	AFLAC Personal Accident
	AFLAC Total			446.54			
145	AIR ONE EQUIPMENT INC		134422	244.00	08/21/2025	224488	RED HEAD BRAA STORZ PRES
	AIR ONE EQUIPMENT INC Total			244.00			
149	ALARM DETECTION SYSTEMS INC			135.00	08/21/2025	144000-1065	QUARTERLY CHGES SEPT-NOV
				245.19	08/21/2025	136229-1077	QUARTERLY CHARGES SEP-NC
	ALARM DETECTION SYSTEMS INC Total			380.19			
185	AL WARREN OIL CO INC		134352	21,667.30	08/21/2025	W1767909	GASOHOL
	AL WARREN OIL CO INC Total			21,667.30			
210	AMERICAN PUBLIC WORKS ASSOC		134436	50.00	08/21/2025	080425TW	TIM WILSON REGISTRATION
			134436	50.00	08/21/2025	080425MW	MATT WILSON REGISTRATION
			134436	50.00	08/21/2025	080425GG	GARETT GUTHRIE REGISTRATI
	AMERICAN PUBLIC WORKS ASSOC Total			150.00			
254	ARISTA INFORMATION SYSTEMS INC		133927	8,840.79	08/21/2025	INV-AIS-0012476	PRINTING, POSTAGE PDF

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	ARISTA INFORMATION SYSTEMS INC			<u>8,840.79</u>			
275	ASSOC FOR INDIVIDUAL DEVELOP		133399	40,000.00	08/21/2025	040425	1ST AND 2ND INSTALLMENT
	ASSOC FOR INDIVIDUAL DEVELOP Total			<u>40,000.00</u>			
285	AT&T			1,322.01	08/21/2025	2447064011	ACCT 831-001-0978-608
	AT&T Total			<u>1,322.01</u>			
298	AWARD CONCEPTS INC		133278	318.85	08/21/2025	10760979	AWARDS MAJEWSKI
	AWARD CONCEPTS INC Total			<u>318.85</u>			
325	BAXTER AND WOODMAN INC		134430	4,238.75	08/21/2025	0275163	SUPPORT '25-'26 IT SCADA
			134431	4,356.25	08/21/2025	0275162	'25-'26 WASTEWTR SCADA SUP
			134554	12,781.25	08/21/2025	0275161	WATER SCADA WORK
	BAXTER AND WOODMAN INC Total			<u>21,376.25</u>			
372	BLUFF CITY MATERIALS		133417	5,529.60	08/21/2025	549044	MIXED LOAD
			133417	6,666.40	08/21/2025	547955	
	BLUFF CITY MATERIALS Total			<u>12,196.00</u>			
382	BOUND TREE MEDICAL LLC		134383	1,279.80	08/21/2025	85862330	GLOVES
			134474	180.00	08/21/2025	85871639	CURAPLEX GLOVES
			134485	540.00	08/21/2025	85873196	CURAPLEX TRITONGRIP TE GL
	BOUND TREE MEDICAL LLC Total			<u>1,999.80</u>			
473	AT&T MOBILITY LLC			144.96	08/21/2025	287307254089X080320	MONTHLY BILLING 6/26-7/25
				99.58	08/21/2025	287351452653X072720	MONTHLY BILLING 6/20-7/19
	AT&T MOBILITY LLC Total			<u>244.54</u>			
526	CLARKE ENVIRONMENTAL MOSQUITO		133554	21,280.00	08/21/2025	001037808	4 OF 4 BILLINGS
			133554	11,198.25	08/21/2025	001037845	8/6/25 JOB # 0000170684
	CLARKE ENVIRONMENTAL MOSQUITO Total			<u>32,478.25</u>			

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633	LAWSON PRODUCTS INC			20.00	08/21/2025	9312542009A	INVOICE SHORT PAID WE OWE
	LAWSON PRODUCTS INC Total			20.00			
642	CUSTOM WELDING & FAB INC		134106	1,624.80	08/21/2025	250111	FABRICATE
	CUSTOM WELDING & FAB INC Total			1,624.80			
714	DIVE RIGHT IN SCUBA INC		134570	40.49	08/21/2025	264136	SILICONE WRIST SEALS
	DIVE RIGHT IN SCUBA INC Total			40.49			
767	EAGLE ENGRAVING INC		133240	35.30	08/21/2025	2025-6242	FIREGRND TAG/SIGN
			133478	309.60	08/21/2025	2025-5996	SIGN ENGRAVED / MAGNET PD
				-148.35	08/21/2025	2025-5996CM	CREDIT ORG INV 2025-5996
			133240	197.47	08/21/2025	2025-6029	UNIFORMS BRAD WILTON
			133478	39.30	08/21/2025	2025-6076	SIGNS ENGRAVED,SIGN & WAL
			133478	39.60	08/21/2025	2025-6207	PD SIGN ENGRAVED
	EAGLE ENGRAVING INC Total			472.92			
789	ANIXTER INC		134290	90.00	08/21/2025	6483051-01	TERMINAL
			134377	393.84	08/21/2025	64888852-01	13 IN MMAT SURPLUS
	ANIXTER INC Total			483.84			
791	ELGIN COMMUNITY COLLEGE			725.00	08/21/2025	25CA159	FIRE APPARATUS CHMELIK
	ELGIN COMMUNITY COLLEGE Total			725.00			
826	BORDER STATES INDUSTRIES INC		119018	86,038.29	08/21/2025	930880896	PADMOUNT TRANSFORMER
	BORDER STATES INDUSTRIES INC Total			86,038.29			
870	FIRE PENSION FUND			11,435.95	08/22/2025	FRPN250822090651FC	Fire Pension
				834.64	08/22/2025	FP1%250822090651FC	Fire Pension 1% Fee
				10,330.34	08/22/2025	FRP2250822090651FC	Fire Pension Tier 2
	FIRE PENSION FUND Total			22,600.93			

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902	FOREMOST PROMOTIONS		133340	705.00	08/21/2025	737035	SPR MASK HEART KEY CHAIN
	FOREMOST PROMOTIONS Total			<u>705.00</u>			
916	FOX VALLEY FIRE & SAFETY CO			114.00	08/21/2025	IN00792137	QUARTERLY ALARM
				114.00	08/21/2025	IN00792138	QUARTERLY ALARM
				114.00	08/21/2025	IN00792139	QUARTERLY ALARM
				114.00	08/21/2025	IN00792140	QUARTERLY ALARM
				114.00	08/21/2025	IN00792141	QUARTERLY ALARM
				114.00	08/21/2025	IN00792142	QUARTERLY ALARM
				114.00	08/21/2025	IN00792143	QUARTERLY ALARM
				114.00	08/21/2025	IN00795144	QUARTERLY ALARM
				114.00	08/21/2025	IN00792415	QUARTERLY ALARM
				114.00	08/21/2025	IN00792145	QUARTERLY ALARM
				114.00	08/21/2025	IN00792146	QUARTERLY ALARM
				114.00	08/21/2025	IN00792147	QUARTERLY ALARM
				114.00	08/21/2025	IN00792148	QUARTERLY ALARM
				114.00	08/21/2025	IN00792229	QUARTERLY ALARM
	FOX VALLEY FIRE & SAFETY CO Total			<u>1,596.00</u>			
980	GLOBAL EQUIPMENT COMPANY		134508	371.67	08/21/2025	123523833	TRASH CAN LINER
	GLOBAL EQUIPMENT COMPANY Total			<u>371.67</u>			
1040	BUILDERS PAVING LLC		133315	1,293,289.45	08/21/2025	2506002-MFT	MFT PAYOUT
			133315	768,931.54	08/21/2025	2506002-MFT	MFT PAYOUT
			133315	28,530.00	08/21/2025	3	NON MFT PAYOUT
	BUILDERS PAVING LLC Total			<u>2,090,750.99</u>			
1042	HARRIS COMPUTER SYSTEMS		134323	15,000.00	08/21/2025	NSECT0000978	NS CD- LIC REST API LICENSE
			134323	7,219.00	08/21/2025	NSECT0000979	NS-CD PS REST API 50% ON SI
	HARRIS COMPUTER SYSTEMS Total			<u>22,219.00</u>			
1133	IBEW LOCAL 196			214.00	08/22/2025	UNE 250822090651PV	Union Due - IBEW
				927.16	08/22/2025	UNEW250822090651P	Union Due - IBEW - percent

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	IBEW LOCAL 196 Total			<u>1,141.16</u>			
1136	ICMA RETIREMENT CORP						
				975.00	08/22/2025	ICMA250822090651CC	ICMA Deductions - Dollar Amt
				1,212.30	08/22/2025	ICMA250822090651HF	ICMA Deductions - Dollar Amt
				3,569.22	08/22/2025	ICMA250822090651FD	ICMA Deductions - Dollar Amt
				855.00	08/22/2025	ICMA250822090651FN	ICMA Deductions - Dollar Amt
				86.58	08/22/2025	C401250822090651CA	401A Savings Plan Company
				20.00	08/22/2025	ICMA250822090651CA	ICMA Deductions - Dollar Amt
				250.00	08/22/2025	RTHA250822090651FM	Roth 457 - Dollar Amount
				450.00	08/22/2025	RTHA250822090651IS	Roth 457 - Dollar Amount
				1,880.00	08/22/2025	RTHA250822090651PI	Roth 457 - Dollar Amount
				220.00	08/22/2025	RTHA250822090651PV	Roth 457 - Dollar Amount
				376.11	08/22/2025	RTIP250822090651FD	Roth IRA - Percent
				120.57	08/22/2025	RTIP250822090651PD	Roth IRA - Percent
				20.00	08/22/2025	ROTH250822090651FI	Roth IRA Deduction
				25.00	08/22/2025	ROTH250822090651IS	Roth IRA Deduction
				952.02	08/22/2025	ROTH250822090651PI	Roth IRA Deduction
				310.00	08/22/2025	ROTH250822090651PV	Roth IRA Deduction
				323.00	08/22/2025	RTHA250822090651CI	Roth 457 - Dollar Amount
				369.00	08/22/2025	RTHA250822090651FI	Roth 457 - Dollar Amount
				84.00	08/22/2025	ICMP250822090651HF	ICMA Deductions - Percent
				578.52	08/22/2025	ICMP250822090651IS	ICMA Deductions - Percent
				2,611.33	08/22/2025	ICMP250822090651PC	ICMA Deductions - Percent
				1,296.33	08/22/2025	ICMP250822090651PV	ICMA Deductions - Percent
				200.00	08/22/2025	ROTH250822090651CI	Roth IRA Deduction
				225.00	08/22/2025	ROTH250822090651FI	Roth IRA Deduction
				1,386.66	08/22/2025	E401250822090651PV	401A Savings Plan Employee
				3,862.30	08/22/2025	ICMA250822090651IS	ICMA Deductions - Dollar Amt
				8,193.50	08/22/2025	ICMA250822090651PC	ICMA Deductions - Dollar Amt
				4,691.83	08/22/2025	ICMA250822090651PV	ICMA Deductions - Dollar Amt
				123.69	08/22/2025	ICMP250822090651CC	ICMA Deductions - Percent
				5,115.44	08/22/2025	ICMP250822090651FD	ICMA Deductions - Percent
				571.92	08/22/2025	E401250822090651FN	401A Savings Plan Employee
				314.82	08/22/2025	E401250822090651HR	401A Savings Plan Employee
				1,329.36	08/22/2025	RTHP250822090651FI	Roth 457 - Percent
				278.91	08/22/2025	RTHP250822090651PV	Roth 457 - Percent
				627.20	08/22/2025	E401250822090651IS	401A Savings Plan Employee
				745.35	08/22/2025	E401250822090651PD	401A Savings Plan Employee

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				745.35	08/22/2025	C401250822090651PD	401A Savings Plan Company
				1,386.66	08/22/2025	C401250822090651PV	401A Savings Plan Company
				104.73	08/22/2025	E401250822090651CA	401A Savings Plan Employee
				351.33	08/22/2025	E401250822090651CD	401A Savings Plan Employee
				96.44	08/22/2025	E401250822090651ED	401A Savings Plan Employee
				565.12	08/22/2025	E401250822090651FD	401A Savings Plan Employee
				351.33	08/22/2025	C401250822090651CD	401A Savings Plan Company
				96.44	08/22/2025	C401250822090651ED	401A Savings Plan Company
				584.03	08/22/2025	C401250822090651FD	401A Savings Plan Company
				571.92	08/22/2025	C401250822090651FN	401A Savings Plan Company
				314.82	08/22/2025	C401250822090651HR	401A Savings Plan Company
				626.44	08/22/2025	C401250822090651IS	401A Savings Plan Company
	ICMA RETIREMENT CORP Total			<u>50,044.57</u>			
1140	IDEXX DISTRIBUTION INC		134434	4,721.88	08/21/2025	3181459148	QUANTI TRAY, 18GAMMA IRAD
	IDEXX DISTRIBUTION INC Total			<u>4,721.88</u>			
1160	ILLINOIS WORKERS COMPENSATION			39.51	08/21/2025	081425	RAF/SIF 2025-1 1/1/25-6/30/25
	ILLINOIS WORKERS COMPENSATION Total			<u>39.51</u>			
1193	IL DEPT OF EMPLOYMENT SECURITY			9,097.00	08/21/2025	CNXXXX5333126165	PERIOD 06/30/25 ID 0801567
	IL DEPT OF EMPLOYMENT SECURITY Total			<u>9,097.00</u>			
1240	INTERSTATE BATTERY SYSTEM OF		134510	1,039.91	08/21/2025	10009605	BATTERIES
	INTERSTATE BATTERY SYSTEM OF Total			<u>1,039.91</u>			
1243	INTERIORS FOR BUSINESS			936.65	08/21/2025	983630	STEELCASE LEAP CHAIR
	INTERIORS FOR BUSINESS Total			<u>936.65</u>			
1327	KANE COUNTY FAIR			1,528.52	08/21/2025	FY 2026 A	MANION PROPERTY DEBT MAY-7
	KANE COUNTY FAIR Total			<u>1,528.52</u>			
1334	KANE COUNTY ANIMAL CONTROL		133482	96.00	08/21/2025	060925	ANIMAL CONTROL MAY '25

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			133482	116.00	08/21/2025	070825	JUNE SERVICES
	KANE COUNTY ANIMAL CONTROL Total			212.00			
1403	WEST VALLEY GRAPHICS & PRINT						
			133490	310.00	08/21/2025	20940	STATIC CLING NO SOLICITING
			134310	320.00	08/21/2025	21060	WTR SERV APT DOOR HANGEF
	WEST VALLEY GRAPHICS & PRINT Total			630.00			
1450	LEE JENSEN SALES CO INC						
			134387	64.60	08/21/2025	0034783-00	
			134320	180.00	08/21/2025	0034784-00	PEAKWORKS VERT LIFELINE R
			134194	810.00	08/21/2025	0034785-00	CSW WIRE ROPE CHOKER
	LEE JENSEN SALES CO INC Total			1,054.60			
1482	ARTHUR J LOOTENS & SON INC						
			134549	2,937.15	08/21/2025	35738	DIVISION ST FRAME & POUR C
			134550	4,105.88	08/21/2025	35739	KARL MADSEN CONC-ASPHALT
			134553	14,916.47	08/21/2025	35772	11TH ST PAVE ROAD
	ARTHUR J LOOTENS & SON INC Total			21,959.50			
1483	LOOPNET						
			133441	395.00	08/21/2025	122890087-1	LOOPNET LINK RENEWAL
	LOOPNET Total			395.00			
1489	LOWES						
			133376	-68.31	08/21/2025	95025	WATER BOTTLES POLICE DEPT
			133191	8.48	08/21/2025	972078	MISC ITEMS
			134396	739.20	08/21/2025	992348	WATER BOTTLES
			133191	52.59	08/21/2025	990376	DRAIN SUPPLIES
			134376	31.26	08/21/2025	990436	KOBALT FOUR WAY KEY
			133242	20.57	08/21/2025	94004	HD LANTERN BATTERIES
			133191	11.38	08/21/2025	990826	FUZE IT MAX
			133191	368.06	08/21/2025	990916	MISC ITEMS, FLOWERS
			133191	138.66	08/21/2025	992492	MISC SUPPLIES
			134398	422.70	08/21/2025	992505	PAINT SUPPLIES
			133242	20.57	08/21/2025	994004	LANTERN
			134473	365.26	08/21/2025	977777	KNEED PADS BRUSH AND RACI
			133191	23.73	08/21/2025	979517	SV 15-22 GAL 2PACK BAG
			133191	36.04	08/21/2025	981881	MURIATIC ACID
			133191	101.54	08/21/2025	989668	TROWEL PARTS

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			133376	68.31	08/21/2025	995025	WATER BOTTLES
			133242	57.49	08/21/2025	999726	CAMBUCKLE, DRYER VENT, PL
			133242	-20.57	08/21/2025	94004	HD LANTERN BATTERIES
			133376	68.31	08/21/2025	95025	WATER BOTTLES POLICE DEPT
			133191	23.69	08/21/2025	972371	MISC ITEMS
			133191	14.99	08/21/2025	973240	MISC ITEMS
			133376	26.52	08/21/2025	977606	12 OZ KRY JOHN DEERE YELL
			134480	118.23	08/21/2025	977773	MT ALUMINIUM CONCRETE PL/
	LOWES Total			<u>2,628.70</u>			
1585	MEADE INC						
			134340	13,989.37	08/21/2025	713419	BID EL2022-14-0-2022/MH
			134575	313.66	08/21/2025	713755	SMITH AND WALMART MALL
	MEADE INC Total			<u>14,303.03</u>			
1604	METRO TANK AND PUMP COMPANY						
			133026	1,420.00	08/21/2025	20720	COMPLETED COMPLIANCE TES
	METRO TANK AND PUMP COMPANY Total			<u>1,420.00</u>			
1613	METROPOLITAN ALLIANCE OF POL						
				164.50	08/22/2025	UNPS250822090651PI	Union Dues-Police Sergeants
				1,247.00	08/22/2025	UNP 250822090651PD	Union Dues - IMAP
	METROPOLITAN ALLIANCE OF POL Total			<u>1,411.50</u>			
1625	MID AMERICAN WATER INC						
			134330	74.00	08/21/2025	252796A	1 MIN STOPPER HYDRAULIC CI
	MID AMERICAN WATER INC Total			<u>74.00</u>			
1637	FLEETPRIDE INC						
			134517	62.80	08/21/2025	127896590	FUEL FILTER
	FLEETPRIDE INC Total			<u>62.80</u>			
1643	MILSOFT UTILITY SOLUTIONS INC						
			133193	163.87	08/21/2025	20255902	HOSTED OCM CALLS
	MILSOFT UTILITY SOLUTIONS INC Total			<u>163.87</u>			
1651	MNJ TECHNOLOGIES DIRECT INC						
			134325	109.00	08/21/2025	CINV004109260	ADOBE ACROBAT
			134392	337.00	08/21/2025	CINV004109674	APPLE KEYBOARD
			134296	100.00	08/21/2025	CINV004109754	ADOBE ACROBAT SUBSCRIPTI

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			134437	345.00	08/21/2025	CINV004110105	OTTER BOX IPAD
			134484	345.00	08/21/2025	CINV004110510	OTTERBOX IPAD PRO
	MNJ TECHNOLOGIES DIRECT INC Total			<u>1,236.00</u>			
1704	NCPERS IL IMRF			8.00	08/22/2025	NCP2250822090651C/	NCPERS 2
				8.00	08/22/2025	NCP2250822090651FM	NCPERS 2
				8.00	08/22/2025	NCP2250822090651PV	NCPERS 2
	NCPERS IL IMRF Total			<u>24.00</u>			
1705	NEENAH FOUNDRY COMPANY CORP						
			134028	894.00	08/21/2025	C-RI-188468	FRAME AND GRATE
			134177	514.00	08/21/2025	C-RI-189889	GRATE AND CURB BOX
	NEENAH FOUNDRY COMPANY CORP Total			<u>1,408.00</u>			
1745	NICOR						
				150.28	08/21/2025	1000 8 JUL 31 2025	ACCT: 03-73-20-1000-8
				57.97	08/21/2025	1000 9 JUL 25 2025	ACCT: 65-84-51-1000-9
				57.79	08/21/2025	0847 6 AUG 04 2025	ACCT: 19-39-03-0847-6
				56.31	08/21/2025	1000 0 JUL 31 2025	ACCT: 52-09-10-1000-0
				157.26	08/21/2025	0000 6 JUL 31 2025	ACCT: 30-31-79-0000-6
				58.15	08/21/2025	1000 1 AUG 05 2025	ACCT: 00-69-30-1000-1
				56.93	08/21/2025	4606 2 JUL 31 2025	ACCT: 74-34-63-4606-2
				155.00	08/21/2025	8642 6 JUL 31 2025	ACCT: 68-60-22-8642-6
				54.54	08/21/2025	1000 6 AUG 05 2025	ACCT: 67-14-30-1000-6
				193.75	08/21/2025	1000 7 AUG 05 2025	ACCT: 97-78-02-1000-7
				149.39	08/21/2025	1000 9 AUG 06 2025	ACCT: 62-11-51-1000-9
				55.44	08/21/2025	1584 1 AUG 05 2025	ACCT: 76-25-37-1584-1
				1,262.97	08/21/2025	1968 1 JUL 30 2025	ACCT: 70-22-68-1968-1
				71.48	08/21/2025	2485 8 AUG 05 2025	ACCT: 72-42-21-2485-8
	NICOR Total			<u>2,537.26</u>			
1775	RAY OHERRON CO INC						
			132408	1,589.00	08/21/2025	2423656	UNIFORM - JACKSON PD
	RAY OHERRON CO INC Total			<u>1,589.00</u>			
1783	ON TIME EMBROIDERY INC						
			133243	305.00	08/21/2025	143411	UNIFORMS CHMELIK
			133243	549.00	08/21/2025	144596	UNIFORMS LAURICH
			133243	169.00	08/21/2025	144597	UNIFORMS CHMELIK

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>STAT PROC</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			133243	79.00	08/21/2025	141095	UNIFORMS STAPLETON
				285.00	08/21/2025	142991	PANTS/SHIRT -CHMURA
	ON TIME EMBROIDERY INC Total			1,387.00			
1861	POLICE PENSION FUND						
				19,008.82	08/22/2025	PLP2250822090651PD	Police Pension Tier 2
				6,947.12	08/22/2025	PLPN250822090651PL	Police Pension
				205.82	08/22/2025	PLPR250822090651PL	Police Pens Service Buyback
				922.00	08/22/2025	POLP250822090651PL	Police Pension - non deferred
	POLICE PENSION FUND Total			27,083.76			
1897	PRIME TACK & SEAL CO						
			133350	895.56	08/21/2025	84428	HFE-90 TICKET 116299
	PRIME TACK & SEAL CO Total			895.56			
2046	RUSSO HARDWARE						
			133471	156.98	08/21/2025	SPI21194363	CHAIN LOOP
			134483	92.00	08/21/2025	SPI21227382	BAR AND CHAN OIL
	RUSSO HARDWARE Total			248.98			
2076	ST CHARLES HISTORY MUSEUM						
				5,000.00	08/21/2025	FY2026	HOTEL TAX DISBURSE-JUNE-AI
	ST CHARLES HISTORY MUSEUM Total			5,000.00			
2109	SECRETARY OF STATE						
				8.00	08/21/2025	051425	PLATE TRANSFER FOR TAHOE-
	SECRETARY OF STATE Total			8.00			
2112	SEFCOR INC						
			134274	340.90	08/21/2025	132994	AFNC2-90-34-4A
	SEFCOR INC Total			340.90			
2137	SHERWIN WILLIAMS						
			133615	398.47	08/21/2025	3879-2	ENVIR SERVICES PAINT
	SHERWIN WILLIAMS Total			398.47			
2138	SHERRILL INC						
			134277	1,699.91	08/21/2025	INV-1118894	LARGE IMPACT BLOCK COMBO
	SHERRILL INC Total			1,699.91			
2157	SISLERS ICE INC						

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>STAT PROC</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
				149.00	08/21/2025	208006703	ICE DELIVERY PW
	SISLERS ICE INC Total			149.00			
2169	CLARK BAIRD SMITH LLP			750.00	08/21/2025	2456	INVOICE 2456
				3,268.75	08/21/2025	2457	INVOICE 2457
				811.25	08/21/2025	2458	INVOICE 2458
	CLARK BAIRD SMITH LLP Total			4,830.00			
2214	ST CHARLES CHAMBER OF COMMERCE			400.00	08/21/2025	176311515	GOLF OUTING MUENZ/BONGAF
	ST CHARLES CHAMBER OF COMMERCE Total			400.00			
2235	STEINER ELECTRIC COMPANY		134096	659.21	08/21/2025	S007800647.002	CTX 6203010 6IN SCH40 LONG I
	STEINER ELECTRIC COMPANY Total			659.21			
2248	STORINO RAMELLO & DURKIN			112.50	08/21/2025	93702	LEGAL BILLING CAS 2020-CH35
				157.50	08/21/2025	93703	LEGAL BILLING PHEASANT RU
	STORINO RAMELLO & DURKIN Total			270.00			
2263	PETER SUHR			313.95	08/21/2025	082125	REIMBURSE HOTEL IMEA MEET
	PETER SUHR Total			313.95			
2268	SUNBELT RENTALS INC		134223	82.15	08/21/2025	171653383-0001	POST HOLE DIGGER RENTAL
			133542	36.00	08/21/2025	172209179-0001	PROPANE
	SUNBELT RENTALS INC Total			118.15			
2301	GENERAL CHAUFFERS SALES DRIVER			185.50	08/22/2025	UNT 250822090651CD	Union Dues - Teamsters
				3,027.00	08/22/2025	UNT 250822090651PV	Union Dues - Teamsters
	GENERAL CHAUFFERS SALES DRIVER Total			3,212.50			
2373	TYLER MEDICAL SERVICES			324.00	08/21/2025	459497	TESTING SERVICES FEBRUAR
	TYLER MEDICAL SERVICES Total			324.00			
2403	UNITED PARCEL SERVICE						

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				172.23	08/21/2025	0000650961315/08022	WEEKLY SHIPPING CHARGES
				30.60	08/21/2025	0000650961325/08092	WEEKLY SHIPPING CHARGES
	UNITED PARCEL SERVICE Total			202.83			
2429	VERIZON WIRELESS						
				16,239.92	08/21/2025	6120141589	MONTHLY BILLING 7/4-8/3
				2.51	08/21/2025	6119376791	ACCT 987278368-00001
	VERIZON WIRELESS Total			16,242.43			
2467	WALKER PARKING CONSULTANTS						
			133719	2,380.00	08/21/2025	310101590002	STC WEST PS 2025 MAINT REP.
	WALKER PARKING CONSULTANTS Total			2,380.00			
2478	WATER PRODUCTS COMPANY						
			134404	700.00	08/21/2025	0330535	WATER STOPPER
	WATER PRODUCTS COMPANY Total			700.00			
2485	WBK ENGINEERING LLC						
			133879	1,207.00	08/21/2025	27185	PHEASANT RUN BILLING
			133879	254.00	08/21/2025	27186	SSA 1 SERVICES
			133879	1,944.00	08/21/2025	27208	PROJECT 03.R170148.AA000
	WBK ENGINEERING LLC Total			3,405.00			
2490	WELCH BROS INC						
			133928	1,153.00	08/21/2025	3338367	336 S 14TH ST
			134452	809.00	08/21/2025	3338368	ADJUSTABLE RINGS
			133928	1,098.00	08/21/2025	3338369	1020 HOWARD ST
			134470	840.00	08/21/2025	3338370	BARREL RISER
			133928	1,098.00	08/21/2025	3338371	1020 HOWARD ST
			133928	1,153.00	08/21/2025	3338372	BARREL RISERS
			133928	1,218.00	08/21/2025	3336534	337 S 12TH ST
			133928	1,218.00	08/21/2025	3336537	1406 HOWARD ST
			133928	1,218.00	08/21/2025	3336538	436 S 14TH ST
			133928	1,218.00	08/21/2025	3336539	437 S 12TH ST
	WELCH BROS INC Total			11,023.00			
2506	EESCO						
			134182	268.00	08/21/2025	276499	CABLE
	EESCO Total			268.00			

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	STAT PROC					
2523	WILTSE GREENHOUSE LANDSCAPING	133412	840.00	08/21/2025	6952	MOWING
	WILTSE GREENHOUSE LANDSCAPING Total		840.00			
2545	GRAINGER INC	134516	109.15	08/21/2025	9602782717	COMPR SOIL 1 G BTL 68 ISO GF
		134391	132.60	08/21/2025	9590793908	LINE MARKING
		134399	96.40	08/21/2025	9591262879	PAINTERS MASKING TAPE
		134453	135.45	08/21/2025	9596544677	LABEL TAPE
		134482	390.00	08/21/2025	9598482850	TRASH BAGS
	GRAINGER INC Total		863.60			
2637	ILLINOIS DEPT OF REVENUE		2,137.40	08/22/2025	ILST250822090651IS	Illinois State Tax
			12,793.03	08/22/2025	ILST250822090651PD	Illinois State Tax
			19,984.32	08/22/2025	ILST250822090651PW	Illinois State Tax
			2,658.58	08/22/2025	ILST250822090651CD	Illinois State Tax
			331.00	08/22/2025	ILST250822090651ED	Illinois State Tax
			1,406.04	08/22/2025	ILST250822090651CA	Illinois State Tax
			10,881.92	08/22/2025	ILST250822090651FD	Illinois State Tax
			2,265.83	08/22/2025	ILST250822090651FN	Illinois State Tax
			1,054.41	08/22/2025	ILST250822090651HR	Illinois State Tax
	ILLINOIS DEPT OF REVENUE Total		53,512.53			
2638	INTERNAL REVENUE SERVICE		1,937.28	08/22/2025	FICA250822090651CA	FICA Employee
			3,640.77	08/22/2025	FICA250822090651CD	FICA Employee
			414.34	08/22/2025	FICA250822090651ED	FICA Employee
			1,060.06	08/22/2025	FICA250822090651FD	FICA Employee
			3,075.26	08/22/2025	FICA250822090651FN	FICA Employee
			1,499.55	08/22/2025	FICA250822090651HR	FICA Employee
			719.20	08/22/2025	MEDE250822090651FI	Medicare Employee
			350.70	08/22/2025	MEDE250822090651H	Medicare Employee
			755.20	08/22/2025	MEDE250822090651IS	Medicare Employee
			4,393.74	08/22/2025	MEDR250822090651P	Medicare Employer
			6,288.21	08/22/2025	MEDR250822090651P	Medicare Employer
			453.03	08/22/2025	MEDE250822090651C	Medicare Employee
			851.49	08/22/2025	MEDE250822090651C	Medicare Employee
			96.90	08/22/2025	MEDE250822090651E	Medicare Employee

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				3,697.63	08/22/2025	MEDE250822090651FI	Medicare Employee
				851.49	08/22/2025	MEDR250822090651C	Medicare Employer
				96.90	08/22/2025	MEDR250822090651E	Medicare Employer
				3,713.80	08/22/2025	MEDR250822090651FI	Medicare Employer
				719.20	08/22/2025	MEDR250822090651FI	Medicare Employer
				350.70	08/22/2025	MEDR250822090651H	Medicare Employer
				754.51	08/22/2025	MEDR250822090651IS	Medicare Employer
				414.34	08/22/2025	FICE250822090651ED	FICA Employer
				1,129.16	08/22/2025	FICE250822090651FD	FICA Employer
				3,075.26	08/22/2025	FICE250822090651FN	FICA Employer
				4,392.72	08/22/2025	MEDE250822090651PI	Medicare Employee
				6,287.96	08/22/2025	MEDE250822090651PI	Medicare Employee
				436.28	08/22/2025	MEDR250822090651C	Medicare Employer
				2,552.27	08/22/2025	FICE250822090651PD	FICA Employer
				5,257.19	08/22/2025	FIT 250822090651IS	Federal Withholding Tax
				29,285.87	08/22/2025	FIT 250822090651PD	Federal Withholding Tax
				50,372.13	08/22/2025	FIT 250822090651PW	Federal Withholding Tax
				1,865.68	08/22/2025	FICE250822090651CA	FICA Employer
				3,640.77	08/22/2025	FICE250822090651CD	FICA Employer
				1,200.73	08/22/2025	FIT 250822090651ED	Federal Withholding Tax
				26,539.62	08/22/2025	FIT 250822090651FD	Federal Withholding Tax
				6,247.67	08/22/2025	FIT 250822090651FN	Federal Withholding Tax
				3,008.64	08/22/2025	FIT 250822090651HR	Federal Withholding Tax
				1,499.55	08/22/2025	FICE250822090651HR	FICA Employer
				3,226.22	08/22/2025	FICE250822090651IS	FICA Employer
				3,229.18	08/22/2025	FICA250822090651IS	FICA Employee
				2,547.89	08/22/2025	FICA250822090651PD	FICA Employee
				26,886.23	08/22/2025	FICA250822090651PV	FICA Employee
				26,887.31	08/22/2025	FICE250822090651PV	FICA Employer
				3,466.78	08/22/2025	FIT 250822090651CA	Federal Withholding Tax
				7,017.75	08/22/2025	FIT 250822090651CD	Federal Withholding Tax
				256,187.16			
	INTERNAL REVENUE SERVICE Total						
2639	STATE DISBURSEMENT UNIT						
				345.82	08/22/2025	000001574250822090€	IL Child Support Amount 1
				636.23	08/22/2025	000000296250822090€	IL Child Support Amount 1
				1,555.35	08/22/2025	000000374250822090€	IL Child Support Amount 1
				369.23	08/22/2025	000000486250822090€	IL Child Support Amount 1
				1,435.85	08/22/2025	000000837250822090€	IL Child Support Amount 1

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				596.30	08/22/2025	000001244250822090€	IL Child Support Amount 1
				640.15	08/22/2025	000001412250822090€	IL Child Support Amount 1
				499.84	08/22/2025	000001527250822090€	IL Child Support Amount 1
	STATE DISBURSEMENT UNIT Total			<u>6,078.77</u>			
2659	UTILITY SUPPLY & CONSTRUCTION						
			134187	349.61	08/21/2025	56915296	COVER FOR BLU AND RED WC
			134291	436.22	08/21/2025	56915297	CARTRIDGE BLUE WEDGE TAP
			134397	881.46	08/21/2025	56915533	SHIRT DRY TECH HOODY
			133686	2,296.04	08/21/2025	56915541	DEADEND WEDGE
			133885	307.98	08/21/2025	56909420	DRY TECH HOODY
			134291	242.37	08/21/2025	56914291	U-100 SWG PG&E GRIP SUSP
			133885	688.80	08/21/2025	56914333	SHIRTS
			133686	6,051.40	08/21/2025	56914921	WIRE TAP
	UTILITY SUPPLY & CONSTRUCTION Total			<u>11,253.88</u>			
2666	WINSTON ENGINEERING LLC						
			133192	725.00	08/21/2025	0806CF2261	FORM IEPA 663
	WINSTON ENGINEERING LLC Total			<u>725.00</u>			
2825	PIZZO & ASSOCIATES LTD						
			133252	9,292.53	08/21/2025	8738-3	NAT MAIN 25/25 STEWARDS (T&
	PIZZO & ASSOCIATES LTD Total			<u>9,292.53</u>			
2881	SERVER SUPPLY.COM INC						
			134365	475.00	08/21/2025	4390447	CISCO DESK PHONE
	SERVER SUPPLY.COM INC Total			<u>475.00</u>			
2963	RAYNOR DOOR AUTHORITY						
			134394	1,024.00	08/21/2025	130537	HORMANN PARTS, LABOR
	RAYNOR DOOR AUTHORITY Total			<u>1,024.00</u>			
2985	S SCHROEDER TRUCKING INC						
			130	2,287.50	08/21/2025	71163	HAULING SERVICES
			130	4,392.00	08/21/2025	71242	HAULING SERVICES
	S SCHROEDER TRUCKING INC Total			<u>6,679.50</u>			
2987	TREVIPAY						
			134418	559.98	08/21/2025	24439EFC	MISC TOOLS

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	TREVIPAY Total			<u>559.98</u>			
2990	HAWKINS INC		126	10,002.59	08/21/2025	7163479	FERRIC CHLORIDE
	HAWKINS INC Total			<u>10,002.59</u>			
3010	PLOTE CONSTRUCTION INC		128	420.00	08/21/2025	258901	N50 SURFACE
			128	2,980.80	08/21/2025	259135	N50 D SURF 81BIT696
	PLOTE CONSTRUCTION INC Total			<u>3,400.80</u>			
3020	TALLMAN EQUIPMENT CO INC		134311	151.88	08/21/2025	3439967	TOOL BAG LETHR STRAP EX21
			134413	173.51	08/21/2025	3440127	HEX IMPACT DRIVER KIT
	TALLMAN EQUIPMENT CO INC Total			<u>325.39</u>			
3085	SEI INC		134359	2,851.80	08/21/2025	462670	SEMI ANNUAL BILLING #12218
	SEI INC Total			<u>2,851.80</u>			
3099	MIDWEST SALT LLC		125	3,066.42	08/21/2025	P483520	MVP COARSE SALT
			125	3,193.07	08/21/2025	P483559	MVP COARSE SALT
			125	3,486.60	08/21/2025	P483711	MVP IND COARSE SALT
			125	3,270.55	08/21/2025	P483748	MVP IND COARSE SOLAR
	MIDWEST SALT LLC Total			<u>13,016.64</u>			
3102	RUSH PARTS CENTERS OF ILLINOIS		134386	1,956.00	08/21/2025	3042678217	TURBO CHARGER ACTUATOR
			134409	68.76	08/21/2025	3042744449	AIR FILTER
			134477	38.00	08/21/2025	3042758945	AIR PANEL FILTER
			134341	282.16	08/21/2025	3042758946	FILTER HYDRAULIC
	RUSH PARTS CENTERS OF ILLINOIS Total			<u>2,344.92</u>			
3139	MARMON WIRE & CABLE INC		134313	8,100.00	08/21/2025	179568	TAP WIRE
	MARMON WIRE & CABLE INC Total			<u>8,100.00</u>			
3147	DUPAGE TOPSOIL INC		133298	1,170.00	08/21/2025	059408	SEMIS OF DIRT

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	DUPAGE TOPSOIL INC Total			<u>1,170.00</u>			
3153	PEERLESS NETWORK INC			5,069.98	08/21/2025	81202	MONTHLY BILLING
	PEERLESS NETWORK INC Total			<u>5,069.98</u>			
3203	OUTDOOR HOME SERVICES LLC						
			133227	1,563.47	08/21/2025	213889549	SERVICES JULY
			133227	3,763.32	08/21/2025	213889550	LAWN TREATMENTS
			133227	258.78	08/21/2025	212013103	TURF APPLICATION PD
	OUTDOOR HOME SERVICES LLC Total			<u>5,585.57</u>			
3236	HR GREEN INC						
			132539	3,537.00	08/21/2025	191210	7TH AVE CREEK LOMR
			133776	25,298.59	08/21/2025	191375	STERN AND STETSON PROJEC
			127495	6,410.59	08/21/2025	191204	IL DEAN AND 12TH DRAINAGE
	HR GREEN INC Total			<u>35,246.18</u>			
3280	PLANET DEPOS LLC						
			134267	395.00	08/21/2025	776074	ATTENDANCE JOB 564176
	PLANET DEPOS LLC Total			<u>395.00</u>			
3315	IRON MOUNTAIN INC						
			133889	134.59	08/21/2025	203014405	MONTHLY STORAGE OFFSITE
	IRON MOUNTAIN INC Total			<u>134.59</u>			
3430	BOSS DRILLING INC						
			134331	3,600.00	08/21/2025	8040	WELL CONCRETE PAD
	BOSS DRILLING INC Total			<u>3,600.00</u>			
3440	EXCLAIMER LTD						
			134199	315.00	08/21/2025	2097553	SUBSCRIPTION 7/30-8/29
	EXCLAIMER LTD Total			<u>315.00</u>			
3536	Ryan Gleason						
			133319	1,528.00	08/21/2025	FIR4303	TUITION FIR 4303
	Ryan Gleason Total			<u>1,528.00</u>			
3561	ADVANCED ELEVATOR COMPANY						
			133617	654.24	08/21/2025	58403	ELEVATOR MAINTENANCE

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	ADVANCED ELEVATOR COMPANY Total			<u>654.24</u>			
3616	SHERWIN INDUSTRIES INC		134465	430.00	08/21/2025	SS108226	FAST DRY WHITE PAINT
	SHERWIN INDUSTRIES INC Total			<u>430.00</u>			
3670	ACTION LOCK & KEY INC		134499	670.10	08/21/2025	120631	LOCK BODY
	ACTION LOCK & KEY INC Total			<u>670.10</u>			
3694	Brandon Paus			74.98	08/21/2025	081425	REIMB YOUTUBE TV 3 STATION
			133324	987.30	08/21/2025	FIR5302	TUITION FIR5302
	Brandon Paus Total			<u>1,062.28</u>			
3713	BHMG ENGINEERS INC		134432	4,381.95	08/21/2025	E03694-1000	STC ARCH FLASH STUDY
	BHMG ENGINEERS INC Total			<u>4,381.95</u>			
3799	LRS HOLDINGS LLC		133251	11,129.65	08/21/2025	PS669984	SWEEPING W/O # 439489
	LRS HOLDINGS LLC Total			<u>11,129.65</u>			
3805	EMPLOYEE BENEFITS CORP - ACH			15,724.19	08/31/2025	C98632-202508	FLEXIBLE SPENDING CLAIMS
	EMPLOYEE BENEFITS CORP - ACH Total			<u>15,724.19</u>			
3858	IHC CONSTRUCTION COMPANIES LLC		134528	26,493.49	08/21/2025	126494	1100 DEVEREAUX R&R (2) VALV
			133440	12,458.00	08/21/2025	126497	135 S 12TH ST VALVE
	IHC CONSTRUCTION COMPANIES LLC Total			<u>38,951.49</u>			
3882	CORE & MAIN LP		134094	1,259.00	08/21/2025	X460990	CR1-940-20/30 8 REP CLP
			134494	4,842.50	08/21/2025	X502034	6" MJ RW GATE VALVE
	CORE & MAIN LP Total			<u>6,101.50</u>			
3948	UNIQUE PRODUCTS & SERVICE CORP		134441	2,199.70	08/21/2025	485795	TISSUE, TOWELS, WINDSOFT K
	UNIQUE PRODUCTS & SERVICE CORP Total			<u>2,199.70</u>			

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3968	TRANSAMERICA CORPORATION			5,283.49	08/22/2025	RHFP250822090651PI	Retiree Healthcare Funding Pla
				1,586.63	08/22/2025	S115250822090651FD	Sect 115 Retiree Health Plan
	TRANSAMERICA CORPORATION Total			6,870.12			
3973	HSA BANK WIRE ONLY			367.30	08/22/2025	HSAF250822090651CI	Health Savings Plan - Family
				2,857.96	08/22/2025	HSAF250822090651FI	Health Savings Plan - Family
				10.00	08/22/2025	HSAF250822090651FI	Health Savings Plan - Family
				356.25	08/22/2025	HSAF250822090651HF	Health Savings Plan - Family
				584.92	08/22/2025	HSAF250822090651IS	Health Savings Plan - Family
				2,216.33	08/22/2025	HSAF250822090651PI	Health Savings Plan - Family
				5.00	08/22/2025	HSAS250822090651FI	Health Savings - Self Only
				300.00	08/22/2025	HSAF250822090651PI	Health Savings Plan - Family
				214.58	08/22/2025	HSAS250822090651CI	Health Savings - Self Only
				179.17	08/22/2025	HSAS250822090651CI	Health Savings - Self Only
				588.34	08/22/2025	HSAS250822090651PI	Health Savings - Self Only
				715.00	08/22/2025	HSAS250822090651PI	Health Savings - Self Only
				1,360.43	08/22/2025	HSAS250822090651FI	Health Savings - Self Only
	HSA BANK WIRE ONLY Total			9,755.28			
4033	J & F CONCRETE LIFTING CORP						
			133197	12,766.25	08/21/2025	2181	STREETS MUD JKNG, CONCRE
	J & F CONCRETE LIFTING CORP Total			12,766.25			
4057	COPS TESTING SERVICE INC			500.00	08/21/2025	1672	PRE EMPLOYMENT TESTING
				500.00	08/21/2025	1681	7/28 PRE EMPLOYMENT PSY
	COPS TESTING SERVICE INC Total			1,000.00			
4074	AMAZON CAPITAL SERVICES INC						
			134581	187.50	08/21/2025	1RPM-FLKV-N6LP	LIFTMASTER CPS-U COMMERC
			133420	364.00	08/21/2025	1MMK-XWWF-FRXL	OSHA COMPLIANCE SIGNS
			133420	19.49	08/21/2025	1DLK-VTKJ-RPG6	MANILA ENVELOPPES -INV DEF
			133420	67.41	08/21/2025	1WHJ-WL41-MR73	RED KAP, MED LAB COAT
			133431	11.98	08/21/2025	1WYT-WDKV-4MNG	SAM GLX S24 CASE BELT CLIP/
				-21.00	08/21/2025	1XFF-PXYX-WYV7	CREDIT 1YG1-3GXV-LXY6
			133431	19.04	08/21/2025	1CPF-XKL9-CXPL	PICTURE HANGING STRIPS
			134321	131.76	08/21/2025	1MW1-XF6W-FFTP	BADGE HOLD, CANDY, BAGS, L

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			133420	68.67	08/21/2025	1Q7J-H1XC-YM4V	CANDY VARIETY
			133431	37.99	08/21/2025	1QGQ-JJM9-F7RP	NUT&BILT, THREAD GAUGE
			134589	369.32	08/21/2025	1VXM-GPR1-PK4Q	FIRE OFFICER BOOKS
			134542	135.94	08/21/2025	1T3V-RD4N-4PG4	RIDGID 31642 MOD152 QCK AC
			134439	48.87	08/21/2025	1L1G-V6JH-9Q1T	TOOL BELT HOOK
			133276	35.62	08/21/2025	1LFJ-WM6N-Y1Y7	KITCHEN SUPPLIES FINANCE
			134524	29.98	08/21/2025	1M1R-J6DN-7PFR	ANTIFREEZE/COOLANT
			134573	219.80	08/21/2025	16Q1-GJFN-DFNQ	SAN DISK USB TYPE C
			133386	116.40	08/21/2025	17CT-4NHZ-JPQY	SANDISK 5 PACK ULTRA 16GB
			133276	133.89	08/21/2025	1CCT-MCNT-7LK1	TONER CARTRIDGE FINANCE
			134407	6.26	08/21/2025	11KQ-YPTV-T6DV	YOKIVE 20 PVS KEY COVER
			134533	82.04	08/21/2025	1K1G-XYGW-4KY3	KLEIN TOOLS
			134481	156.00	08/21/2025	1KMW-1RM9-YRKK	ANCO C22-UN CONT WIPER BL
			134407	5.93	08/21/2025	13HN-9CRP-4DVJ	KEY COVER
			134464	734.48	08/21/2025	13NN-1MGG-7MRW	GAUGE CONDUCTOR
			134547	417.07	08/21/2025	14L3-RL79-DGQQ	MISC SUPPIES
			134463	58.14	08/21/2025	1WG9-QYNK-KXJ4	PRO SOURCE T SHIRT
			133420	371.50	08/21/2025	1DTW-6KTK-44PQ	HAND SOAP PUBLIC WORKS
			133431	64.66	08/21/2025	1WLN-C9YL-DCYG	WEATHER STRIPPING GASKET
			134540	220.47	08/21/2025	1FYT-FJGM-D3W3	LYSOL
			133386	33.24	08/21/2025	1J7K-CTMV-9CQC	OFFICE SUPPLIES POLICE DEF
			134461	77.94	08/21/2025	1JPF-FGQ6-7MGL	TRI FLOW TEFLON LUBE 6OZ S
	AMAZON CAPITAL SERVICES INC Total			<u>4,204.39</u>			
4083	ESCH CONSTRUCTION SUPPLY INC						
			134357	476.99	08/21/2025	INV89036	STIHL BATT, BGA86 36 VOLT LI
			134389	857.97	08/21/2025	INV89060	STIHL CUTQUICK
			134239	64.70	08/21/2025	INV89833	ABRASIVE FOR METAL
	ESCH CONSTRUCTION SUPPLY INC Total			<u>1,399.66</u>			
4084	NOVAK & PARKER INC						
			134531	273.95	08/21/2025	778125	HEATING REPAIR 8/8/25
	NOVAK & PARKER INC Total			<u>273.95</u>			
4114	CHICAGO PARTS AND SOUND LLC						
			134476	42.66	08/21/2025	40V0053605	FILTER OIL CABIN FILTER
	CHICAGO PARTS AND SOUND LLC Total			<u>42.66</u>			
4142	INTELLIAS INC						

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			128715	1,850.00	08/21/2025	14777	MONTHLY PATCHING
	INTELLIAS INC Total			1,850.00			
4174	UNIFIRST CORPORATION		133228	181.76	08/21/2025	1320243008	FLEET UNIFORMS
			133228	125.32	08/21/2025	1320244789	FLEET UNIFORM CLEANING
	UNIFIRST CORPORATION Total			307.08			
4282	ST CHARLES BUSINESS ALLIANCE			69,166.66	08/21/2025	FY 2026	SSA & HOTEL TAX DISB FY 2026
	ST CHARLES BUSINESS ALLIANCE Total			69,166.66			
4292	GARDA CL GREAT LAKES INC			383.04	08/21/2025	10824294	AUGUST SERVICES UB DEPT
	GARDA CL GREAT LAKES INC Total			383.04			
4377	MACQUEEN EQUIPMENT LLC		134160	41.21	08/21/2025	P34730	WASHER NYLATRON
			134285	661.94	08/21/2025	P34833	VALVE BODY
	MACQUEEN EQUIPMENT LLC Total			703.15			
4381	CULLIGAN TRI CITY			187.20	08/21/2025	32487	IT DEPT WATER JULY
			133839	819.40	08/21/2025	32490	WATER DELIVERY PW DEPT
	CULLIGAN TRI CITY Total			1,006.60			
4384	DACRA ADJUDICATION SYSTEMS LLC		133413	1,746.11	08/21/2025	DT 2025-07-097	MONTHLY SERVICE FEE POLIC
	DACRA ADJUDICATION SYSTEMS LLC Total			1,746.11			
4426	O BRIEN CORPORATION		134252	911.41	08/21/2025	0354429	NO 2 REG ENVELOPE
	O BRIEN CORPORATION Total			911.41			
4469	John Gal			814.08	08/21/2025	081125	GLEMS TRNG-JOHN GAL
	John Gal Total			814.08			
4473	BRAD MANNING FORD INC		134358	1,100.79	08/21/2025	299204	VML3Z-99501A42-G COVER
			134479	90.52	08/21/2025	300418	ELEMENT

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	BRAD MANNING FORD INC Total			1,191.31			
4474	MEREDITH WATER COMPANY		133729	80.00	08/21/2025	0817417	DI RENTAL SERVICE
	MEREDITH WATER COMPANY Total			80.00			
4590	JOHN J MILLNER & ASSOCIATES		133778	2,400.00	08/21/2025	258	PRO SVC 07/01-31 '25 PO12716
	JOHN J MILLNER & ASSOCIATES Total			2,400.00			
4600	AMERICAN ENERGY ANALYSIS INC		134042	1,833.00	08/21/2025	24905	JOB 26510 BUILD RECEPT - ELE
			132690	37,563.50	08/21/2025	24889	ELECTRICAL PANEL UPGRADE
	AMERICAN ENERGY ANALYSIS INC Total			39,396.50			
4632	LAKESIDE INTERNATIONAL LLC		134454	39.03	08/21/2025	7293855P	CONTINENTAL
			134492	21.72	08/21/2025	7294098P	VALVE AND GASKET
			134492	26.72	08/21/2025	7294098PXI	VALVE 1841402C91
			134513	296.01	08/21/2025	7294233P	KIT SVC PART 5633335
			134514	442.48	08/21/2025	7294270P	FUEL FILTER
			134514	442.48	08/21/2025	7294290P	FUEL FILTER
	LAKESIDE INTERNATIONAL LLC Total			1,268.44			
4657	THE HAIRY ANT INC		134500	255.00	08/21/2025	9766	PORT&CO POCKET TEE
	THE HAIRY ANT INC Total			255.00			
4662	BEC ENTERPRISES LLC		134551	620.55	08/21/2025	INV34651	REPAIR JETTER TRUCK
	BEC ENTERPRISES LLC Total			620.55			
4680	PACE ANALYTICAL SERVICES LLC		133612	18.00	08/21/2025	257222188	FLUORIDE BY PROBE
			133612	95.00	08/21/2025	257222433	COL ORG CHEMICAL PACKAGE
	PACE ANALYTICAL SERVICES LLC Total			113.00			
4708	SAMS CLUB		134708	622.70	08/29/2025	10337781893	KITCHEN SUPPLIES
	SAMS CLUB Total			622.70			

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	STAT PROC					
4711	YORK CONSTRUCTION & MANAGEMENT	134457	6,114.24	08/21/2025	8024-0008A	8024-0008 CUMBERLAND GREE
	YORK CONSTRUCTION & MANAGEMENT Total		6,114.24			
4712	DIVERGENT ALLIANCE LLC	134444	183.56	08/21/2025	INV3127	CUTOUT FUSELINK
	DIVERGENT ALLIANCE LLC Total		183.56			
4728	CARASOFT TECHNOLOGY CORP	134120	28,247.47	08/21/2025	IN2042280	ORDER # 25103370
	CARASOFT TECHNOLOGY CORP Total		28,247.47			
4755	DEANGELO CONTRACTING SERVICES	133635	2,684.74	08/21/2025	INV-040623	VEGETATION CONTROL SPRINK
	DEANGELO CONTRACTING SERVICES Total		2,684.74			
4765	EWING SAFETY AND INDUSTRIAL	134355	338.25	08/21/2025	40379	BLOODBORNE PATHOGENS KIT
		134495	77.78	08/21/2025	40424	REPLACEMENT SUSPENSION C
		134355	152.57	08/21/2025	40496	FIRST AID KIT
	EWING SAFETY AND INDUSTRIAL Total		568.60			
4782	HID GLOBAL CORPORATION	134525	500.00	08/21/2025	13402023946	SCANNER
	HID GLOBAL CORPORATION Total		500.00			
4783	ST CHARLES PROF FIREFIGHTERS		1,849.20	08/22/2025	UNF 250822090651FD	Union Dues - IAFF
	ST CHARLES PROF FIREFIGHTERS Total		1,849.20			
4812	TEKLAB INC	133813	524.20	08/21/2025	331223	TESTING SERVICES
	TEKLAB INC Total		524.20			
4813	COMMERCIAL TIRE SERVICES INC	134475	526.50	08/21/2025	3330051569	WRANGLER TIRES
		133207	55.00	08/21/2025	3330051385	DISPOSAL FEE
		134372	570.00	08/21/2025	3330051386	LT245/75R16 E WRGL
		134393	442.00	08/21/2025	3330051407	VALV, SUPL, BAL, MOUNT, BOL
		134445	1,408.28	08/21/2025	3330051513	TIRES

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	COMMERCIAL TIRE SERVICES INC Total		<u>3,001.78</u>			
4830	ANTHONY TIMBERS LLC	133794	6,648.83	08/21/2025	796	SIEM MONITORING
	ANTHONY TIMBERS LLC Total		<u>6,648.83</u>			
4847	FULLY PROMOTED OF ST CHARLES	133773	10.00	08/21/2025	133773	POUCHES D003682 EMBROIDERED
		133448	240.00	08/21/2025	33833	FIRE INV EMBROIDERY
	FULLY PROMOTED OF ST CHARLES Total		<u>250.00</u>			
4848	NCH CORPORATION	134395	671.40	08/21/2025	9253799	PENTRA FOAM AEROSOL
		134375	414.45	08/21/2025	9254566	ELECTRA COAT AEROSOL
	NCH CORPORATION Total		<u>1,085.85</u>			
4859	LANDSCAPE MATERIAL	127	1,210.93	08/21/2025	87391	LIMESTONE CA 6 STONE
		127	2,148.83	08/21/2025	86888	LIMESTONE CA 7 STONE
		127	1,682.93	08/21/2025	86892	LIMESTONE CHIPS CA 7
		127	1,530.44	08/21/2025	87352	LIMESTONE CA 6
		127	539.22	08/21/2025	87353	LIMESTONE CHIPS CA 7
		127	2,676.72	08/21/2025	87392	LIMESTONE CHIPS CA7
		127	2,767.99	08/21/2025	87568	LIMESTONE CHIPS
	LANDSCAPE MATERIAL Total		<u>12,557.06</u>			
4869	CATON VALUATION SERVICES LLC	134593	3,000.00	08/21/2025	C25-462	COMM APPRAISAL 122 S 2ND S
	CATON VALUATION SERVICES LLC Total		<u>3,000.00</u>			
4870	HD SUPPLY INC	134334	305.76	08/21/2025	INV00782489	HARNES AND STIR BAR
		134417	12,154.98	08/21/2025	INV00785609	MISC ITEMS
		134064	113.97	08/21/2025	INV00788053	COLIFORM CONTAINERS
		134502	448.92	08/21/2025	INV00791076	FREE CHLORINE REAGENT SE
	HD SUPPLY INC Total		<u>13,023.63</u>			
4885	COLLIFLOWER INC	134374	177.95	08/21/2025	02716561	VALVES
		134414	486.57	08/21/2025	02718300	HYDRAULIC PARTS

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	COLLIFLOWER INC Total			<u>664.52</u>			
4941	SITEONE LANDSCAPE SUPPLY LLC						
			134388	188.00	08/21/2025	156684094-001	OSMOCOTE FERTILIZER
			134384	108.78	08/21/2025	156685172-001	NOZZLE
	SITEONE LANDSCAPE SUPPLY LLC Total			<u>296.78</u>			
4963	DEL GALDO LAW GROUP LLC						
				506.25	08/21/2025	38576	ETHICS TRAINING
	DEL GALDO LAW GROUP LLC Total			<u>506.25</u>			
4977	SAFEGUARD PLUMBING SERVICES						
			134276	13,800.00	08/21/2025	1340	SUPPLY AND INSTALL CONDEN
	SAFEGUARD PLUMBING SERVICES Total			<u>13,800.00</u>			
5018	ACCURATE OFFICE SUPPLY LLC						
			134382	657.60	08/21/2025	639929	DERMX L, XL
	ACCURATE OFFICE SUPPLY LLC Total			<u>657.60</u>			
5020	GENUINE PARTS COMPANY						
			134075	5.09	08/21/2025	884021	GOLD OIL SILTER
	GENUINE PARTS COMPANY Total			<u>5.09</u>			
5041	QP TESTING LLC						
			133823	1,552.00	08/21/2025	304572	ELECTRIC WORK
	QP TESTING LLC Total			<u>1,552.00</u>			
5052	Marzena Sheets						
				50.22	08/21/2025	081125	REIMBURSE OFFICE REFRESH
	Marzena Sheets Total			<u>50.22</u>			
5075	LEWIS TREE SERVICE INC						
			133537	4,670.90	08/21/2025	468249	ELECTRIC LINE CLEARING
			133537	4,603.60	08/21/2025	468250	ELECTRIC LINE CLEARING
			133537	9,753.60	08/21/2025	468868	TREE CLEARING
	LEWIS TREE SERVICE INC Total			<u>19,028.10</u>			
5117	PROGRESSIVE LEASING COMPANY						
			134133	15,000.00	08/21/2025	RSA002403-2	HYDRO EXCAVATOR
	PROGRESSIVE LEASING COMPANY Total			<u>15,000.00</u>			

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5129	NOJA POWER LLC		133401	1,000.00	08/21/2025	1323	VIS SWITCH MOUNTING BRACK
	NOJA POWER LLC Total			<u>1,000.00</u>			
5133	MICHAEL WALSH		134420	9,500.00	08/21/2025	7193	RETAINER 9/1/25-11/30/25 SILVE
	MICHAEL WALSH Total			<u>9,500.00</u>			
5148	Piotr Las			274.90	08/21/2025	081925	ASE TESTING
	Piotr Las Total			<u>274.90</u>			
5151	ITPIPES OPCO LLC		134466	13,380.00	08/21/2025	B3042	SUBSCRIPTION 7/1/25-6/30/26
			134511	9,500.00	08/21/2025	B3217	MANHOLE
	ITPIPES OPCO LLC Total			<u>22,880.00</u>			
5203	ON COMPUTER SERVICES LLC		134201	576.25	08/21/2025	315148	PD WORK
	ON COMPUTER SERVICES LLC Total			<u>576.25</u>			
5218	LAMP LAW LLC			560.00	08/21/2025	822	ADMIN HEARINGS LEGAL
	LAMP LAW LLC Total			<u>560.00</u>			
5220	FERGUSON US HOLDINGS INC		134488	800.22	08/21/2025	0530489	DOM SWVL HYD ADAPT
	FERGUSON US HOLDINGS INC Total			<u>800.22</u>			
5239	Clint Hull			53.00	08/21/2025	080725	LUNCH/MAYOR W STUDENT BL
	Clint Hull Total			<u>53.00</u>			
5242	SHERMAN MECHANICAL INC		133811	24,506.75	08/21/2025	CO13912	QUARTERLY BILLING 2
			133996	3,145.00	08/21/2025	J024547	LEACK CHECK,82 LBS REFRIGE
			134459	290.00	08/21/2025	W53892	A/C UNIT
			134440	362.50	08/21/2025	W53893	COMPRESSOR SVC 7/18/25
			134306	621.00	08/21/2025	W53937	SERVER ROOM UNIT REPAIR
	SHERMAN MECHANICAL INC Total			<u>28,925.25</u>			

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	STAT PROC					
5243	ELMHURST CHICAGO STONE HOLDING	132	1,320.00	08/21/2025	629686	TICKET 686980 RMI38LS-06
		132	1,144.00	08/21/2025	630015	4000 PSI SL25 AIR
		132	1,408.00	08/21/2025	630174	STONE DELIVERY
		132	1,320.00	08/21/2025	630175	STONE DELIVERY
	ELMHURST CHICAGO STONE HOLDING Total		5,192.00			
5254	ENVIRONMENTAL MATERIALS GROUP	133607	2,990.00	08/21/2025	17060954EMG	HAZARD WASTER DISPOSAL
	ENVIRONMENTAL MATERIALS GROUP Total		2,990.00			
5264	BAKER TILLY ADVISORY GROUP	134451	19,240.00	08/21/2025	BT3272684	UTILITY RATE STUDY BILLING
	BAKER TILLY ADVISORY GROUP Total		19,240.00			
5270	ATLANTA FLIGHT INC	134108	1,611.90	08/21/2025	1207	REMOTE PILOT GROUND SCHC
	ATLANTA FLIGHT INC Total		1,611.90			
5271	Jimmy Montana		61.35	08/21/2025	080825JM	CDL RENEWAL
	Jimmy Montana Total		61.35			
5274	STEVEN K GOTTLIEB	134109	7,431.00	08/21/2025	25084	STARCOM RADIO INSTALL
	STEVEN K GOTTLIEB Total		7,431.00			
5280	Ruben Arreola		51.13	08/21/2025	082025	CDL RENEWAL
	Ruben Arreola Total		51.13			
5281	GREG WEISMANTEL	134247	14,500.00	08/21/2025	07-1725	VISTA AI ACADEMY
		134247	9,500.00	08/21/2025	07-2325	VISTA AI ACADEMY
		134247	-9,500.00	08/21/2025	07-2325	VISTA AI ACADEMY
	GREG WEISMANTEL Total		14,500.00			
999001344	DISTINCTIVE HOMES BY DEMARCO		5,000.00	08/21/2025	080625	TCO BOND REFUND 202400605
	DISTINCTIVE HOMES BY DEMARCO Total		5,000.00			

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999001630	MEND ST CHARLES LLC			4,844.18	08/21/2025	080725	REFUND PERMIT 202100655
	MEND ST CHARLES LLC Total			<u>4,844.18</u>			
999001631	JASON SCHWARZ			140.00	08/21/2025	081125	REIMBURSE SPRINKLER HEAD
	JASON SCHWARZ Total			<u>140.00</u>			
999001632	A & F HOLDING LLC			5,000.00	08/21/2025	080625	TCO BOND 4016 FAITH LANE
	A & F HOLDING LLC Total			<u>5,000.00</u>			
999001645	JIDD MOTORS MITSUBISHI			5,000.00	08/21/2025	081925	TCO BOND REF-4005 FAITH LN
	JIDD MOTORS MITSUBISHI Total			<u>5,000.00</u>			
			<u>Grand Total:</u>	<u>3,519,021.61</u>			

The above expenditures have been approved for payment:

_____	_____
Chairman, Government Operations Committee	Date
_____	_____
Vice Chairman, Government Operations Committee	Date
_____	_____
Finance Director	Date



**CITY OF
ST. CHARLES**
ILLINOIS ♦ 1834

**City of St. Charles, Illinois
Monthly Treasurer's and Finance Report
FY 2025-26**



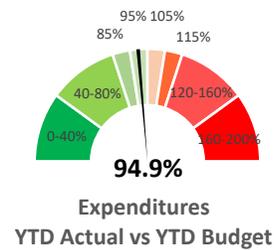
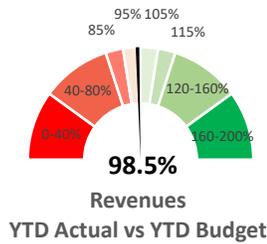
Month of: August 2025

John Harrill

Date

City of St. Charles
Monthly Financial Report / Summary
General Fund Summary

Revenue Type	Total Annual Budget	Current Month Budget	Current Month Actual	% Variance	Year-to-Date Budget	Year-to-Date Actual	YTD Actual vs. Budget
Property Tax	\$ 15,303,141	\$ 275,529	\$ 321,533	16.7%	\$ 8,408,513	\$ 8,443,654	100.4%
Sales & Use Tax	30,238,900	2,549,242	2,668,865	4.7%	9,971,806	9,968,912	100.0%
Other Taxes	11,218,000	926,204	795,220	-14.1%	4,295,331	4,105,141	95.6%
Franchise Fees	3,606,500	449,612	403,266	-10.3%	1,308,546	1,188,280	90.8%
Charges for Services	1,098,287	295,403	80,079	-72.9%	439,070	203,868	46.4%
Other Revenues	3,200,723	305,583	551,682	80.5%	1,304,261	1,420,057	108.9%
Transfers In	138,027	-	-	-100.0%	-	-	0.0%
Total	\$ 64,803,578	\$ 4,801,573	\$ 4,820,645	0.4%	\$ 25,727,527	\$ 25,329,912	98.5%



Expenditure Type	Total Annual Budget	Current Month Budget	Current Month Actual	% Variance	Year-to-Date Budget	Year-to-Date Actual	YTD Actual vs. Budget
Personnel Services	\$ 43,523,328	\$ 3,072,536	\$ 2,702,358	-12.0%	\$ 17,108,802	\$ 16,323,031	95.4%
Materials and Supplies	1,659,606	136,720	89,172	-34.8%	546,891	338,457	61.9%
Contractual Services	15,432,859	1,337,004	1,010,354	-24.4%	5,000,362	4,746,981	94.9%
Other Operating	1,602,010	-	6,663	#DIV/0!	1,602,010	1,528,823	95.4%
Departmental Allocations	(3,092,088)	(257,674)	(257,674)	0.0%	(1,030,696)	(1,030,696)	100.0%
Capital	85,500	-	1,277	0.0%	-	49,080	0.0%
Transfers Out	5,565,104	16,667	42,834	157.0%	1,249,002	1,274,080	102.0%
Total	\$ 64,776,319	\$ 4,305,253	\$ 3,594,984	-16.5%	\$ 24,476,371	\$ 23,229,756	94.9%
Revenues Over/(Under) Expenditures	\$ 27,259	\$ 496,320	\$ 1,225,661		\$ 1,251,156	\$ 2,100,156	

General Fund Year-to-Date Budget and Actual



City of St. Charles
Monthly Financial Report / Summary
Other Funds Summary

	Annual Budget	Budget	Current Month Actual	% Variance	Budget	Year-to-Date Actual	% Variance
ENTERPRISE FUNDS							
Electric Fund							
Revenues							
User Charges	\$ 62,570,000	\$ 5,214,166	\$ 6,488,686	24.4%	\$ 20,856,666	\$ 21,833,471	4.7%
Connection Fees	80,352	\$ 6,696	\$ 3,200	-52.2%	\$ 26,784	12,020	-55.1%
Reimbursement for Projects	5,300,000	\$ 441,667	\$ 122,499	-72.3%	\$ 1,766,667	332,472	-81.2%
Investment Income	2,035,980	\$ 169,665	\$ 127,628	-24.8%	\$ 678,659	468,988	-30.9%
Other Revenues	560,290	\$ 43,773	\$ 53,076	21.3%	\$ 191,489	218,113	13.9%
Transfers In	200,000	\$ 16,667	\$ 40,923	145.5%	\$ 66,667	81,270	21.9%
Total Revenues	70,746,622	5,892,634	6,836,012	16.0%	23,586,932	22,946,334	-2.7%
Expenditures							
Personnel Services	5,161,940	\$ 396,899	\$ 387,399	-2.4%	\$ 1,786,028	1,752,139	-1.9%
Commodities	328,425	\$ 27,111	\$ 11,907	-56.1%	\$ 108,525	62,662	-42.3%
Contractual Services	45,988,874	\$ 3,834,987	\$ 4,305,391	12.3%	\$ 15,339,953	16,829,545	9.7%
Other Operating	5,470,390	\$ 455,861	\$ 542,804	19.1%	\$ 1,823,445	1,722,399	-5.5%
Capital	8,757,885	\$ -	\$ 256,323	#DIV/0!	\$ -	930,841	#DIV/0!
Debt Service	1,380,825	\$ -	\$ -	#DIV/0!	\$ 152,379	156,390	2.6%
Department Allocations	1,176,288	\$ 98,024	\$ 98,024	0.0%	\$ 392,096	392,096	0.0%
Total Expenditures	68,264,627	4,812,882	5,601,848	16.4%	19,602,426	21,846,072	11.4%
Revenue Over/(Under) Exp	\$ 2,481,995	\$ 1,079,752	\$ 1,234,164		\$ 3,984,506	\$ 1,100,262	
Water Fund							
Revenues							
User Charges	\$ 10,180,500	\$ 848,375	\$ 1,036,687	22.2%	\$ 3,393,500	\$ 3,674,428	8.3%
Connection Fees	325,000	\$ 27,083	\$ 10,380	-61.7%	\$ 108,333	43,250	-60.1%
IEPA Loans	8,929,900	\$ 744,158	\$ -	-100.0%	\$ 2,976,633	-	0.0%
Investment Income	120,014	\$ 10,002	\$ 13,289	32.9%	\$ 40,005	45,065	12.6%
Other Revenues	269,300	\$ 22,441	\$ 25,146	12.1%	\$ 89,766	78,367	-12.7%
Transfers In	-	\$ -	\$ -	#DIV/0!	\$ -	-	0.0%
Total Revenues	19,824,714	1,652,059	1,085,502	-34.3%	6,608,237	3,841,110	-41.9%
Expenditures							
Personnel Services	2,025,082	\$ 155,440	\$ 175,215	12.7%	\$ 699,485	774,117	10.7%
Commodities	941,715	\$ 78,091	\$ 85,495	9.5%	\$ 312,370	365,992	17.2%
Contractual Services	3,111,824	\$ 259,281	\$ 326,057	25.8%	\$ 1,037,127	1,291,887	24.6%
Other Operating	80,393	\$ 6,699	\$ 19,197	186.6%	\$ 26,796	56,395	110.5%
Capital	11,733,150	\$ -	\$ 309,440	#DIV/0!	\$ -	1,065,661	#DIV/0!
Debt Service	2,098,384	\$ 290,061	\$ 174,210	-39.9%	\$ 701,471	599,582	-14.5%
Department Allocations	1,030,750	\$ 72,520	\$ 72,520	0.0%	\$ 291,433	290,080	-0.5%
Total Expenditures	21,021,298	862,092	1,162,134	34.8%	3,068,682	4,443,714	44.8%
Revenue Over/(Under) Exp	\$ (1,196,584)	\$ 789,967	\$ (76,632)		\$ 3,539,555	\$ (602,604)	
Wastewater Fund							
Revenues							
User Charges	\$ 13,340,000	\$ 1,111,667	\$ 1,230,542	10.7%	\$ 4,446,667	\$ 4,772,024	7.3%
Connection Fees	350,000	\$ 29,167	\$ 10,726	-63.2%	\$ 116,667	42,266	-63.8%
IEPA Loans	8,460,000	\$ 705,000	\$ -	-100.0%	\$ 2,820,000	-	0.0%
Investment Income	409,206	\$ 34,101	\$ 33,537	-1.7%	\$ 136,402	120,015	-12.0%
Other Revenues	174,160	\$ 14,512	\$ 8,615	-40.6%	\$ 58,053	38,623	-33.5%
Transfers In	-	\$ -	\$ -	#DIV/0!	\$ -	-	0.0%
Total Revenues	22,733,366	1,894,447	1,283,420	-32.3%	7,577,789	4,972,928	-34.4%
Expenditures							
Personnel Services	2,673,177	\$ 205,489	\$ 159,590	-22.3%	\$ 924,713	712,784	-22.9%
Commodities	751,171	\$ 62,063	\$ 29,996	-51.7%	\$ 248,256	239,506	-3.5%
Contractual Services	2,951,668	\$ 233,236	\$ 227,501	-2.5%	\$ 1,008,487	859,716	-14.8%
Other Operating	93,647	\$ 7,663	\$ 2,350	-69.3%	\$ 31,132	55,334	77.7%
Capital	12,636,600	\$ -	\$ 322,098	#DIV/0!	\$ -	508,454	#DIV/0!
Debt Service	4,956,291	\$ -	\$ 307,099	#DIV/0!	\$ 2,287,130	2,276,458	-0.5%
Department Allocations	1,045,560	\$ 87,130	\$ 87,130	0.0%	\$ 348,520	348,520	0.0%
Total Expenditures	25,108,114	595,581	1,135,764	90.7%	4,848,238	5,000,772	3.1%
Revenue Over/(Under) Exp	\$ (2,374,748)	\$ 1,298,866	\$ 147,656		\$ 2,729,551	\$ (27,844)	

City of St. Charles
Monthly Financial Report / Summary
Other Funds Summary

	Annual	Current Month			Year-to-Date		
	Budget	Budget	Actual	% Variance	Budget	Actual	% Variance
Refuse Fund							
Revenues							
User Charges	\$ 620,600	\$ 51,717	\$ 52,622	1.7%	\$ 206,867	\$ 208,531	0.8%
Other Revenues	24,174	\$ 2,012	\$ 2,910	44.6%	\$ 8,047	5,875	-27.0%
Transfers In	105,000	\$ 8,750	\$ -	-100.0%	\$ 35,000	105,000	0.0%
Total Revenues	749,774	62,479	55,532	-11.1%	249,914	319,406	27.8%
Expenditures							
Commodities	9,500	\$ 792	\$ 2,645	234.0%	\$ 3,167	2,645	-16.5%
Contractual Services	695,558	\$ 57,959	\$ -	-100.0%	\$ 231,836	46,156	-80.1%
Total Expenditures	705,058	58,751	2,645	-95.5%	235,003	48,801	-79.2%
Revenue Over/(Under) Exp	\$ 44,716	\$ 3,728	\$ 52,887		\$ 14,911	\$ 270,605	

TIF 4 - First St. Development Fund							
Revenues	\$ 527,450	\$ 5,145	\$ 8,305	61.4%	\$ 288,080	\$ 302,887	5.1%
Expenditures	526,870	\$ 1,000	\$ -	-100.0%	\$ 272,611	268,612	-1.5%
Revenue Over/(Under) Exp	\$ 580	\$ 4,145	\$ 8,305		\$ 15,469	\$ 34,275	

TIF 5 - St. Charles Manufacturing Fund							
Revenues	\$ 219,800	\$ 35,066	\$ 34,740	-0.9%	\$ 144,764	\$ 158,839	9.7%
Expenditures	-	\$ -	\$ -	#DIV/0!	\$ -	-	0.0%
Revenue Over/(Under) Exp	\$ 219,800	\$ 35,066	\$ 34,740		\$ 144,764	\$ 158,839	

TIF 7 - Downtown Fund							
Revenues	\$ 1,582,500	\$ 56,500	\$ 89,465	58.3%	\$ 876,000	\$ 979,860	11.9%
Expenditures	536,003	\$ -	\$ -	#DIV/0!	\$ -	-	#DIV/0!
Revenue Over/(Under) Exp	\$ 1,046,497	\$ 56,500	\$ 89,465		\$ 876,000	\$ 979,860	

TIF 8 - Pheasant Run Fund							
Revenues	\$ 854,875	\$ 50,375	\$ 4,844	-90.4%	\$ 476,500	\$ 843,749	77.1%
Expenditures	625,000	\$ 51,250	\$ 158	-99.7%	\$ 207,500	4,399	0.0%
Revenue Over/(Under) Exp	\$ 229,875	\$ (875)	\$ 4,686		\$ 269,000	\$ 839,350	

MOTOR FUEL TAX FUND

Motor Fuel Tax Fund							
Revenues	\$ 1,568,517	\$ 130,710	\$ 136,193	4.2%	\$ 522,840	\$ 518,396	-0.8%
Expenditures	1,524,000	\$ -	\$ 1,293,289	#DIV/0!	\$ -	1,524,000	#DIV/0!
Revenue Over/(Under) Exp	\$ 44,517	\$ 130,710	\$ (1,157,096)		\$ 522,840	\$ (1,005,604)	

CAPITAL PROJECT FUNDS

Capital Projects Fund							
Revenues							
Home Rule Sales Tax	\$ 4,975,000	\$ 415,000	\$ 450,042	8.4%	\$ 1,660,000	\$ 1,633,148	-1.6%
Grants	750,000	\$ -	\$ -	#DIV/0!	\$ -	-	0.0%
Video Gaming Revenue	380,000	\$ 31,667	\$ 31,314	-1.1%	\$ 126,668	137,474	8.5%
Transfers In	-	\$ -	\$ -	#DIV/0!	\$ -	-	0.0%
Other	1,136,087	\$ -	\$ 54,395	#DIV/0!	\$ 1,136,087	148,478	-86.9%
Total Revenues	7,241,087	\$ 446,667	\$ 535,751	19.9%	\$ 2,922,755	\$ 1,919,100	-34.3%
Expenditures							
Expenditures	12,620,245	\$ 2,000	\$ 972,471	48523.6%	\$ 205,000	2,265,362	1005.1%
Total Expenditures	\$ 12,620,245	\$ 2,000	\$ 972,471	48523.6%	\$ 205,000	\$ 2,265,362	1005.1%
Revenue Over/(Under) Exp	\$ (5,379,158)	\$ 444,667	\$ (436,720)		\$ 2,717,755	\$ (346,262)	

City of St. Charles
Monthly Financial Report / Summary
Other Funds Summary

	Annual	Current Month			Year-to-Date		
	Budget	Budget	Actual	% Variance	Budget	Actual	% Variance
First Street Plaza							
Revenues	\$ 3,000	\$ 250	\$ 1,453	481.2%	\$ 1,000	\$ 17,390	100.0%
Expenditures	\$ 338,027	\$ -	\$ -	#DIV/0!	\$ -	\$ 15,353	#DIV/0!
Revenue Over/(Under) Exp	\$ (335,027)	\$ 250	\$ 1,453		\$ 1,000	\$ 2,037	

REPLACEMENT FUND

Equipment Replacement							
Revenues	\$ 385,612	\$ 5,045	\$ 4,564	-9.5%	\$ 345,237	\$ 343,176	-0.6%
Expenditures	246,282	-	17,451	#DIV/0!	-	41,346	#DIV/0!
Revenue Over/(Under) Exp	\$ 139,330	\$ 5,045	\$ (12,887)		\$ 345,237	\$ 301,830	

DEBT SERVICE FUNDS

Debt Service							
Revenues							
Sales & Use Tax	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	0.0%
Other Revenues	-	-	-	#DIV/0!	-	-	#DIV/0!
Transfers In	6,682,366	-	-	#DIV/0!	1,037,388	1,037,391	0.0%
Total Revenues	6,682,366	-	-		1,037,388	1,037,391	
Expenditures							
Contractual Services	-	-	-	#DIV/0!	\$ -	\$ -	0.0%
Debt Service	6,682,366	\$ -	\$ -	#DIV/0!	\$ 1,037,388	\$ 1,037,390	0.0%
Transfers Out	-	\$ -	\$ -	#DIV/0!	\$ -	\$ -	0.0%
Total Expenditures	6,682,366	-	-		1,037,388	1,037,390	
Revenue Over/(Under) Exp	\$ -	\$ -	\$ -		\$ -	\$ 1	

INTERNAL SERVICE FUNDS

Inventory							
Revenues	\$ 4,931,862	\$ 410,904	\$ 497,872	21.2%	\$ 1,643,888	\$ 1,735,498	5.6%
Expenditures	4,515,063	374,022	443,465	18.6%	1,509,497	1,543,467	2.3%
Revenue Over/(Under) Exp	\$ 416,799	\$ 36,882	\$ 54,407		\$ 134,391	\$ 192,031	

Garage and Fleet Services

Revenues	\$ 3,337,218	\$ 153,100	\$ 212,049	38.5%	\$ 2,112,400	\$ 2,130,504	0.9%
Expenditures	2,832,267	120,168	165,305	37.6%	502,551	1,126,502	124.2%
Revenue Over/(Under) Exp	\$ 504,951	\$ 32,932	\$ 46,744		\$ 1,609,849	\$ 1,004,002	

Workers Compensation & Liability

Revenues	\$ 969,477	\$ 18,290	\$ 15,328	-16.2%	\$ 823,160	\$ 793,591	-3.6%
Expenditures	1,366,291	113,858	40	-100.0%	455,432	511,717	12.4%
Revenue Over/(Under) Exp	\$ (396,814)	\$ (95,568)	\$ 15,288		\$ 367,728	\$ 281,874	

Communications

Revenues	\$ 404,686	\$ 15,477	\$ 9,075	-41.4%	\$ 280,879	\$ 317,016	12.9%
Expenditures	372,796	20,938	3,818	-81.8%	88,111	82,856	-6.0%
Revenue Over/(Under) Exp	\$ 31,890	\$ (5,461)	\$ 5,257		\$ 192,768	\$ 234,160	

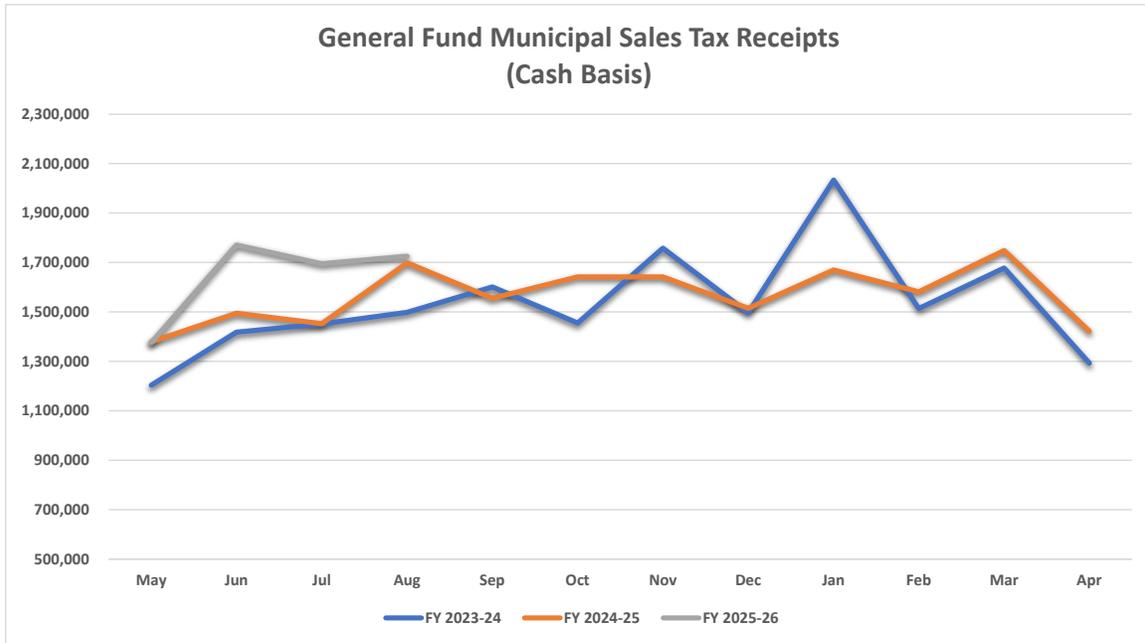
City of St. Charles
Monthly Financial Report / General Fund Revenue
Municipal 1% Sales Tax Revenue

FY 2025-26 Budget:

\$ 18,900,000

Percentage of General Fund Revenues:

29.2%



Liability	Disbursement	Actual FY 2023-24	Actual FY 2024-25	Percent Change	Actual FY 2025-26	Percent Change	Budget FY 2025-26	Budget Variance	Percent Variance
February	May	1,203,717	1,379,042	14.6%	1,376,055	-0.2%	1,499,714	(123,659)	-8.2%
March	June	1,418,136	1,495,403	5.4%	1,770,916	18.4%	1,626,258	144,658	8.9%
April	July	1,452,005	1,452,893	0.1%	1,695,034	16.7%	1,580,027	115,007	7.3%
May	August	1,498,175	1,698,358	13.4%	1,725,456	1.6%	1,577,574	147,882	9.4%
June	September	1,601,642	1,555,582	-2.9%	-	-100.0%	1,691,701	(1,691,701)	-100.0%
July	October	1,455,684	1,642,196	12.8%	-	-100.0%	1,577,622	(1,577,622)	-100.0%
August	November	1,758,497	1,641,498	-6.7%	-	-100.0%	1,785,136	(1,785,136)	-100.0%
September	December	1,496,776	1,514,659	1.2%	-	-100.0%	2,124,870	(2,124,870)	-100.0%
October	January	2,033,685	1,669,593	-17.9%	-	-100.0%	1,815,689	(1,815,689)	-100.0%
November	February	1,513,968	1,581,519	4.5%	-	-100.0%	1,719,909	(1,719,909)	-100.0%
December	March	1,677,476	1,748,501	4.2%	-	-100.0%	1,901,500	(1,901,500)	-100.0%
January	April	1,292,858	1,422,162	10.0%	-	-100.0%	-	-	#DIV/0!
	Total	18,402,620	18,801,406		6,567,461		18,900,000		

Note - The amounts above include the sales tax revenue pledged to pay the principal and interest due on the Series 2016 Senior Lien Limited Sales Tax Revenue Refunding Bonds.

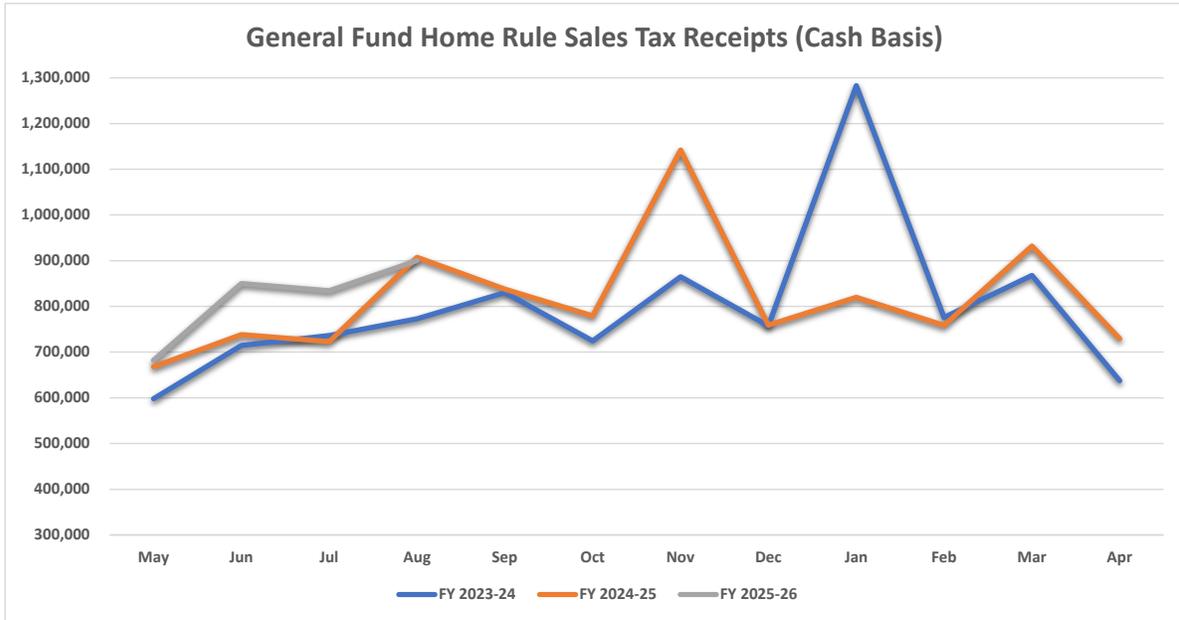
City of St. Charles
Monthly Financial Report / General Fund Revenue
Home Rule 1% Sales Tax Revenue

FY 2025-26 Budget:

\$ 9,950,000

Percentage of General Fund Revenues:

15.4%



<u>Liability</u>	<u>Disbursement</u>	Actual	Actual	Percent	Actual	Percent	Budget	Budget	Percent
		FY 2023-24	FY 2024-25	Change	FY 2025-26	Change	FY 2025-26	Variance	Variance
February	May	597,974	667,945	11.7%	682,185	2.1%	733,185	(51,000)	-7.0%
March	June	714,443	738,350	3.3%	849,891	15.1%	810,467	39,424	4.9%
April	July	736,280	722,868	-1.8%	834,134	15.4%	793,474	40,660	5.1%
May	August	772,924	907,196	17.4%	900,084	-0.8%	848,533	51,551	6.1%
June	September	830,076	837,638	0.9%		-100.0%	919,453	(919,453)	-100.0%
July	October	724,392	779,182	7.6%		-100.0%	786,888	(786,888)	-100.0%
August	November	864,991	1,142,001	32.0%		-100.0%	1,253,544	(1,253,544)	-100.0%
September	December	757,388	758,918	0.2%		-100.0%	1,048,716	(1,048,716)	-100.0%
October	January	1,282,893	819,998	-36.1%		-100.0%	900,090	(900,090)	-100.0%
November	February	775,852	758,692	-2.2%		-100.0%	832,796	(832,796)	-100.0%
December	March	867,765	931,838	7.4%		-100.0%	1,022,854	(1,022,854)	-100.0%
January	April	637,374	729,539	14.5%		-100.0%	-	-	#DIV/0!
	Total	9,562,353	9,794,165		3,266,294		9,950,000		

Notes:

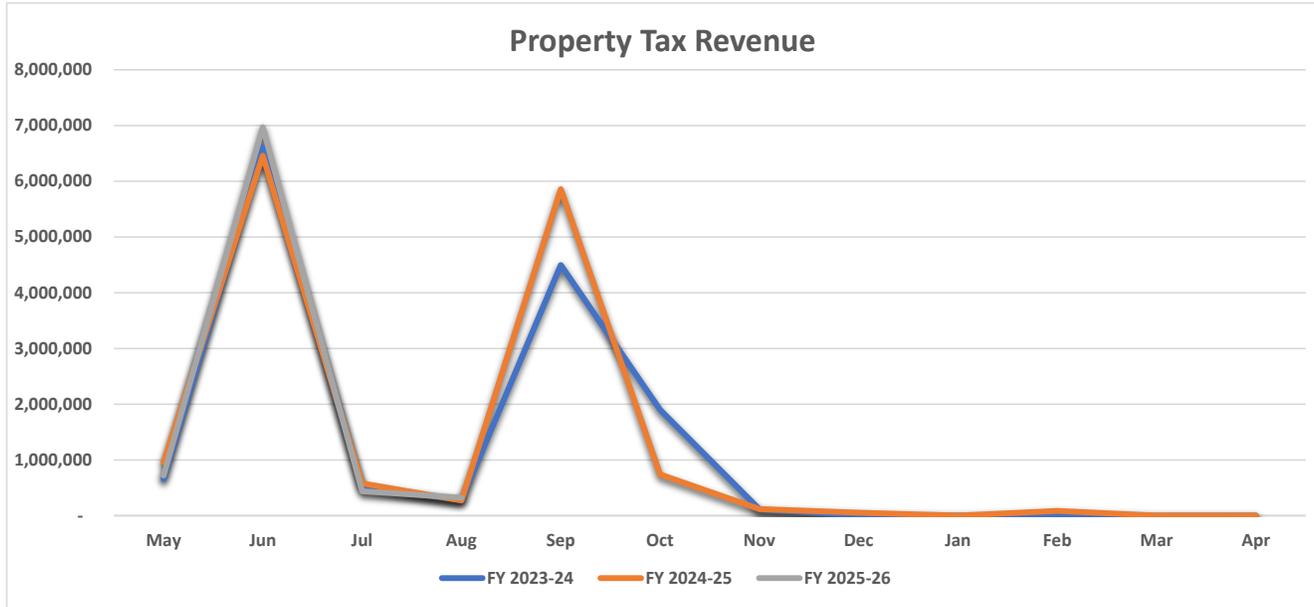
The 1% home rule sales tax revenue is not applicable to sales of food prepared for immediate consumption, drugs and titled vehicles.

The amounts above include the sales tax revenue pledged to pay the principal and interest due on the Series 2016 Senior Lien Limited Sales Tax Revenue Refunding Bonds.

City of St. Charles
Monthly Financial Report / General Fund Revenue
Property Taxes

FY 2025-26 Budget: \$ 15,303,141

Percentage of General Fund Revenues: 23.6%



Disbursement	Actual FY 2023-24	Actual FY 2024-25	Percent Change	Actual FY 2025-26	Percent Change	Budget FY 2025-26	Budget Variance	Percent Variance
May	654,988	956,928	46.1%	718,460	-24.9%	913,009	(194,549)	-21.3%
June	6,611,985	6,457,516	-2.3%	6,968,479	7.9%	6,632,428	336,051	5.1%
July	507,889	578,495	13.9%	435,182	-24.8%	587,547	(152,365)	-25.9%
August	281,190	273,877	-2.6%	321,533	17.4%	275,529	46,004	16.7%
September	4,494,281	5,857,652	30.3%		-100.0%	5,958,415	(5,958,415)	-100.0%
October	1,898,613	735,812	-61.2%		-100.0%	749,540	(749,540)	-100.0%
November	111,091	116,075	4.5%		-100.0%	114,711	(114,711)	-100.0%
December	2,489	51,948	100.0%		-100.0%	71,962	(71,962)	-100.0%
January	-	-	0.0%		#DIV/0!	-	-	#DIV/0!
February	-	84,935	0.0%		-100.0%	-	-	#DIV/0!
March	16	-	100.0%		#DIV/0!	-	-	#DIV/0!
April	-	-	0.0%			-	-	#DIV/0!
	14,562,542	15,113,238		8,443,654		15,303,141	(6,859,487)	

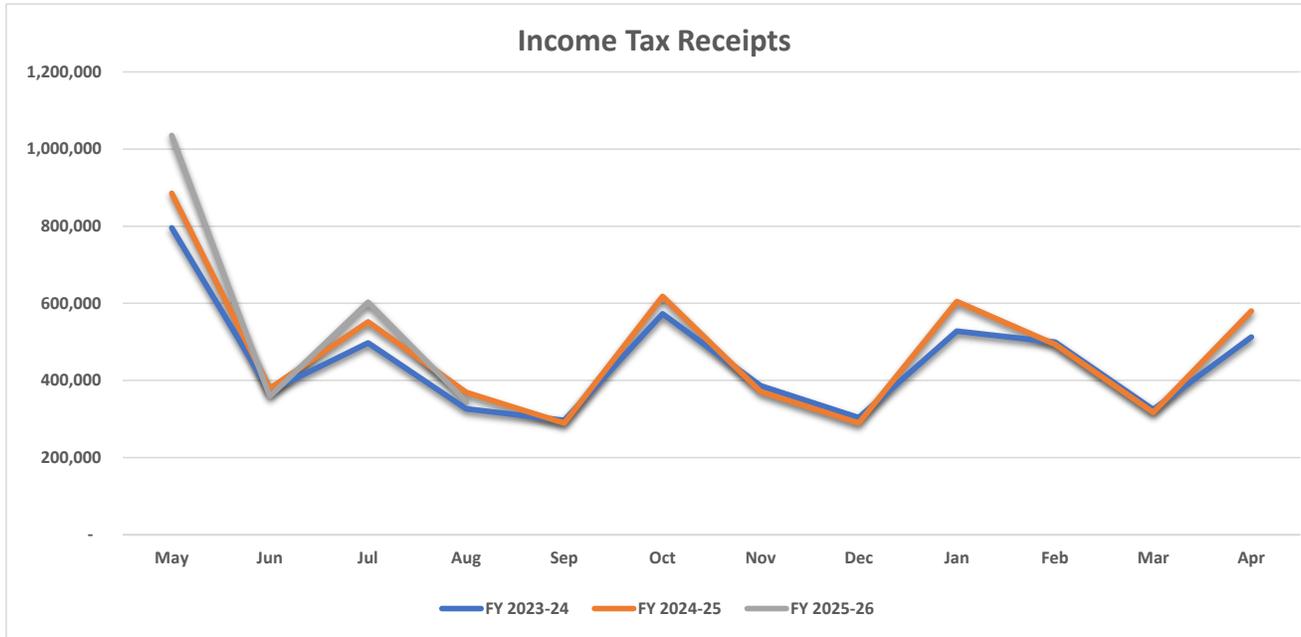
City of St. Charles
Monthly Financial Report / General Fund Revenue
State Shared Income Tax Revenue

FY 2025-26 Budget:

\$ 5,961,000

Percentage of General Fund Revenues:

9.2%

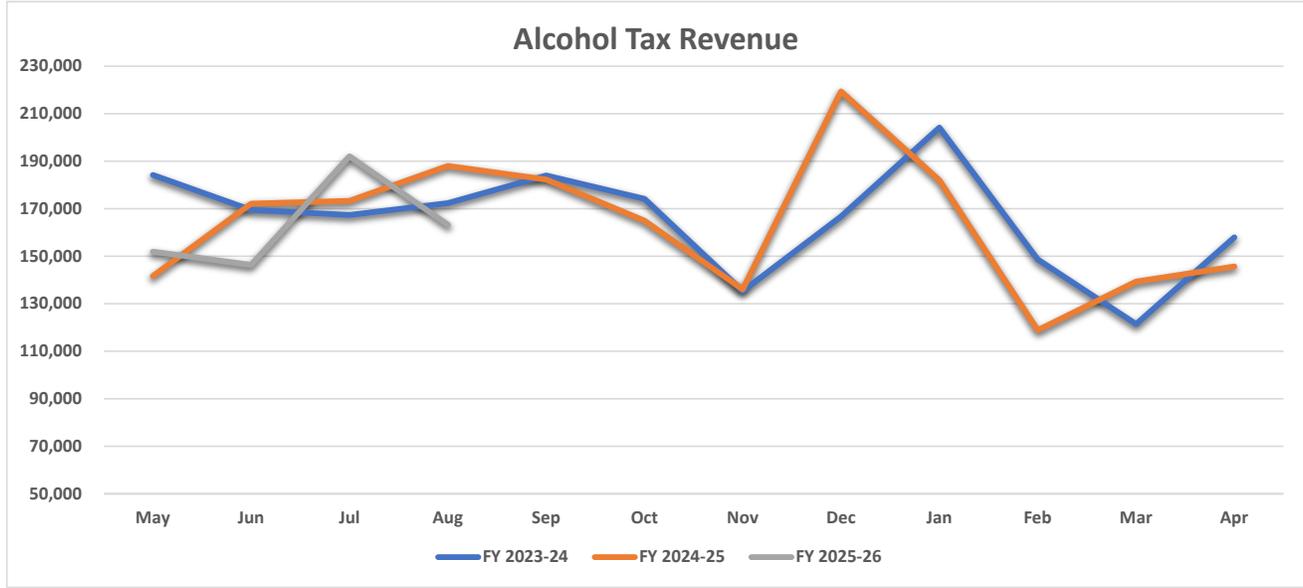


Disbursement	Actual FY 2023-24	Actual FY 2024-25	Percent Change	Actual FY 2025-26	Percent Change	Budget FY 2025-26	Budget Variance	Percent Variance
May	795,772	885,285	11.2%	1,035,199	16.9%	917,831	117,368	12.8%
June	373,143	379,419	1.7%	359,012	-5.4%	393,368	(34,356)	-8.7%
July	497,140	551,979	11.0%	602,633	9.2%	572,272	30,361	5.3%
August	326,739	368,809	12.9%	345,395	-6.3%	382,368	(36,973)	-9.7%
September	296,567	289,533	-2.4%		-100.0%	300,178	(300,178)	-100.0%
October	573,264	618,261	7.8%		-100.0%	640,990	(640,990)	-100.0%
November	386,147	371,143	-3.9%		-100.0%	384,787	(384,787)	-100.0%
December	303,390	289,720	-4.5%		-100.0%	300,371	(300,371)	-100.0%
January	527,624	604,523	14.6%		-100.0%	626,747	(626,747)	-100.0%
February	499,248	493,845	-1.1%		-100.0%	512,000	(512,000)	-100.0%
March	324,493	316,871	-2.3%		-100.0%	328,520	(328,520)	-100.0%
April	512,314	580,236	13.3%		-100.0%	601,568	(601,568)	-100.0%
	5,415,841	5,749,624		2,342,239		5,961,000	(3,618,761)	

City of St. Charles
Monthly Financial Report / General Fund Revenue
3% Local Alcohol Tax

FY 2025-26 Budget: \$ 2,100,000

Percentage of General Fund Revenues: 3.2%



<u>Liability Period</u>	<u>Actual FY 2023-24</u>	<u>Actual FY 2024-25</u>	<u>Percent Change</u>	<u>Actual FY 2025-26</u>	<u>Percent Change</u>	<u>Budget FY 2025-26</u>	<u>Budget Variance</u>	<u>Percent Variance</u>
May	184,227	141,637	-23.1%	151,907	7.3%	161,393	(9,486)	-5.9%
June	169,452	172,105	1.6%	146,344	-15.0%	196,110	(49,766)	-25.4%
July	167,393	173,311	3.5%	192,051	10.8%	197,483	(5,432)	-2.8%
August	172,346	187,972	9.1%	163,253	-13.2%	214,189	(50,936)	-23.8%
September	183,970	182,301	-0.9%	-	-100.0%	207,727	(207,727)	-100.0%
October	174,144	164,904	-5.3%	-	-100.0%	187,904	(187,904)	-100.0%
November	135,332	136,016	0.5%	-	-100.0%	154,988	(154,988)	-100.0%
December	166,720	219,375	31.6%	-	-100.0%	249,973	(249,973)	-100.0%
January	204,164	181,937	-10.9%	-	-100.0%	207,313	(207,313)	-100.0%
February	148,585	118,858	-20.0%	-	-100.0%	135,436	(135,436)	-100.0%
March	121,410	139,360	14.8%	-	-100.0%	158,797	(158,797)	-100.0%
April	157,987	145,693	-7.8%	-	-100.0%	28,687	(28,687)	-100.0%
	1,985,730	1,963,469		653,555		2,100,000	(1,446,445)	

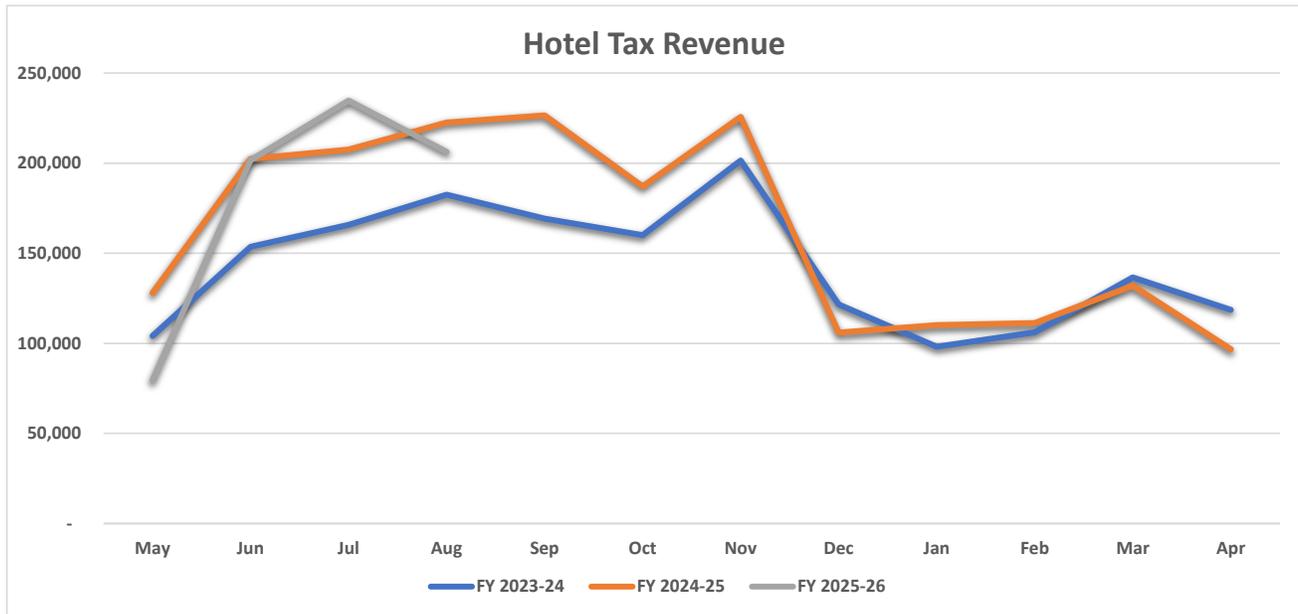
City of St. Charles
Monthly Financial Report / General Fund Revenue
6% Local Hotel Tax

FY 2025-26 Budget:

\$ 2,100,000

Percentage of General Fund Revenues:

3.2%

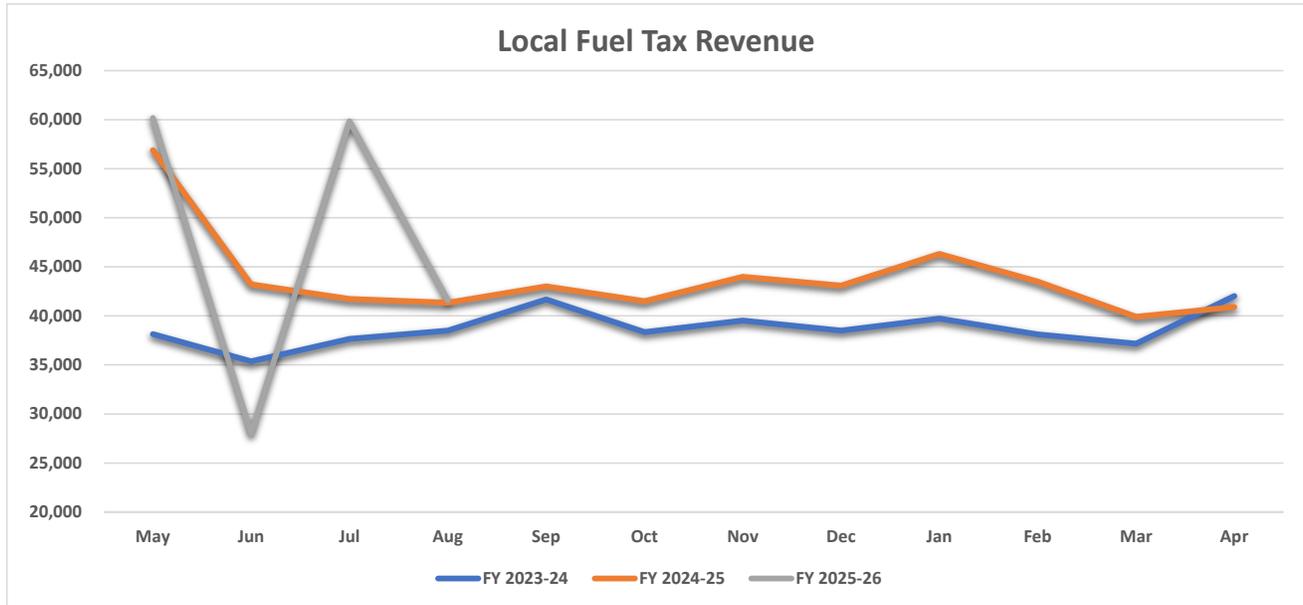


Disbursement	Actual	Actual	Percent	Actual	Percent	Budget	Budget	Percent
	FY 2023-24	FY 2024-25	Change	FY 2025-26	Change	FY 2025-26	Variance	Variance
May	104,085	128,005	23.0%	79,429	-37.9%	142,202	(62,773)	-44.1%
June	153,539	202,386	31.8%	201,622	-0.4%	224,834	(23,212)	-10.3%
July	165,732	207,558	25.2%	234,681	13.1%	230,579	4,102	1.8%
August	182,551	222,558	21.9%	206,283	-7.3%	247,243	(40,960)	-16.6%
September	169,256	226,490	33.8%		-100.0%	251,611	(251,611)	-100.0%
October	160,046	187,016	16.9%		-100.0%	207,758	(207,758)	-100.0%
November	201,449	225,680	12.0%		-100.0%	250,711	(250,711)	-100.0%
December	121,608	105,986	-12.8%		-100.0%	117,741	(117,741)	-100.0%
January	98,120	110,110	12.2%		-100.0%	122,323	(122,323)	-100.0%
February	106,130	111,224	4.8%		-100.0%	123,560	(123,560)	-100.0%
March	136,536	131,971	-3.3%		-100.0%	146,608	(146,608)	-100.0%
April	118,556	96,697	-18.4%		-100.0%	34,830	(34,830)	-100.0%
	1,717,608	1,955,681		722,015		2,100,000	(1,377,985)	

City of St. Charles
Monthly Financial Report / General Fund Revenue
\$0.02 Local Fuel Tax Revenue

FY 2025-26 Budget: \$ 475,000

Percentage of General Fund Revenues: 0.7%



<u>Liability Period</u>	<u>Actual</u> <u>FY 2023-24</u>	<u>Actual</u> <u>FY 2024-25</u>	<u>Percent</u> <u>Change</u>	<u>Actual</u> <u>FY 2025-26</u>	<u>Percent</u> <u>Change</u>	<u>Budget</u> <u>FY 2025-26</u>	<u>Budget</u> <u>Variance</u>	<u>Percent</u> <u>Variance</u>
May	38,141	56,892	49.2%	60,170	5.8%	54,061	6,109	11.3%
June	35,369	43,224	22.2%	28,006	-35.2%	41,073	(13,067)	-31.8%
July	37,644	41,717	10.8%	59,852	43.5%	39,641	20,211	51.0%
August	38,486	41,344	7.4%	41,579	0.6%	39,287	2,292	5.8%
September	41,665	43,009	3.2%		-100.0%	40,868	(40,868)	-100.0%
October	38,331	41,483	8.2%		-100.0%	39,418	(39,418)	-100.0%
November	39,523	43,981	11.3%		-100.0%	41,793	(41,793)	-100.0%
December	38,492	43,087	11.9%		-100.0%	40,943	(40,943)	-100.0%
January	39,731	46,313	16.6%		-100.0%	44,008	(44,008)	-100.0%
February	38,105	43,497	14.2%		-100.0%	41,332	(41,332)	-100.0%
March	37,167	39,911	7.4%		-100.0%	37,925	(37,925)	-100.0%
April	42,021	40,900	-2.7%		-100.0%	14,651	(14,651)	-100.0%
	464,675	525,358		189,607		475,000	(285,393)	

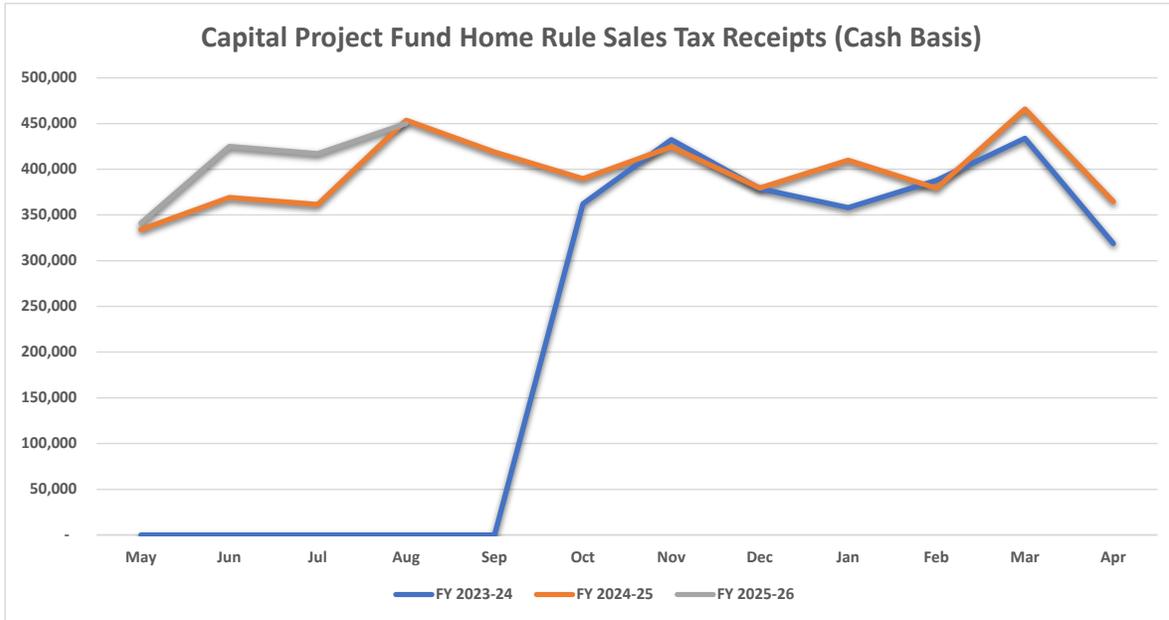
City of St. Charles
Monthly Financial Report / Capital Fund Revenue
Home Rule 0.5% Sales Tax Revenue (Dedicated Capital Portion)

FY 2025-26 Budget:

\$ 4,975,000

Percentage of Capital Fund Revenues:

68.7%

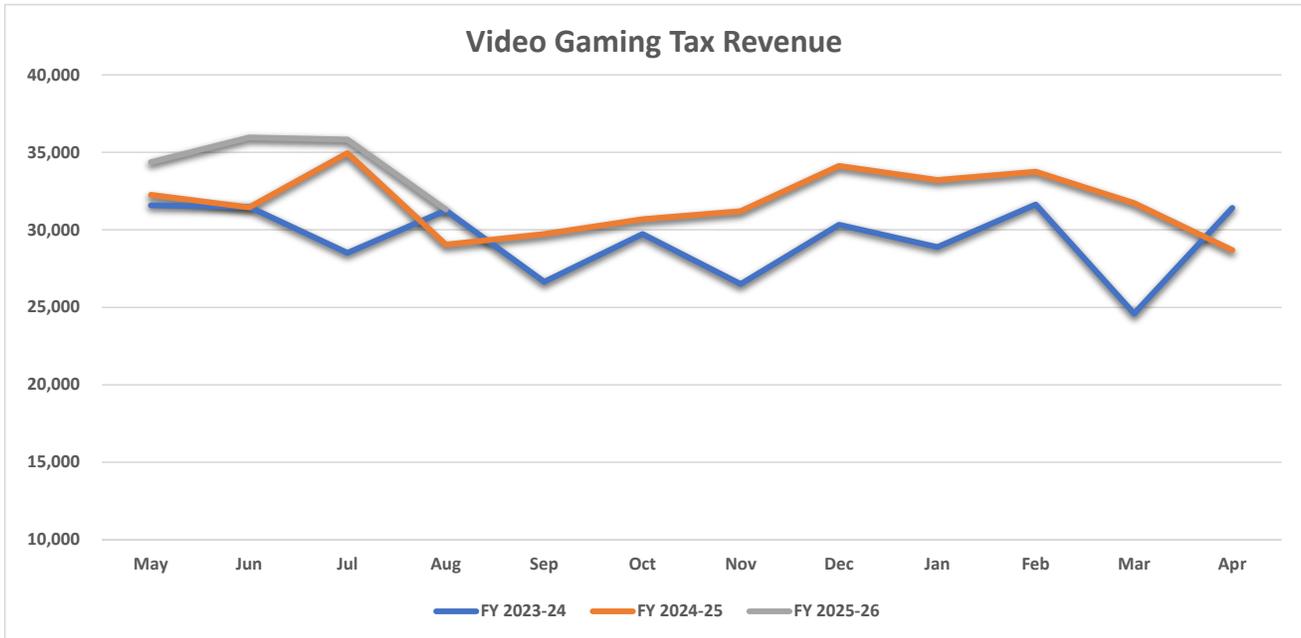


<u>Liability</u>	<u>Disbursement</u>	<u>Actual</u> FY 2023-24	<u>Actual</u> FY 2024-25	<u>Percent</u> Change	<u>Actual</u> FY 2025-26	<u>Percent</u> Change	<u>Budget</u> FY 2024-25	<u>Budget</u> Variance	<u>Percent</u> Variance
February	May	-	333,972	N/A	341,093	2.1%	415,000	(73,907)	-17.8%
March	June	-	369,175	N/A	424,946	15.1%	415,000	9,946	2.4%
April	July	-	361,434	N/A	417,067	15.4%	415,000	2,067	0.5%
May	August	-	453,598	N/A	450,042	-0.8%	415,000	35,042	8.4%
June	September	-	418,819	N/A	-	-100.0%	415,000	(415,000)	-100.0%
July	October	362,196	389,591	N/A	-	-100.0%	415,000	(415,000)	-100.0%
August	November	432,496	424,526	N/A	-	-100.0%	415,000	(415,000)	-100.0%
September	December	378,694	379,459	N/A	-	-100.0%	415,000	(415,000)	-100.0%
October	January	357,933	409,999	N/A	-	-100.0%	415,000	(415,000)	-100.0%
November	February	387,926	379,346	N/A	-	-100.0%	415,000	(415,000)	-100.0%
December	March	433,883	465,919	N/A	-	-100.0%	415,000	(415,000)	-100.0%
January	April	318,687	364,769	N/A	-	-100.0%	410,000	(410,000)	-100.0%
	Total	2,671,815	4,750,607		1,633,148		4,975,000	(3,341,852)	

Notes:

Effective July 1, 2023, the City's local home rule sales tax was increased from 1.0% to 1.5%. The revenue generated by this increase is being recorded in the Capital Improvements Fund. Council formally committed these revenues to funding the City's road and pedestrian network system, including but not limited to right-of-way improvements and related infrastructure.

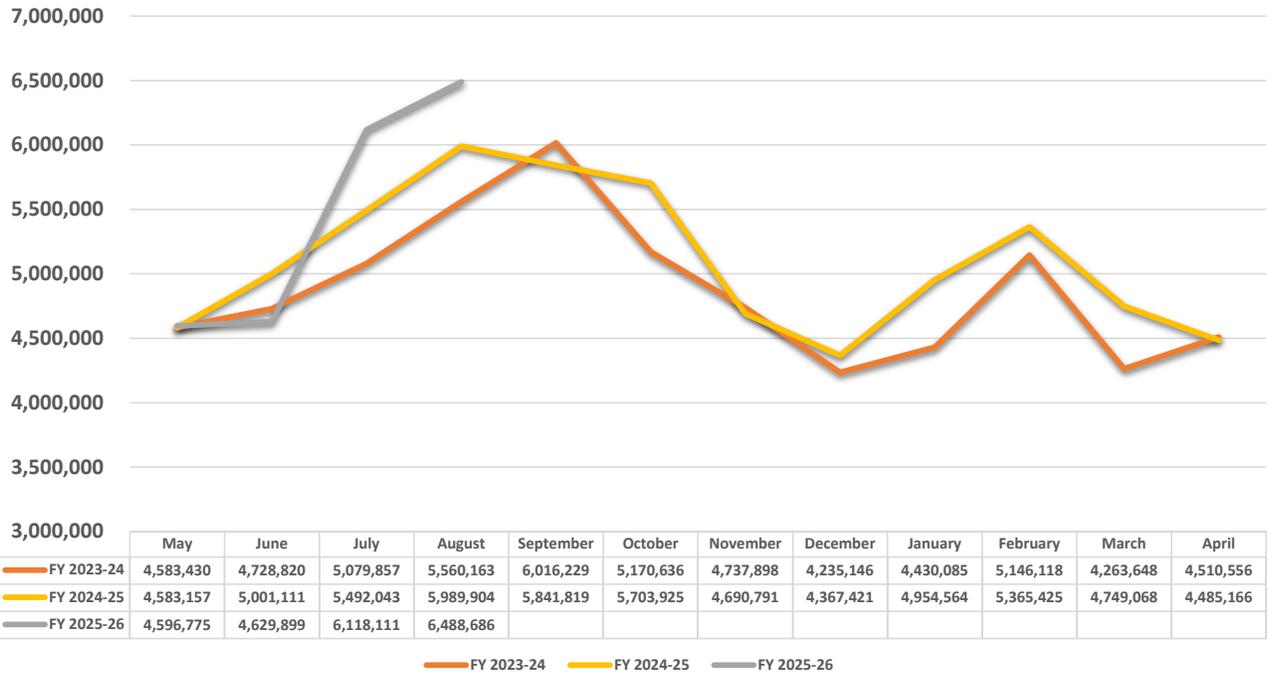
City of St. Charles
Monthly Financial Report / Capital Fund Revenue
Video Gaming Tax Revenue



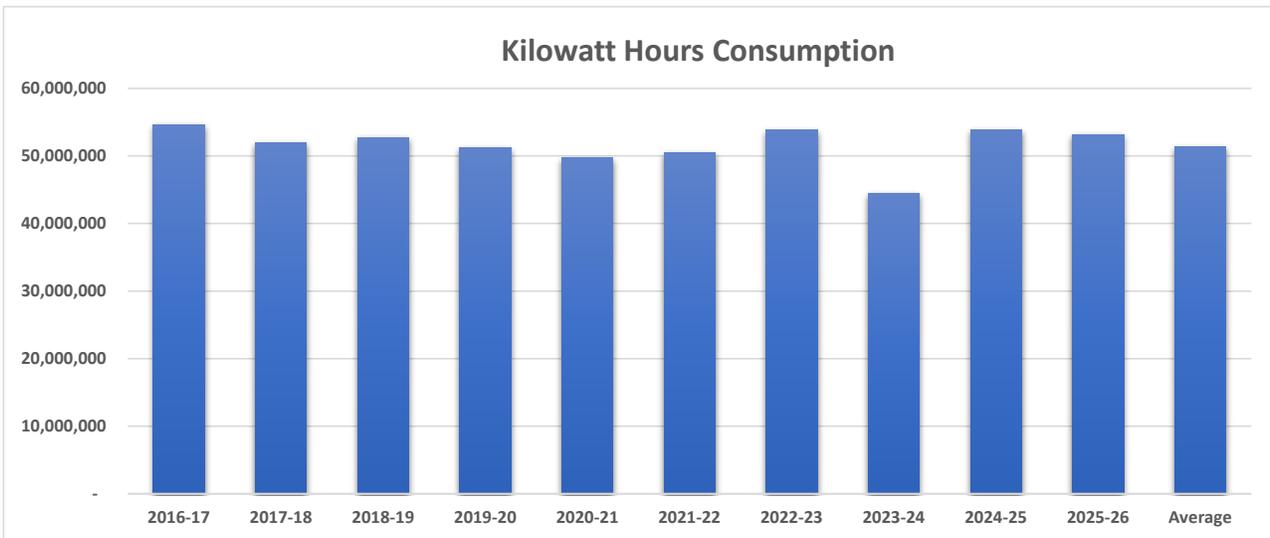
<u>Liability Period</u>	<u>Actual</u> FY 2023-24	<u>Actual</u> FY 2024-25	<u>Percent</u> <u>Change</u>	<u>Actual</u> FY 2025-26	<u>Percent</u> <u>Change</u>	<u>Budget</u> FY 2024-25	<u>Budget</u> <u>Variance</u>	<u>Percent</u> <u>Variance</u>
May	31,574	32,265	2.2%	34,370	6.5%	31,667	2,703	8.5%
June	31,481	31,447	100.0%	35,960	14.4%	31,667	4,293	13.6%
July	28,511	34,952	100.0%	35,830	2.5%	31,667	4,163	13.1%
August	31,249	29,043	100.0%	31,314	7.8%	31,667	(353)	-1.1%
September	26,648	29,728	11.6%		-100.0%	31,667	(31,667)	-100.0%
October	29,724	30,693	3.3%		-100.0%	31,667	(31,667)	-100.0%
November	26,506	31,198	17.7%		-100.0%	31,667	(31,667)	-100.0%
December	30,327	34,121	12.5%		-100.0%	31,667	(31,667)	-100.0%
January	28,879	33,211	15.0%		-100.0%	31,667	(31,667)	-100.0%
February	31,634	33,746	100.0%		-100.0%	31,667	(31,667)	-100.0%
March	24,598	31,717	28.9%		-100.0%	31,667	(31,667)	-100.0%
April	31,413	28,689	-8.7%		-100.0%	31,663	(31,663)	-100.0%
	352,544	380,810		137,474		380,000	(242,526)	

City of St. Charles
Monthly Financial Report / Summary
Electric User Charges and Consumption

Electric Fund User Chargers

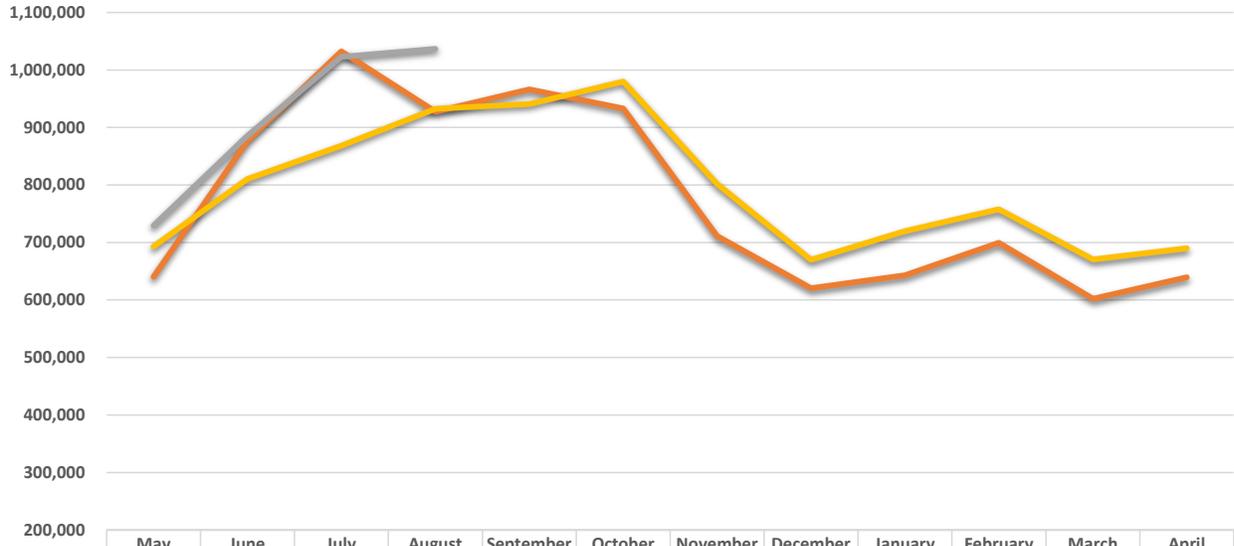


Electric Consumption for Month of: August 2025



City of St. Charles
Monthly Financial Report / Summary
Water Fund User Charges and Consumption

Water Fund User Chargers

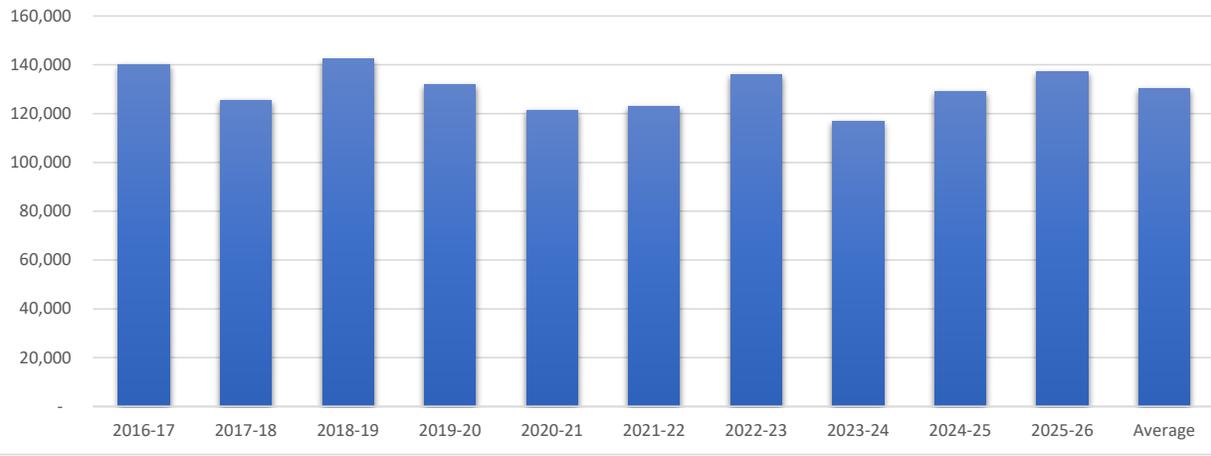


	May	June	July	August	September	October	November	December	January	February	March	April
FY 2023-24	640,133	876,401	1,032,289	927,418	966,305	932,861	711,170	620,388	642,804	699,485	602,055	639,461
FY 2024-25	693,113	810,550	868,195	932,689	940,750	979,798	801,848	669,935	719,673	757,708	670,539	690,102
FY 2025-26	729,396	885,467	1,022,878	1,036,687								

— FY 2023-24
 — FY 2024-25
 — FY 2025-26

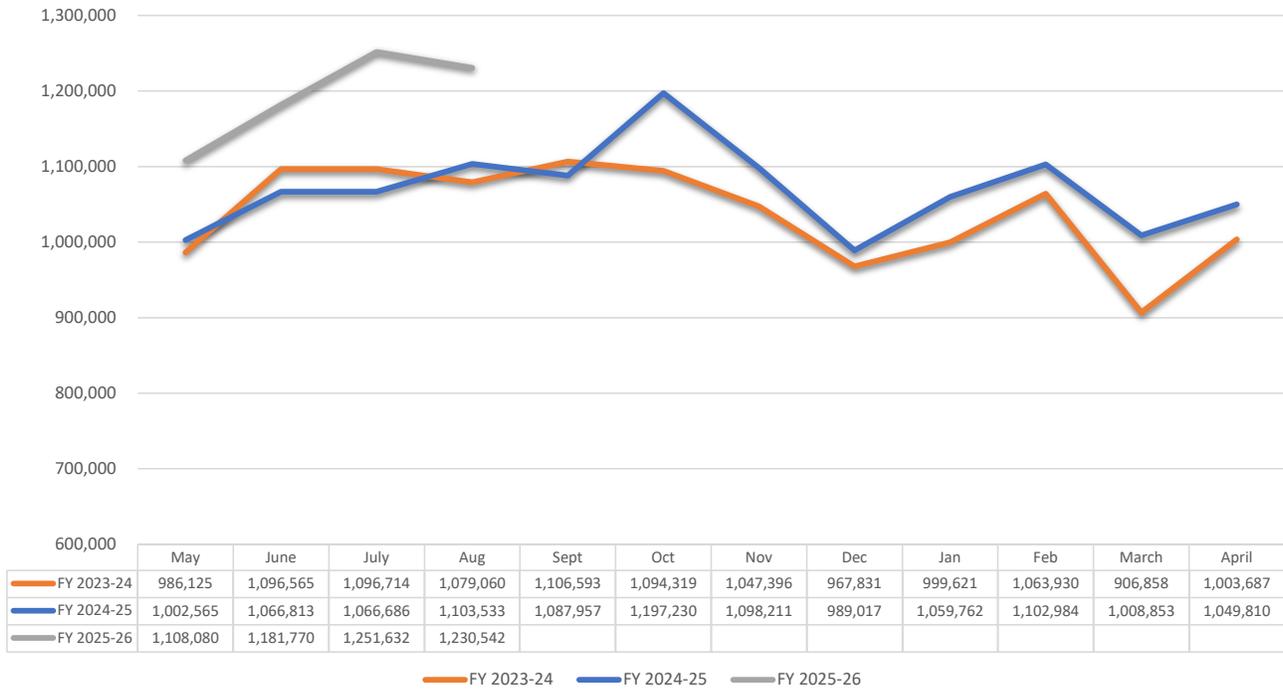
Water Consumption for Month of: August 2025

Water Gallons (1000s) Consumption

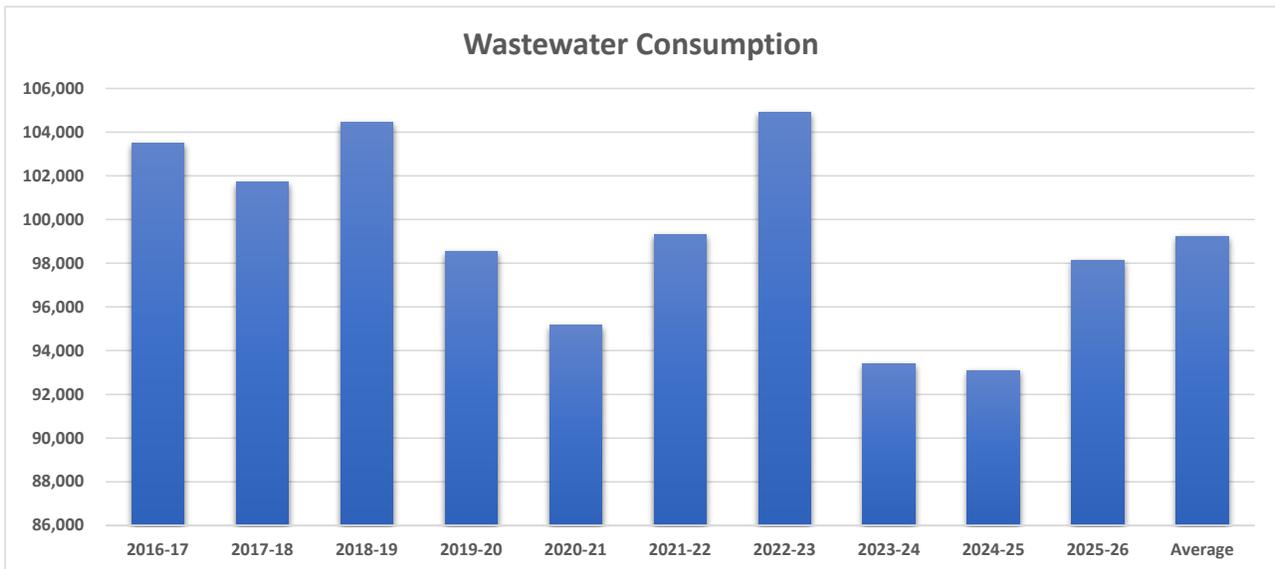


City of St. Charles
Monthly Financial Report / Summary
Wastewater Fund User Charges and Consumption

Wastewater Fund User Chargers



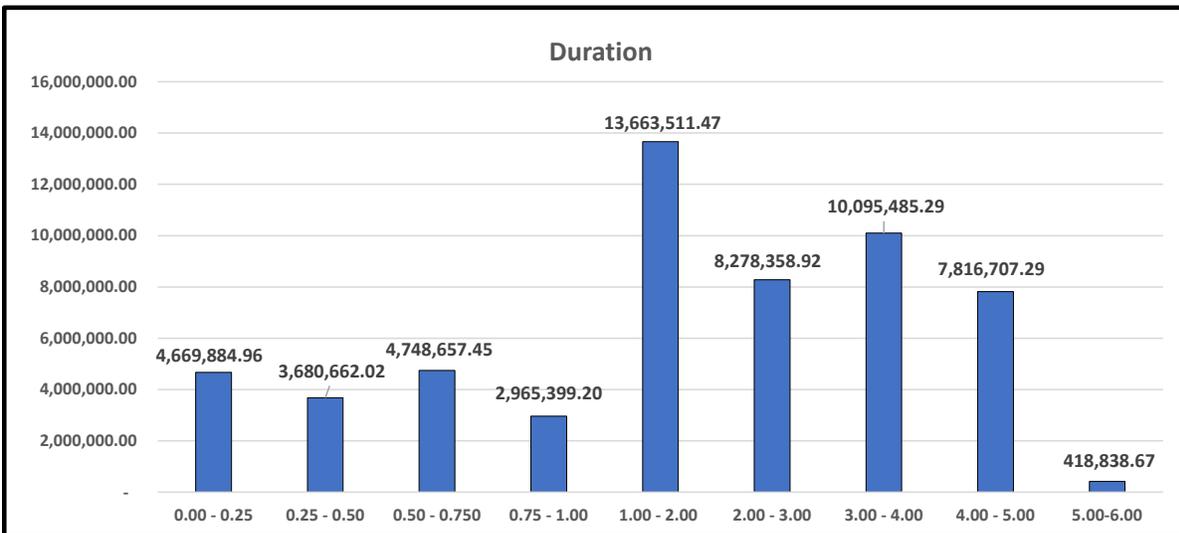
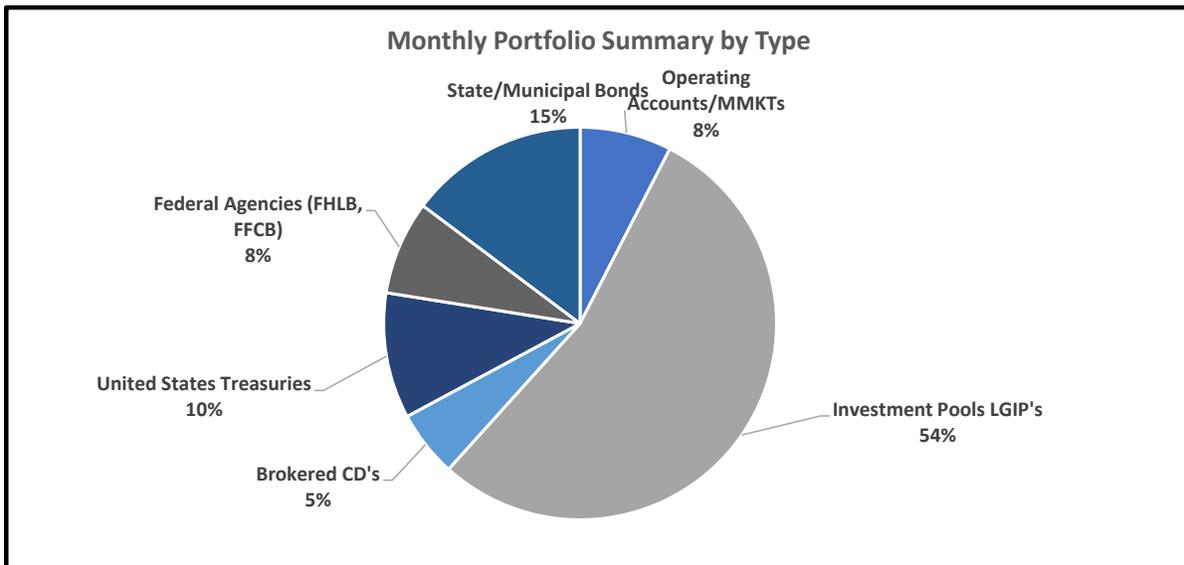
Wastewater Consumption for Month of: August 2025



City of St. Charles
Monthly Investment Summary
August 31, 2025

Total Portfolio Size:	\$ 140,275,814			
Fixed Income Portfolio:	\$ 53,751,413		Percent of Total	
Fixed Income Yield:	3.83%		End of Month 6 Month Treasury:	4.01%
Fixed Income Avg Duration:	2.133 Years		Fixed Income Avg Credit Rating:	AA+/Aa2/AA+

<u>Category</u>	<u>Amount</u>	<u>Percent</u>
Operating Accounts/MMKTs	\$ 10,597,170	7.6%
Investment Pools LGIP's	\$ 75,927,231	54.1%
Brokered CD's	\$ 7,666,554	5.5%
United States Treasuries	\$ 14,540,623	10.4%
Federal Agencies (FHLB, FFCB)	\$ 10,844,080	7.7%
State/Municipal Bonds	\$ 20,700,157	14.8%
	<u>\$ 140,275,814</u>	-





CITY OF
ST. CHARLES
ILLINOIS • 1834

AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: IIA

Title:

Presentation of a Recommendation from Mayor Clint Hull to Approve the Appointment of Daniel Likens to the Police Pension Board.

Presenter:

Mayor Clint Hull

Meeting: City Council

Date: September 15, 2025

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Request favorable consideration to approve the appointment of Daniel Likens to Police Pension Board with term expiring on April 30, 2026.

Attachments *(please list):*

N/A

Recommendation/Suggested Action *(briefly explain):*

Presentation of a recommendation from Mayor Clint Hull to approve the appointment of Daniel Likens to the Police Pension Board.



CITY OF
ST. CHARLES
ILLINOIS • 1834

AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: IIB

Title:

Presentation of a Recommendation from Mayor Clint Hull to Approve the Appointment of Larry Behrens to the Liquor Control Commission.

Presenter:

Mayor Clint Hull

Meeting: City Council

Date: September 15, 2025

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Request favorable consideration to approve the appointment of Larry Behrens to the Liquor Control Commission with term expiring on April 30, 2029.

Mr. Larry Behrens was interviewed by City Administrator McGuire, Alderpersons Gehm and Alderperson Pietryla.

Attachments *(please list):*

Letter of Interest

Recommendation/Suggested Action *(briefly explain):*

Presentation of a Recommendation from Mayor Clint Hull to Approve the Appointment of Larry Behrens to the Liquor Control Commission.

Clint Hull

Mayor of St. Charles, Illinois

Dear Mr. Mayor

I am writing this letter as to your request to apply for the position as a member of the Liquor Control Commission for St. Charles.

I have been a resident of St. Charles for the last four years and previously lived in Geneva for 15 years.

I have a BS degree in Management and Business.

- My business background covers a span of 50 years to include the following:
- Senior Product Manager Air Products and Chemicals
- Regional Sales and Marketing Manager AmeriGas Industrial Gases
- Senior Sales Manager AGA Gas Industrial Gases
- Global and Senior Sales Manager Taylor-Wharton

I served in the Army from 1965-1971 with the Army Security Agency which is now part of the National Security Agency.

I am a 20-year member of the American Legion Post 75 in Geneva and a member of the executive committee for this post. We collaborate closely with our sister American Legion Post in St. Charles and work together on VA benefit events that impact both of our posts in our communities.

I have an extensive business background that involved acquisitions of businesses and supporting over one hundred distributor groups both in North American to include Europe and Asia.

I would appreciate the opportunity to join the Liquor Control Commission in St. Charles and work with you and rest of board members.

Thank you.

Larry Behrens

MINUTES
THE CITY OF ST. CHARLES
GOVERNMENT OPERATIONS COMMITTEE
ALD. STEVE WEBER, CHAIR
TUESDAY, SEPTEMBER 2, 2025
IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS – 2 EAST MAIN STREET

1. Call to Order

Chair Weber called the meeting to order at 7:43 pm.

2. Roll Call

Present: Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm, Ald. Spellman, Ald. Pietryla, Ald. Bessner, Ald. Weber. **Absent:** Ald. Muenz.

3. Administrative - None

4. Omnibus Vote

Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

5. Finance

- a. Recommendation to approve a **Resolution** Authorizing the City Administrator to enter into Agreements for Opioid Remediation Settlement Agreements.

Bill Hannah presented the recommendation.

Motion by Ald. Gehm, second by Ald. Bongard to approve a Resolution Authorizing the City Administrator to enter into Agreements for Opioid Remediation Settlement Agreements.

Roll Call Vote: Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm, Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner. **Nayes:** None. **Absent:** Ald. Muenz. Ald. Weber did not vote as Chair. **Motion Carried.**

- a. Property Tax Levy Process Discussion

Finance Director Bill Hannah presented a comprehensive overview of the upcoming tax levy process. He detailed that property taxes represent 25% of city revenues, with the 2024 tax rate at 0.7343, an 11% decrease from the previous year. Committee members raised concerns about budget transparency and alternative revenue sources, while also discussing the potential impact of not increasing the levy and

emphasizing the importance of long-term fiscal goals.

- Ald. Wirball requested a comprehensive budget review before the October 20 meeting.
- Ald. Foulkes emphasized the need for project details to justify potential tax increases.
- Ald. Silkaitis expressed preference for non-resident revenue sources over property tax increases.

The key timeline includes a formal levy recommendation on October 20, official estimate approval on November 3, and tax levy ordinance approval on December 1.

6. Public Comment

Resident Steve Leffler suggested implementing a tire impact fee that could generate revenue.

7. Additional Items from Mayor, Council or Staff

Ald. Pietryla asked about the timing for an ordinance regarding motorbikes. Heather McGuire responded that a draft would be presented at the upcoming Planning and Development Committee meeting.

8. Executive Session

Motion by Ald. Gehm, second by Ald. Wirball to enter Executive Session at 8:15 pm regarding Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11).

Voice Vote: Ayes: Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm, Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner. Nays: None. Absent: Ald. Muenz. Ald. Weber did not vote as Chair. **Motion Carried.**

9. Adjournment

Motion by Ald. Gehm, second by Ald. Bongard to adjourn the meeting at 8:30 pm.

Voice Vote: Ayes: Ald. Silkaitis, Ald. Foulkes, Ald. Bongard, Ald. Gehm, Ald. Spellman, Ald. Pietryla, Ald. Wirball, Ald. Bessner. Nays: None. Absent: Ald. Muenz. Ald. Weber did not vote as Chair. **Motion Carried.**

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC3

Title:	Motion to Approve An Ordinance Amending Ordinance No. 2005-Z-9 (Brownstone PUD, Milestone Row) and Granting Approval of a PUD Preliminary Plan for River 504 Rowhomes
Presenter:	Russell Colby, Community Development Director

Meeting: City Council**Date:** September 8, 2025**Proposed Cost:****Budgeted Amount:****Not Budgeted:** **Executive Summary** (if not budgeted please explain):

On 9/8/25, the Planning & Development Committee voted 5-3 to recommend approval of the River 504 Rowhomes project as presented. The Committee did not incorporate the Plan Commission recommendation to remove a parking stall to add a landscape island. However, there was discussion about potential changes to the streetscape plans and a request to review these changes prior to City Council action on the project.

Background regarding First Street Redevelopment streetscape design:

The original First Street streetscape design included alternating raised planter beds with trees and tree grates. This design received feedback that the walking path was too narrow, there was no usable space on the sidewalk, and the extensive street trees blocked visibility of the buildings and grew into balconies. As a result, over time some trees were removed and not replaced. Tree grates are used in some locations, however these are not the preferred option for tree health or longevity, and may require regular tree replacement.

In later phases of First Street, more priority was placed on wider pedestrian paths, reduced path obstructions, and trees in larger planter beds outside of the sidewalk zone. The extent of paver brick vs. concrete has varied depending on the location and surrounding uses.

Follow-up to Comments on River 504 Rowhomes plan from P&D Discussion:

1. All Paver Brick sidewalk on First Street: This change will increase the Public Improvement Budget for reimbursement by approximately \$12,000.
2. Tree Grates on First Street: The developer has provided a concept sketch to add 4 trees in tree grates (attached). To maintain the walking path, the sidewalk would be widened at the tree locations. The developer's landscape designer has expressed concern with this design and has provided a letter (attached). The cost to widen the sidewalk and add the trees and tree grates would increase the Public Improvement Budget for reimbursement by approximately \$11,000. The developer is willing to incorporate this change if directed by the Council, but the trees would not be warrantied.
3. Prairie Street Trees: There are no viable options to relocate the proposed sanitary sewer within the parkway- there is a watermain running along the sidewalk and a storm sewer running along the street curb. The developer explored boring the sewer, however, this would not be feasible given the depth required and the likely presence of bedrock. The only option to reroute the sewer would be through the street, which would require further engineering design and evaluation. This would be more costly and may require a street closure for construction.

Alternatives that can be considered:

- a. Replace the trees with new trees that are larger caliper than typical newly planted trees.
- b. Replace the 3 trees with more than 3 trees, as room appears to be available in the parkway
- c. Explore whether a tree spade can be used to temporarily remove and replant the trees.

During final engineering review, staff and the developer can determine which of these three options is most optimal.

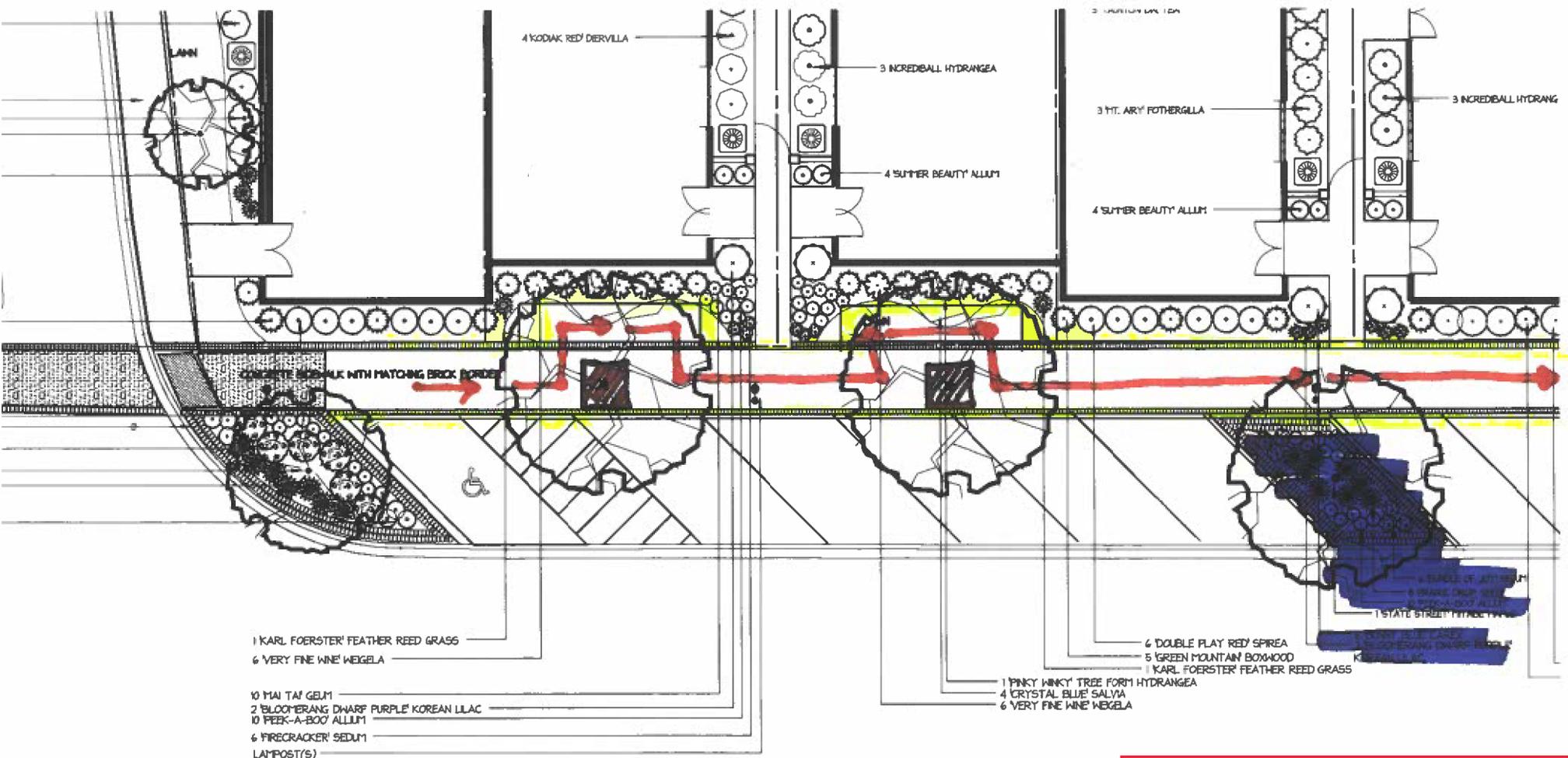
The Council can review and consider incorporating these items into a motion.

Attachments (please list):

Tree grate concept sketch, Landscape designer letter, Utility Plan with Notes, Ordinance

Recommendation/Suggested Action (briefly explain):

Vote on the Ordinance.



→ = foot traffic

▨ = tree grate

--- = sidewalk borders

Concept to add tree grates and widen sidewalk

Would add 4 total tree grates & trees along First Street



September 11, 2025

Dear Commissioners and City Council Members,

As the Senior Landscape Designer for the River 504 project, I am writing to share some concerns regarding the request to add four parkway trees along the west side of the building between the parking curb and the structure.

I explored several design adjustments to accommodate tree grates in this space, but unfortunately, the available square footage makes this solution unworkable. To create the necessary clearance, sidewalks would need to shift east into private garden areas, resulting in an awkward “zig-zag” walking path between public and private spaces. In addition, the distance from the building to the outer sidewalk edge is only about 13 feet—an area too narrow to support healthy canopy growth for large shade trees without significant, ongoing pruning.

Beyond spacing limitations, planting trees in tree grates poses long-term concerns. Each tree would be confined to roughly 125 square feet of soil, severely limiting root development and access to resources. This often leads to poor health, stunted growth, and premature decline, with many trees requiring replacement within 3–5 years. At current prices, replacing four shade trees could cost the City approximately \$4,000 every few years, creating an ongoing expense with little long-term benefit.

While it is true that some trees currently grow in grates throughout the City, many of these examples—such as Callery Pears—are invasive and exceptionally resilient, while others like Elms and Honeylocusts often appear stunted or disfigured. These outcomes highlight the challenges of planting in such restrictive conditions.

For the River 504 project, I have carefully selected over 15 trees suited to urban conditions and chosen with future size, health, and diversity in mind. Additionally, I have recommended three resilient native replacements should the existing red maples along Prairie Street require removal during construction. These selections will strengthen the City’s tree canopy, support biodiversity, and reduce long-term maintenance needs.

I would be happy to answer any questions you may have regarding the layout or plant selections. My goal is to ensure that the River 504 project not only looks beautiful upon completion but also contributes meaningfully to the long-term health and sustainability of our community landscape.

Thank you for your time,

Meagan Provencher

Sr. Landscape Designer

Horticulturist

Illinois Certified Nursery Professional

City of St. Charles, Illinois
Ordinance No. 2025-Z-

An Ordinance Amending Ordinance No. 2005-Z-9 (Brownstone PUD, Milestone Row) and Granting Approval of a PUD Preliminary Plan for River 504 Rowhomes

WHEREAS, on or about March 13, 2025, Julie Salyers of J&B Builders, Inc. (the “Applicant”) filed petitions for: 1) Amendment to Special Use for Planned Unit Development Ordinance No. 2005-Z-9 “An Ordinance Amending Ordinance 2000-Z-23 (Brownstone PUD) (“Milestone Row”); and 2) PUD Preliminary Plan, both for the real estate legally described in Exhibit “A” attached hereto and incorporated herein (the “Subject Property”), for the purpose of constructing four two-unit dwellings; and,

WHEREAS, Notice of Public Hearing on said petition for Amendment to Special Use for Planned Unit Development was published on or about July 19, 2025 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, the public hearing pursuant to said Notice was rescheduled from August 5, 2025 to August 19, 2025 and the Plan Commission conducted said public hearing on or about August 19, 2025 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan petitions on or about August 19, 2025; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about September 8, 2025; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.
2. That passage of this Ordinance shall constitute approval of an Amendment to Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal

Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Amendment to Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. That Section 1. B. "Uses" of Ordinance No. 2005-Z-9 is hereby amended for the Subject Property as follows:

"Two-Family Dwelling shall be a permitted use on the Subject Property. The Subject Property shall not be subject to residential ground floor use restrictions contained in this Section if developed with Two-Family Dwellings."

4. That Exhibit "II-A" of Ordinance No. 2005-Z-9 is hereby amended for the Subject Property as follows:

"Two-Family Dwelling shall be an additional permitted use on the Subject Property."

5. That Section 1. C. "Bulk Requirements" of Ordinance No. 2005-Z-9 is hereby amended for the Subject Property as follows:

1. Front yard: Three feet (3') minimum from west lot line (First Street right-of-way line), as depicted on the PUD Preliminary Plan.
5. Building Height: Maximum fifty-seven feet (57'), to the extent depicted on the PUD Preliminary Plan.

6. That Section 1.D. "Off-Street Parking and Loading" of Ordinance No. 2005-Z-9 is hereby amended regarding on-street parking spaces along First Street, as follows:

"A minimum of fifteen (15) on-street parking spaces along First Street adjoining the Subject Property shall be required."

7. That passage of this Ordinance shall constitute conditional approval of the PUD Preliminary Plan, incorporated herein as Exhibit "B", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Engineering Plans for River 504 Rowhomes; Merit Corp; revisions dated 7/11/2025
- Landscape Plan / Streetscape Plan; Wasco Nursery & Garden Center; revisions dated 05/2025
- Photometric Site Plan; Lighting Digest; dated 7/17/2025
- Electrical Plan; 3S; revisions dated 8/28/2025
- Building Elevations; Allen Pepa Architects; dated 7/7/2025

- Preliminary Plat of River 504 Rowhomes Subdivision; Merit Corp; revisions dated 7/11/2025

8. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended or enacted.

9. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of September 2025.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of September 2025.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of September 2025.

Clint Hull, Mayor

Attest:

Jessica Bridges, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 14, 15 AND PARCEL 9 IN BROWNSTONE IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 DOCUMENT 2001K000149.

Permanent Tax No: 09-34-136-003; 09-34-136-002; 09-34-136-001

EXHIBIT “B”

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
1. **To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 2. **To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 4. **To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 5. **To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 6. **To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 7. **To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The modification to the existing approved PUD from 2005 maintains the purpose of the requirements established in Section 17.04.400 of the Zoning Ordinance. Currently vacant, undeveloped open space, the proposed development will serve as part of the southern gateway to downtown by providing residential housing, extension of the streetscape and on street public parking. The architectural style and orientation of each building façade and the building silhouettes of the proposed development blend the existing Milestone Row PUD with the previously approved Brownstone PUD, resulting in four free standing buildings rising four stories in height. The building height is comparable to the Milestone 1 building located north of the property while the free-standing buildings reflect the Brownstone residential units located east of the property. In addition, the free-standing buildings decrease the mass of the structure and allow additional green space and extensive landscaping between the buildings. Finally, the architectural design includes a “four sided” building with a timeless urban style that will compliment the existing surrounding buildings.

- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
- A. **Conforming to the requirements would inhibit creative design that serves community goals, or**

B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**
- 4. The buildings within the PUD offer high quality architectural design.**
- 5. The PUD provides for energy efficient building and site design.**
- 6. The PUD provides for the use of innovative stormwater management techniques.**
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
- 9. The PUD preserves historic buildings, sites or neighborhoods.**

Conforming to the requirements of the existing PUD would be impractical in current market conditions. Prior to this proposal, a mixed-use condominium building was designed for the site. A cost analysis deemed the development was not feasible. The four stand-alone two-family buildings we are proposing with up to 4,500 sf of interior finished space per unit, will have a more residential style of construction with wood framing, more simplistic mechanical, electrical and plumbing systems and no common space to build. The proposed development is very similar to the previously approved Brownstone PUD. The building height has been increased so that it is comparable to the Milestone 1 building located north of the development to provide a continuance of the streetscape along S 1st Street. With the increase in building height, additional interior finished space can be offered for each unit, allowing a reduction in the number of units on the site as compared to the previously approved ten units, providing less bulk and more green space while maintaining the feasibility of the development.

1. Proposed site plan promotes and extends pedestrian traffic with the extension of the existing sidewalk with paver accents from the property located to the north. The proposed offsite sidewalk will also connect the existing sidewalk along Prairie Street to the bike path along the river.
2. The stand-alone buildings have less bulk and will allow green space with landscaping between the buildings

3. The proposed landscape plan provides ample landscaping with landscaping around the entire perimeter of the property and at the Cobblestone Drive median as well as extensive landscaping between the buildings.
4. The proposed architectural style reflects a timeless urban design that contains transitional components to blend with the existing adjacent building.
5. The energy efficient components (windows, MEP equipment, electric vehicle charging stations) will be incorporated into the building construction and the landscape design includes native, low maintenance plants.
6. Not applicable, no on-site stormwater management is required.
7. A private elevator is being offered as an option for each unit; unit entries can be adapted for accessibility and handicap parking has been provided on S 1st Street.
8. No.
9. The proposed building will include quality materials comparable to the previously approve design.

iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The amendment to the special use will serve public convenience since the property currently sits undeveloped and vacant since its approval in 2005. The proposed development is similar in configuration, massing and land use as what was previously approved in the Brownstone PUD in 2000. Changes have been made to reduce the number of units from 10 to 8 and to eliminate mass by providing 4 stand-alone buildings with green space between the buildings. In addition, each unit has the option for a 2 or 3 car garage as well as driveway space that will allow parking for unit guests. The ample unit parking will contribute to public convenience as the 16 parking spaces constructed along S 1st Street will primarily be available for public use.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Because the proposed development is part of the previously approved Milestone Row PUD, existing utilities, access roads and necessary facilities are either present or will be upgraded to meet the project needs. The existing water, electrical, storm and sanitary lines are directly adjacent to the property and can be extended or modified. Access to the unit garages is being proposed from Limestone Drive. A traffic study was completed and concluded that the development will generate a low volume of peak hour traffic.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the

purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The amendment to the special use will not be injurious to the use and enjoyment of other properties in the immediate vicinity since the proposed architectural design reflects a “four sided” building that will be aesthetically pleasing to the adjacent properties on Limestone drive. In addition, by eliminating the commercial space, decreasing the number of residential units and providing ample private unit parking, residents in adjacent properties will encounter less traffic and congestion traffic at the site. The development will also provide 16 public parking spaces that can be used and enjoyed by other adjacent properties.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The amendment to the Special Use will complement the normal and orderly development and improvement of the surrounding properties by extending the streetscape along S 1st Street. The proposed height, silhouette and architectural components of the proposed stand-alone buildings are consistent with the Milestone 1 building located north of the development while still relatively similar and complimentary to the existing residential units located east of the property that were also part of the Brownstone PUD that was previously approved for this site.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The amendment to the PUD will not be detrimental to or endanger the public health, safety, comfort or general welfare. Neighborhood development is very similar to the previously approved Brownstone PUD, fits within the neighborhood, provides public parking while extending the public streetscape along S 1st Street.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed development will be constructed in accordance with the St. Charles Municipal Code except for variances requested as part of this amendment to the existing Special Use.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The amendment to the previously approved PUD will increase the tax base and economic well-being of the City with the construction of 8 residential units on existing vacant land.

v. **The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The proposed PUD conforms to the purposes and intent of the Comprehensive Plan. The configuration of the proposed buildings, building face orientation and the building silhouettes blend the currently approved PUD with the previously approved Brownstone PUD. The vehicular access, parking and land use is also in line with the Comprehensive Plan.

EXHIBIT "C"

**PUD PRELIMINARY PLAN
(13 pages)**

LEGEND

- EXISTING HANDHOLE
- EXISTING BEST POLE
- EXISTING MANHOLE
- EXISTING MANHOLE
- EXISTING CABLE TV pedestal
- EXISTING ELECTRIC pedestal
- EXISTING TELEPHONE pedestal
- EXISTING SIGN
- EXISTING SLOTTED MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER BUFFALO BOX
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VALVE
- EXISTING CONCRESSIVE TREE (DOLLAR TREE)
- EXISTING CONSPICUOUS TREE (PINKLEAF TREE)
- EXISTING ELECTRIC HANDHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING BEER OPENS HANDLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FORDIBLE
- EXISTING SIGN POLE
- CONTROL POINT - CROSS CUT

- PARCEL LINES
- EXISTING
- CENTER LINE OF RIGHT OF WAY
- EXISTING SAFETY LINE
- EXISTING STORM LINE
- EXISTING WATER MAIN LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING CONDUIT MAJOR FOOT
- EXISTING CONDUIT MINOR FOOT
- EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

BENCHMARKS

SOURCE: NAVD83, AS ESTABLISHED BY TRIMBLE VRMS NETWORK AT TIME OF TOPOGRAPHIC SURVEY. HORIZONTAL DATUM IS REFERENCING NAD 83

SITE BENCHMARK #1:
TAG BOLT ON FIRE HYDRANT LOCATED AT SOUTHWESTERLY CORNER OF SITE.
N 1300.93.9' E 988.773.9'
EL 697.17'

SITE BENCHMARK #2: (SEE SITE KEY FOR LOCATION OF OFF-SITE BM#2)
NAIL BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 635' SE OF SITE.
N 1308.948.9' E 990.090.4'
EL 701.46'

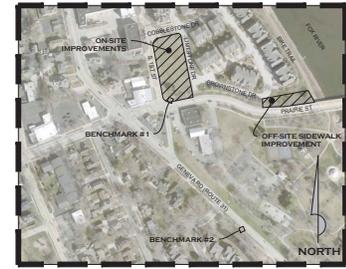
TOPOGRAPHIC SURVEY INFORMATION SHOWN FOR ON-SITE IMPROVEMENTS WAS COMPLETED BY REGIONAL LAND SERVICES. BENCHMARK INFORMATION IS SHOWN PER SAID SURVEY, AND WAS NOT COMPLETED BY MERITCORP GROUP, LLC.

TOPOGRAPHIC SURVEY INFORMATION SHOWN FOR OFF-SITE IMPROVEMENTS WAS COMPLETED BY MERITCORP GROUP, LLC ON 03/31/25

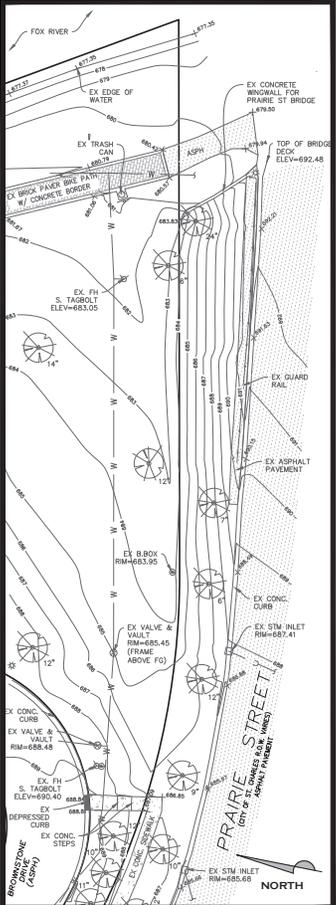
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JULIE DESIGN STAGE TICKET NUMBER: A25691350-004

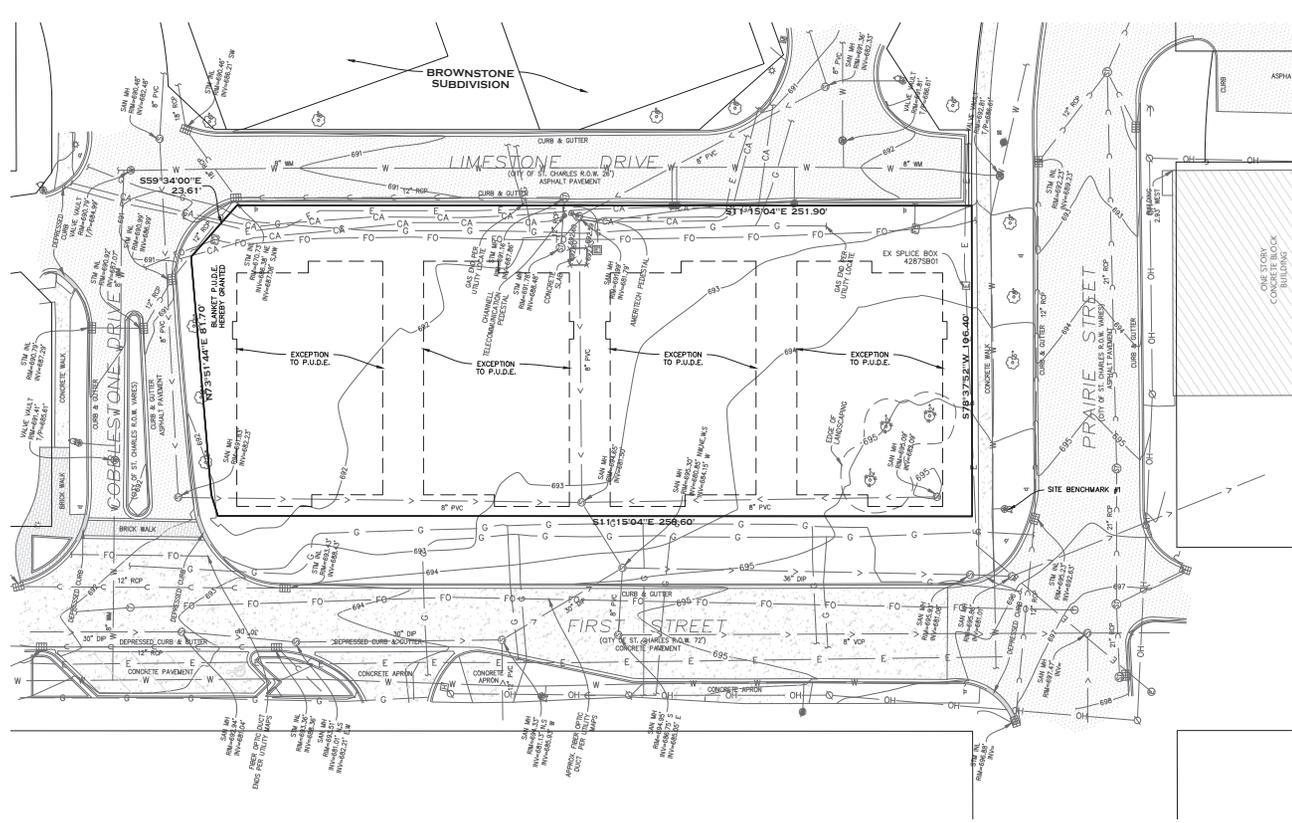
CONTACTS:
ATTOSIA AT&T DISTRIBUTION, 000-000-0000, 0116298BATT.COM
COMCAST COMMCAST INFINITY, MARTHA GERAS, 224-229-5862, MARTHA.GERAS@CABLE.COMCAST.COM
MFRISA METRO FIBERNET, LLC, 815-213-1000, BLS@DESIGNANDCONTRACT.COM
NICRISA NICOR GAS UTILITY CONSULTANT GROUP, 630-388-2362
SCHISA ST. CHARLES, CITY OF, ERIC CROGHAN, 635-762-7079, MAPS@STCHARLES.IL.GOV



SITE KEY
NTS



OFF-SITE SIDEWALK IMPROVEMENT
SCALE: 1"=20'



ON-SITE IMPROVEMENTS

SCALE: 1"=20'

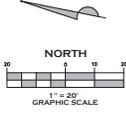
GIVEN UNDER MY HAND AND SEAL ON THIS 5TH DAY OF MARCH, 2025.

John D. Spivey, P.L.S.
JOHN D. SPIVEY, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3868
CURRENT LICENSE EXPIRES NOVEMBER 30, 2026.



NOTE

EXISTING ON-SITE TOPOGRAPHIC SURVEY WAS COMPLETED BY REGIONAL LAND SERVICES ON 12/21/21
EXISTING OFF-SITE TOPOGRAPHIC SURVEY WAS COMPLETED BY MERITCORP GROUP, LLC ON 03/31/25
EXISTING UTILITY SURVEY WAS UPDATED BY MERITCORP GROUP, LLC ON 02/06/25



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DATE	DESCRIPTION
05/22/25	REV'D PER CLIENT & PER CITY OF ST. CHARLES
07/11/25	REV'D PER CITY OF ST. CHARLES

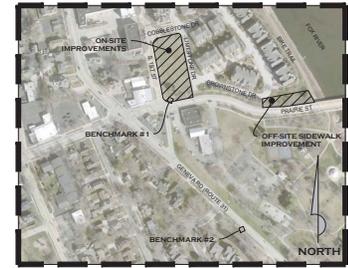
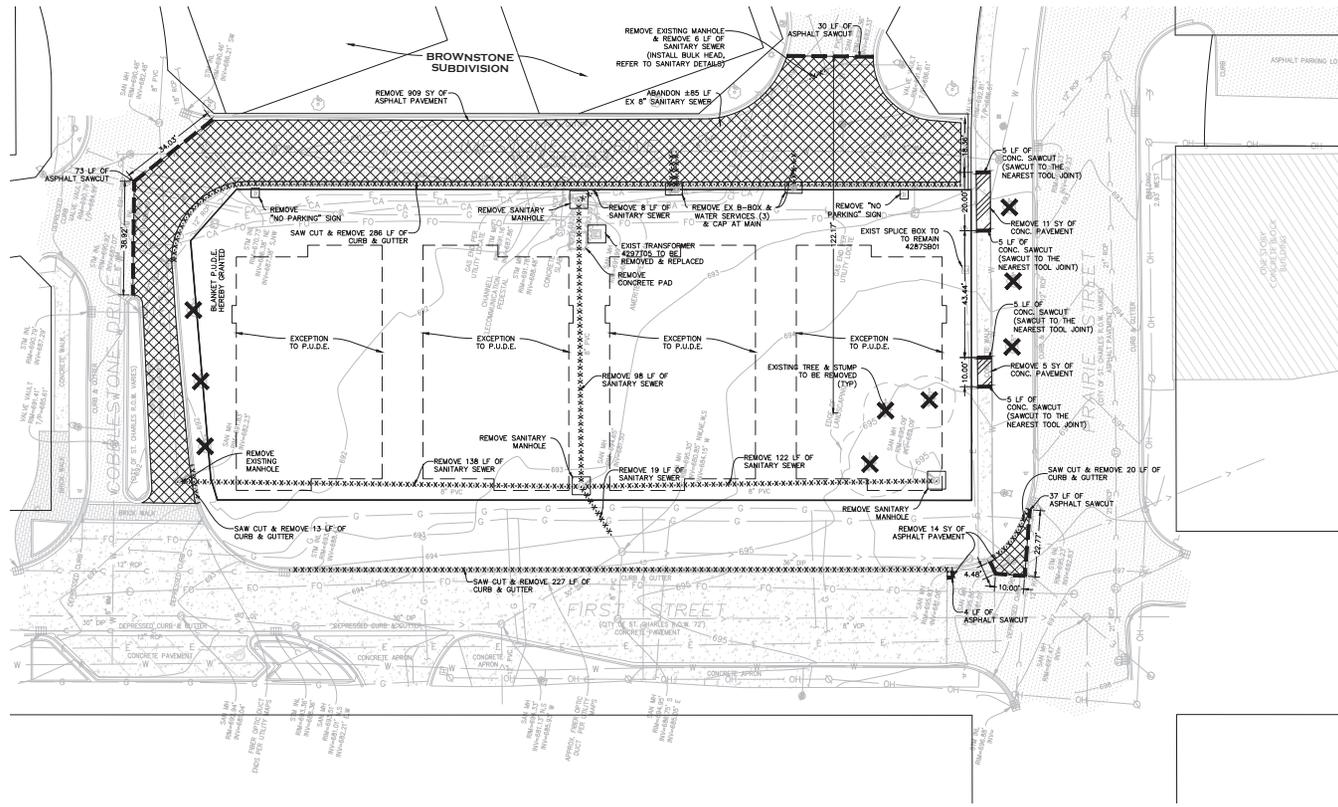
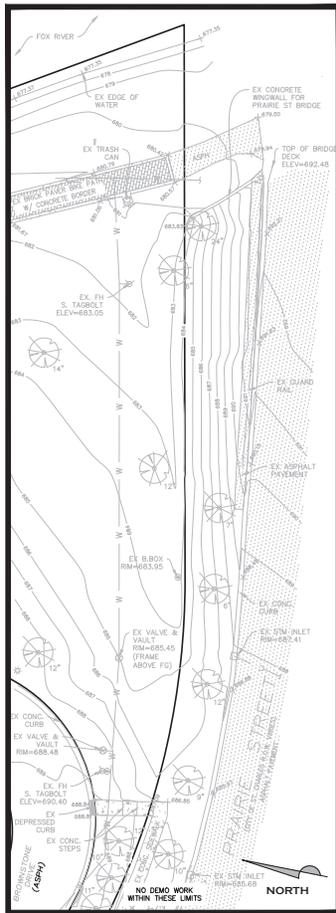
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 Other Office Locations:
 Gurnee, IL

RIVER 504 ROWHOMES
402 - 542 SOUTH 1ST STREET
ST. CHARLES, ILLINOIS
PRELIMINARY ENGINEERING PLANS
EXISTING CONDITIONS PLAN
NOT FOR CONSTRUCTION

PROJECT NO.	M24183
DRAWN BY:	ZDS
CHECKED BY:	TDR
SHEET NO.	C2 / 6

LEGEND

- REMOVE ITEM
- SAWCUT BACK OF CURB
- FULL DEPTH SAWCUT PAVEMENT
- ▨ REMOVE ASPHALT PAVEMENT
- ▨ REMOVE CONC. PAVEMENT
- X REMOVE TREE



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DATE	DESCRIPTION
07/11/25	REV'D PER CITY OF ST. CHARLES
05/22/25	REV'D PER CLIENT & PER CITY OF ST. CHARLES
07/11/25	REV'D PER CITY OF ST. CHARLES

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RIVER 504 ROWHOMES
402 - 542 SOUTH 1ST STREET
ST. CHARLES, ILLINOIS
 PRELIMINARY ENGINEERING PLANS
 DEMOLITION AND REMOVALS
 NOT FOR CONSTRUCTION

PROJECT NO.	M24183
DRAWN BY:	ZDS
CHECKED BY:	TDR
SHEET NO.	C3 / 6

LEGEND

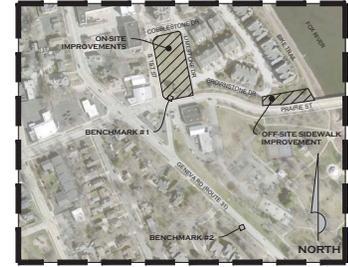
	DEPRESSED CURBS AND GUTTER (SEE DETAIL SHEET)
	REVERSE PITCH CURBS AND GUTTER (SEE DETAIL SHEET)
	HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)
	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)
	CONCRETE PAVEMENT (SEE DETAIL SHEET)
	PROPERTY LINE
	EDGE OF STRIPE
	CENTER OF STRIPE
	BUILDING
	BACK OF CURB
	EDGE OF WALK
	RADIUS

NOTES

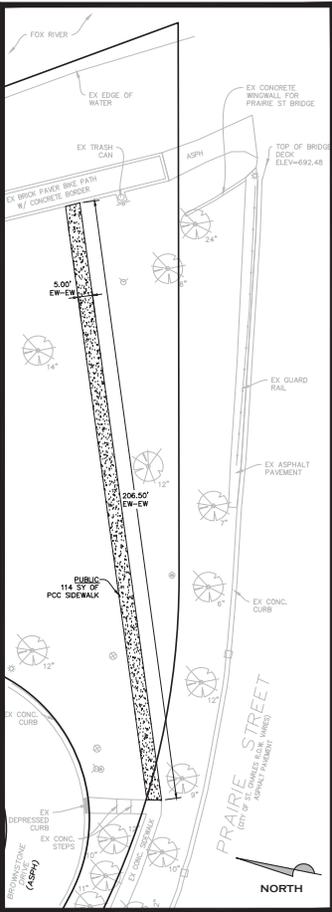
1. REFER TO CITY OF ST. CHARLES ENGINEERING DESIGN DETAILS FOR ALL SIDEWALK, PAVEMENT AND UTILITY DETAILS.
2. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND PRIVACY WALL DETAILS.
3. REFER TO PRELIMINARY PLAT FOR LOT DIMENSIONS & ZONING.
4. TRENCH BOX MAY BE REQUIRED TO CONSTRUCT PORTIONS OF THE SANITARY SEWER IN THE PRAIRIE STREET RIGHT-OF-WAY.

PE CALC

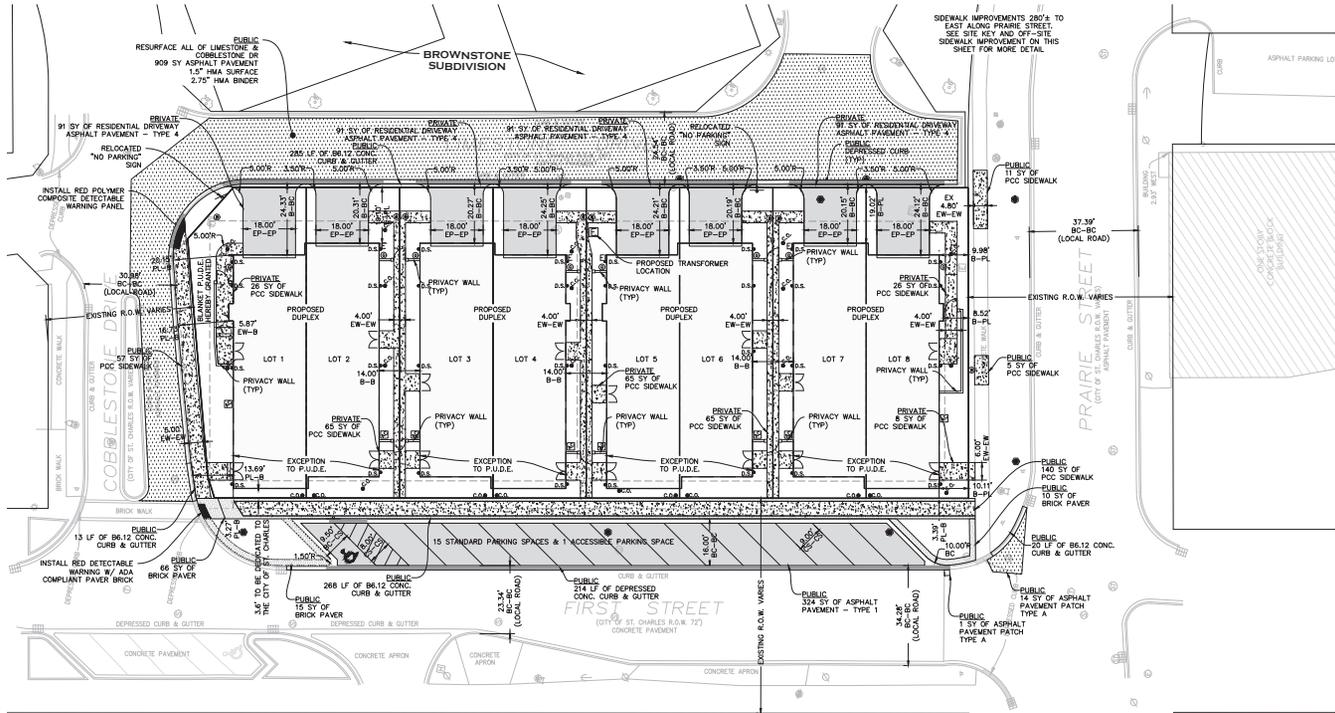
USING THE "SINGLE FAMILY HOME" DESIGNATION FROM THE IEPA @ 3.5 CAPITA * 100 GPCAPITA.
THE PE FOR EACH OF THE UNITS (1 THRU 6) = 309 GPD EACH FOR A TOTAL OF 2,800 GPD



SITE KEY
NTS

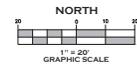


OFF-SITE SIDEWALK IMPROVEMENT
SCALE: 1"=20'



ON-SITE IMPROVEMENTS

SCALE: 1"=20'



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DATE	DESCRIPTION
07/11/25	REV D PER CITY OF ST. CHARLES
09/22/25	REV D PER CLIENT & PER CITY OF ST. CHARLES
07/11/25	REV D PER CITY OF ST. CHARLES

MeritCorp
 Environmental Planning - Surveying - Environmental
 4222 Meridian Parkway, Suite 112
 Aurora, IL 60504
 Office: 630.454.6655
 Lic. No. 184-006860
 www.meritcorp.com
 Other Office Locations:
 Gurnee, IL



RIVER 504 ROWHOMES
402 - 542 SOUTH 1ST STREET
ST. CHARLES, ILLINOIS
PRELIMINARY ENGINEERING PLANS
PROPOSED GEOMETRY

PROJECT NO.	M24183
DRAWN BY:	ZDS
CHECKED BY:	TDR
SHEET NO.	C4 / 6

NOT FOR CONSTRUCTION

LEGEND

- DEPRESSED CURBS AND GUTTER (SEE SOCIAL SHEET)
- REVERSE PITCH CURBS AND GUTTER
- GRADING CONTOUR
- EMERGENCY OVERLAND FLOOD ROUTE
- DRAINAGE FLOW ARROW
- TOP OF FOUNDATION
- GARAGE FLOOR
- TOP OF STEP
- BOTTOM OF STEP
- EDGE OF PAVEMENT
- TOP OF CURB
- TOP OF DEPRESSED CURB
- MATCH EXISTING
- TOP OF WALL
- BOTTOM OF WALL
- HIGH WATER LEVEL
- NORMAL WATER LEVEL

BENCHMARKS

SOURCE: NAVD83, AS ESTABLISHED BY TRIMBLE VRS NETWORK AT TIME OF TOPOGRAPHIC SURVEY. HORIZONTAL DATUM IS REFERENCING NAD 83

SITE BENCHMARK #1:
TAG BOLT ON FIRE HYDRANT LOCATED AT SOUTHWESTERLY CORNER OF SITE.
N 1,900,513.9' E 988,173.9'
EL 697.17'

SITE BENCHMARK #2: (SEE SITE KEY FOR LOCATION OF OFF-SITE BM#2)

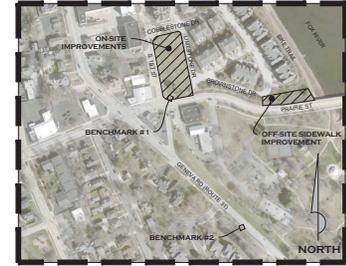
NW BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 630' SE OF SITE.
N 1,908,846.5' E 990,000.4'
EL 701.40'

TOPOGRAPHIC SURVEY INFORMATION SHOWN FOR ON-SITE IMPROVEMENTS WAS COMPLETED BY REGIONAL LAND SERVICES. BENCHMARK INFORMATION IS SHOWN PER SAID SURVEY, AND WAS NOT COMPLETED BY MERITCORP GROUP, LLC.

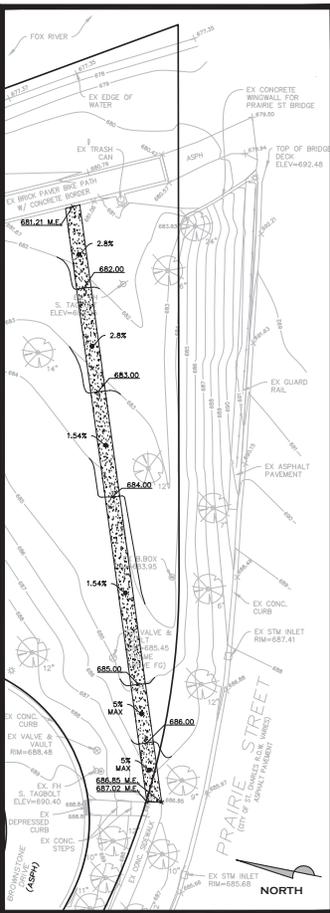
TOPOGRAPHIC SURVEY INFORMATION SHOWN FOR OFF-SITE IMPROVEMENTS WAS COMPLETED BY MERITCORP GROUP, LLC ON 03/10/25

NOTES

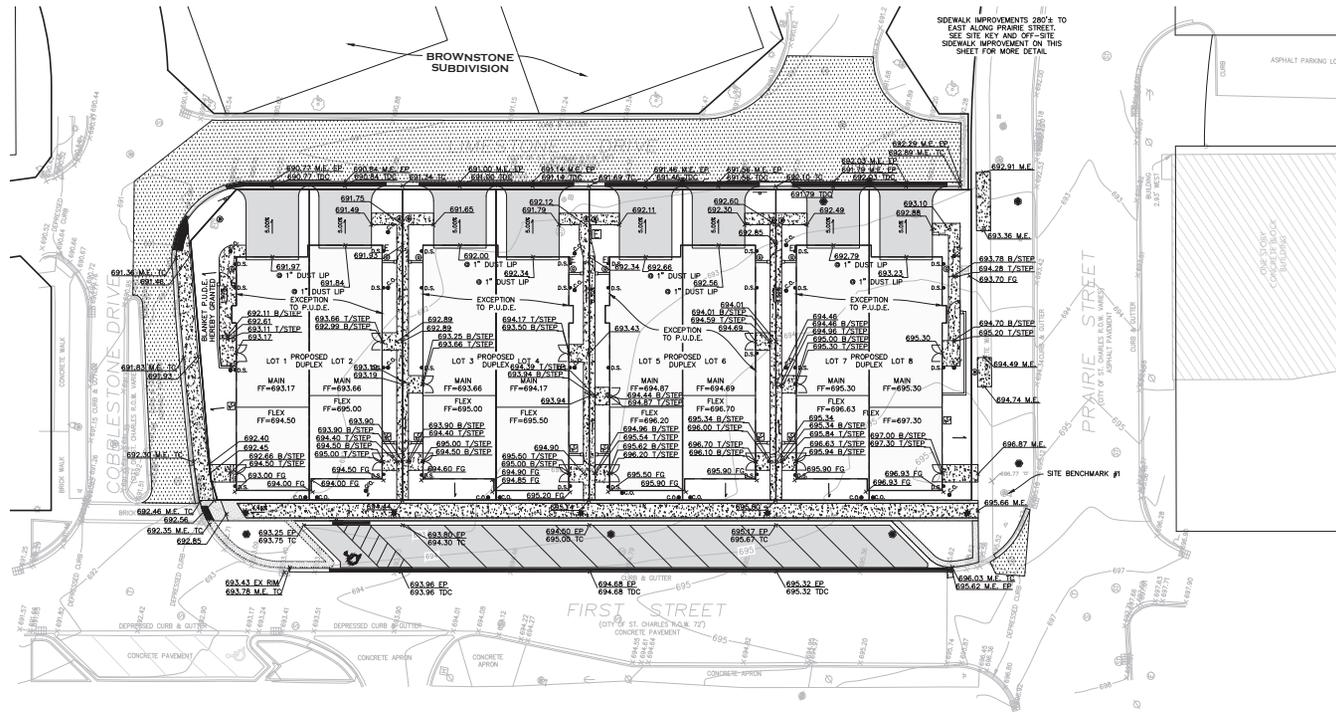
1. STORMWATER MANAGEMENT FACILITIES INCLUDING DETENTION, BMP'S ARE NOT REQUIRED FOR THIS DEVELOPMENT.



SITE KEY
NTS



OFF-SITE SIDEWALK IMPROVEMENT
SCALE: 1"=20'



ON-SITE IMPROVEMENTS
SCALE: 1"=20'

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DATE	DESCRIPTION
05/22/25	REV'D PER CLIENT & PER CITY OF ST. CHARLES
07/11/25	REV'D PER CITY OF ST. CHARLES

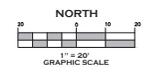
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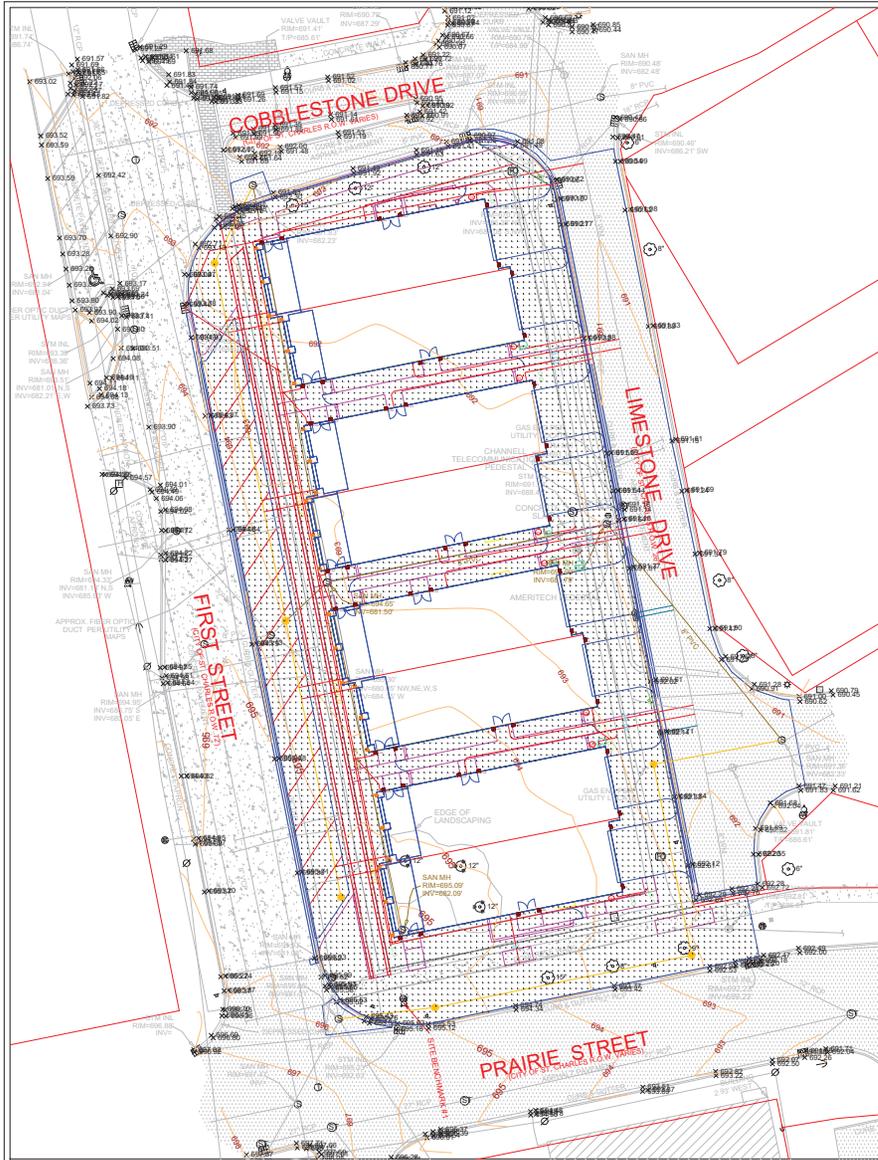


RIVER 504 ROWHOMES
402 - 542 SOUTH 1ST STREET
ST. CHARLES, ILLINOIS

PRELIMINARY ENGINEERING PLANS
PROPOSED GRADING PLAN
NOT FOR CONSTRUCTION

PROJECT NO.	M24183
DRAWN BY:	ZDS
CHECKED BY:	TDR
SHEET NO.	C6 / 6





Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	48	WAC LIGHTING WS-W230411	WS-W230411-CS(3000K)	0.850	476	16.4157	787.954
	24	WAC LIGHTING WS30405	WS-W230405-CS(3000K)	0.850	444	16.3008	391.219

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	0.16	0.5	0.0	N.A.	N.A.

Notes:

- Mount Heights = MH as shown
- No minor obstructions included in calculations
Obstructions will affect footcandle levels

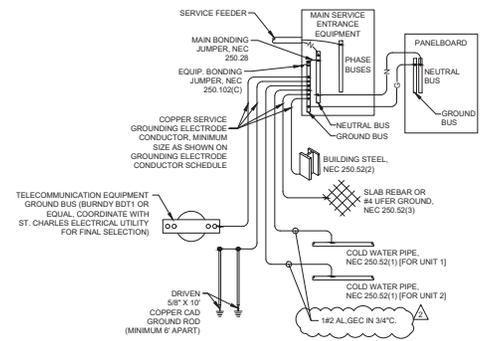
	The Lighting Digest 210 W. State Street Geneva, IL 60134 (833) 566-2274 Email Address: info@TheLightingDigest.com
	Project No: 250275
Drawn By: Jeff Cascarelli	Date: 7/17/2025
Scale: 1" = 20ft	
<small>Disclaimer: This document is prepared by The Lighting Digest for informational purposes. The Lighting Digest makes no representation or warranty regarding the accuracy, reliability, or completeness of the information contained herein. The user of this data assumes full responsibility for its use and any consequences thereof. The Lighting Digest is not responsible for any errors or omissions in this document. The Lighting Digest is not a lighting design firm and does not provide lighting design services. The Lighting Digest is not a lighting design firm and does not provide lighting design services. The Lighting Digest is not a lighting design firm and does not provide lighting design services.</small>	

ELECTRICAL LEGEND

POWER	FIRE ALARM	ELECTRICAL ABBREVIATIONS
<p>DUPLEX RECEPTACLE ABOVE COUNTER DUPLEX RECEPTACLE DOUBLE DUPLEX RECEPTACLE ABOVE COUNTER DOUBLE DUPLEX RECEPTACLE FLOOR DUPLEX RECEPTACLE FLOOR DOUBLE DUPLEX RECEPTACLE SPECIAL RECEPTACLE PANEL BOARD E-CONNECTION - CEILING / WALL SURGE PROTECTION DEVICE DIRECT EQUIPMENT CONNECTION WITH THERMAL RATED DISCONNECT SWITCH</p>	<p>FIRE ALARM SMOKE DETECTOR FIRE ALARM STAND ALONE SMOKE DETECTOR</p> <p>MISCELLANEOUS</p> <p>JUNCTION BOX - CEILING/WALL MOUNTED PULL BOX CONDUIT CONCEALED IN WALL, CEILING OR UNDERGROUND. CENTER LINES DENOTE UNDERGROUND/IN FLOOR CONDUIT. DASHED LINES DENOTE DEMOLITION. ARROWHEAD DENOTES HOMERUN TO PANEL. SLASHES DENOTE QUANTITY OF CONDUCTORS. DOT DENOTES GROUND. LONG SLASH DENOTES NEUTRAL CONDUCTOR. SHORT SLASH DENOTES PHASE CONDUCTOR. SWITCH LEG OR CONTROL. FLEXIBLE CONDUIT WHIP - MAX 6" 0" IN LENGTH</p> <p>METER FUSED SWITCH CIRCUIT BREAKER ENCLOSED CIRCUIT BREAKER FUSED SWITCH DISCONNECT SWITCH FUSED DISCONNECT SWITCH COMBINATION STARTER DISCONNECT SWITCH W/ H.O.A.</p>	<p>ACP ACCESS CONTROL PANEL ADR AREA OF RESCUE AFF ABOVE FINISHED FLOOR BOH BACK OF HOUSE C CEILING MOUNTED CL CENTER LINE CKT CIRCUIT DP DISTRIBUTION PANEL EC ELECTRICAL CONTRACTOR EM EMERGENCY EX EXISTING ETR EXISTING TO REMAIN ER EXISTING RELOCATED FAC FIRE ALARM CONTRACTOR FPC FIRE PROTECTION CONTRACTOR GC GENERAL CONTRACTOR GFI GROUND FAULT CIRCUIT INTERRUPTER HD HAND DRYER LVC LOW VOLTAGE CONTRACTOR MDP MAIN DISTRIBUTION PANEL MC MECHANICAL CONTRACTOR MT MOUNT NL NIGHT LIGHT PC PLUMBING CONTRACTOR PL PILOT LIGHT SM SURFACE MOUNT TC TIMECLOCK TGB TELECOMMUNICATIONS GROUND BUS TTC TELEPHONE TERMINAL CABINET W WALL MOUNT AT 48" A.F.F. WP WEATHERPROOF</p>
<p>LOW VOLTAGE</p> <p>VOICE/DATA OUTLET ABOVE COUNTER VOICE/DATA OUTLET FLOOR / CEILING VOICE/DATA OUTLET DATA OUTLET FLOOR / CEILING VOICE/DATA OUTLET VOICE OUTLET FLOOR / CEILING VOICE OUTLET</p>		
<p>LIGHTING</p> <p>SWITCH DIMMER SWITCH 3-WAY SWITCH 4-WAY SWITCH VACANCY SENSOR (WALL MOUNT) OCCUPANCY SENSOR (WALL MOUNT) LOW VOLTAGE MOMENTARY CONTACT SWITCH TIME CLOCK OVER RIDE SWITCH VACANCY SENSOR (CEILING) OCCUPANCY SENSOR (CEILING) DAYLIGHT SENSOR (CEILING) BATTERY EMERGENCY LIGHT (WALL MOUNT) BATTERY EMERGENCY LIGHT (CEILING MOUNT) EXIT SIGN UPPERCASE LETTER DENOTES FIXTURE TAG LOWERCASE LETTER DENOTES SWITCH DESIGNATION</p>		
<p>ANNOTATION</p> <p>KEYED NOTE TAG KEYED NOTE TAG REVISION NOTE TAG</p>		

LINE WEIGHT LEGEND

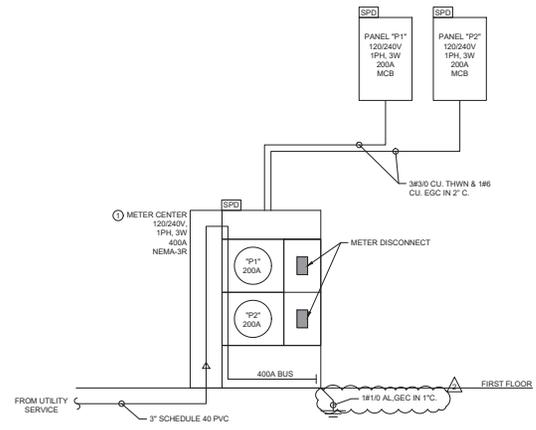
---	NEW
---	EXISTING
---	DEMO



2 SERVICE GROUNDING SYSTEM DIAGRAM
SCALE: N.T.S.

ELECTRICAL SHEET INDEX

SHEET NO.	SHEET NAME	SCALE
E0.0	ELECTRICAL COVER SHEET	N.T.S.
E1.0	ELECTRICAL SITE PLAN	1/16" = 1'-0"
E2.0	ELECTRICAL SCHEDULES	N.T.S.



1 ELECTRICAL ONE-LINE DIAGRAM (TYP. FOR 4)
SCALE: N.T.S.

ELECTRICAL ONE - LINE DIAGRAM GENERAL NOTES:

- PROVIDE NECESSARY METERING FACILITIES INCLUDING METER SOCKET, CURRENT-TRANSFORMER (CT) CABINET, COORDINATE WITH LOCAL UTILITY: CONDUIT, AND OTHER WORK FOR METERING REQUIRED BY THE LOCAL UTILITY COMPANY.
- UPON SUBSTANTIAL COMPLETION, THE ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL ALLOW, AT THE ENGINEER'S DISCRETION, FOR THE INSPECTION OF NEW WORK BEFORE ENERGIZING.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE MAXIMUM AVAILABLE FAULT CURRENT FIELD LABELING TO SERVICE EQUIPMENT IN ACCORDANCE WITH NEC 110.24. REFER TO PANEL SCHEDULE ON SHEET E5.0 FOR THE KAIC RATING OF THE PANEL.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL INDICATED EQUIPMENT TO CODE-COMPLIANT CLEARANCES. PROVIDE SUBMITTALS AS INDICATED ON SPECIFICATIONS TO PROPERLY COORDINATE PHYSICAL LOCATIONS OF NEW AND/OR EXISTING EQUIPMENT.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUIT DIRECTORY OR CIRCUIT IDENTIFICATION FOR PANELBOARDS AND SOURCE OF SUPPLY FOR SWITCHBOARDS AND PANELBOARDS SUPPLIED BY A FEEDER.
- ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES AND MOTOR CONTROL CENTERS SHALL BE FIELD-MARKED WARNING QUALIFIED PERSONNEL OF THE POTENTIAL ARC FLASH HAZARD AND APPROPRIATE PPE IS REQUIRED PER NEC ART. 110 AND NFPA-70E-2000.
- PANELBOARD MOUNTING HEIGHT SHALL NOT EXCEED 6'-6" FROM FINISHED FLOOR TO CENTER OF TOP BREAKER.
- ALL FLOOR MOUNTED EQUIPMENT INCLUDING SWITCHBOARDS, DISTRIBUTION PANELS, TRANSFORMERS, AND TRANSFER SWITCHES SHALL BE MOUNTED ON 4" CONCRETE PADS.
- VOLTAGE DROP FOR BRANCH CIRCUITS AND FEEDERS SHALL NOT EXCEED 3% FROM SOURCE OF ORIGIN TO FURTHEST TERMINATION POINT.
- ALL NEW ELECTRICAL EQUIPMENT SHALL BE UL LISTED OR APPROVED BY CITY RECOGNIZED ELECTRICAL TESTING COMPANY.
- FEEDER LENGTHS ARE SHOWN FOR VOLTAGE DROP AND FAULT CURRENT CALCULATIONS PURPOSES ONLY. DO NOT USE FOR BIDDING PURPOSES. CONTRACTOR SHALL FIELD VERIFY ACTUAL PATH OF ANY AND ALL FEEDER LENGTHS PRIOR TO BID.
- TERMINATION PROVISIONS FOR ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.14(C)(1).
- SURGE PROTECTIVE DEVICE IN SERVICE ENTRANCE PANEL SHALL BE UL 1449 3RD EDITION TYPE 2 FOR SERVICE ENTRANCE.
- TO MEET REQUIREMENTS FOR A MASTER-LABELLED INSTALLATION, FURNISH AND INSTALL SURGE PROTECTIVE DEVICES ON BUILDING POWER INCOMING AND OUTGOING CIRCUITS, COMMUNICATION, AND SIMILAR SYSTEMS PROTECTORS AS NECESSARY PER STANDARDS.
- COORDINATE CIRCUIT BREAKER AND BRANCH CIRCUIT SIZES WITH SPD MANUFACTURER REQUIREMENTS BASED ON NEC 280.67.

ELECTRICAL ONE - LINE DIAGRAM KEY NOTES:

- METER CENTER SHALL BE APPROVED BY ST. CHARLES MUNICIPAL ELECTRIC UTILITY COMPANY. COORDINATE EXACT LOCATION & MOUNTING HEIGHT ON FIELD WITH ST. CHARLES MUNICIPAL ELECTRIC UTILITY COMPANY.

ALLEN PEPA ARCHITECTS
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EXP: 11-30-2025

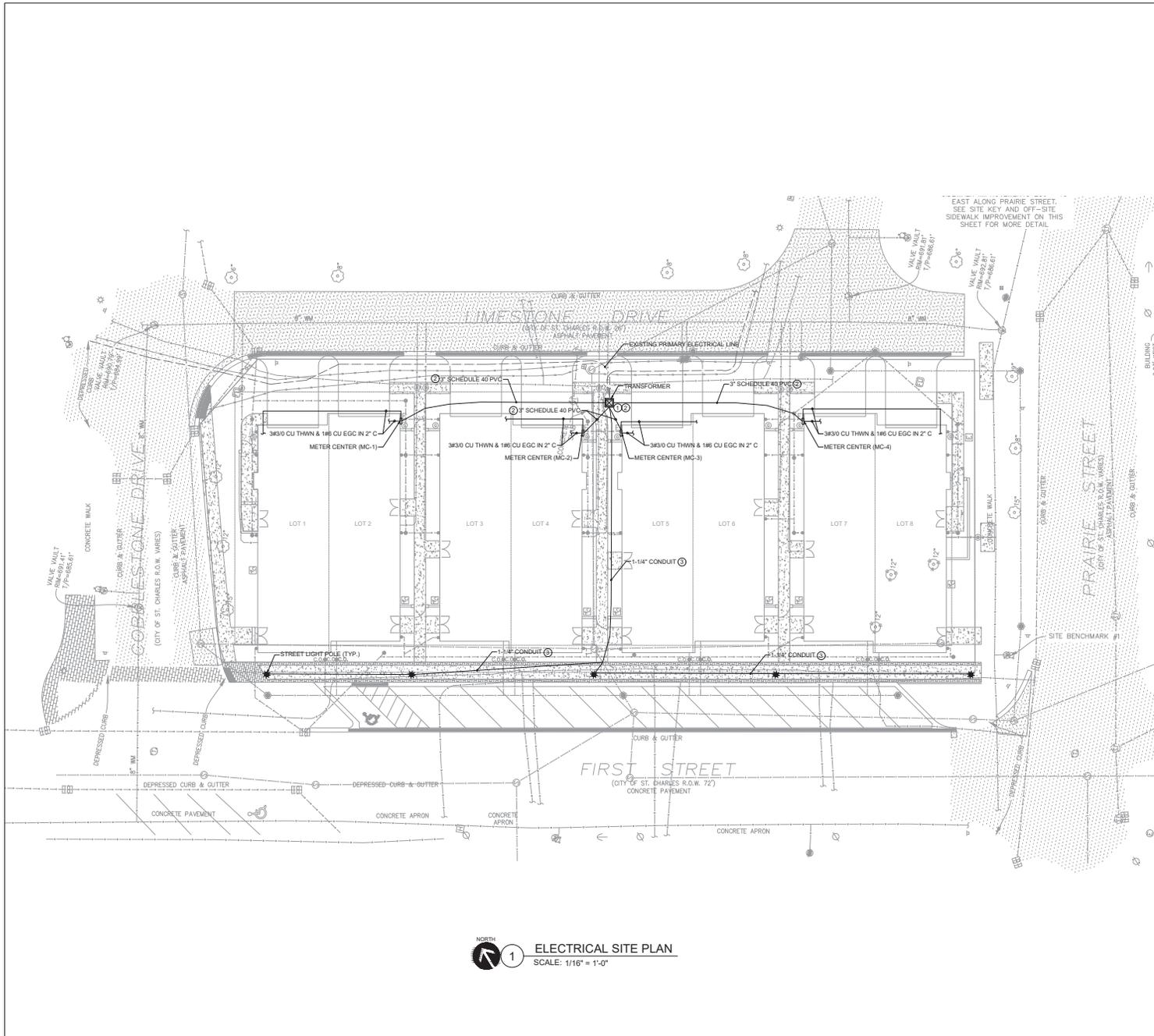
RIVER 504 ROW HOMES
402-542 SOUTH 1ST STREET
ST CHARLES, ILLINOIS

Submitted Design:
Design Development
Bidding
Permit
ISSUE DATE:
POST BID/PERMIT REVISIONS:

No.	Date	Description
0	06.10.25	ISSUED FOR PERMIT
1	07.11.25	PERMIT REVISION #1
2	08.28.25	PERMIT REVISION #2

PROJECT NO. 24-013
DRAWN BY D.P.
CHECKED BY S.B.
SHEET 3 OF 3

ELECTRICAL COVER SHEET
E0.0



ELECTRICAL SITE PLAN
SCALE: 1/16" = 1'-0"

- GENERAL NOTES**
- ALL ELECTRIC SERVICE WORK SHALL CONFORM TO CITY OF ST. CHARLES ELECTRIC UTILITY STANDARDS.
 - A COMPLETED ELECTRIC SERVICE APPLICATION SHALL BE SUBMITTED FOR EACH NEW OR MODIFIED SERVICE. COORDINATE SERVICE VOLTAGE, LOAD REQUIREMENTS, AND METER LOCATION WITH THE ELECTRIC UTILITY DIVISION PRIOR TO INSTALLATION.
 - TRANSFORMERS SHALL BE PAD-MOUNTED WITH A MINIMUM 10' CLEAR WORKING SPACE AT THE FRONT AND 3' ON ALL OTHER SIDES. TRANSFORMER PAD SHALL BE INSTALLED LEVEL AND PER CITY STANDARDS.
 - TRANSFORMERS MUST BE FULLY ACCESSIBLE TO UTILITY PERSONNEL AND SERVICE VEHICLES AT ALL TIMES. NO FENCES, STRUCTURES, OR LANDSCAPING SHALL OBSTRUCT ACCESS OR REQUIRED CLEARANCES.
 - THE OWNER/DEVELOPER SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, TRANSFORMER PAD, PULL BOXES, AND RACEWAYS PER CITY REQUIREMENTS. CONDUIT SYSTEM SHALL BE INSTALLED TO CITY-SPECIFIED DEPTHS AND CONSTRUCTION METHODS.
 - ELECTRICAL SERVICE CONDUITS SHALL BE SHOWN ON THE SITE PLAN, INCLUDING PRIMARY AND SECONDARY ROUTING, WITH ALL REQUIRED EASEMENTS.
 - A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED AROUND ALL PAD-MOUNTED EQUIPMENT. NO PERMANENT STRUCTURES OR OBSTRUCTIONS ARE PERMITTED IN EASEMENTS.
 - SITE PLAN SHALL INCLUDE PROPERTY LINES, STRUCTURES, SETBACKS, EASEMENTS, TRANSFORMER LOCATIONS, METER LOCATIONS, AND ELECTRIC SERVICE ENTRANCES AT A MINIMUM SCALE OF 1" = 20'.
 - A PRE-CONSTRUCTION MEETING WITH THE ELECTRIC UTILITY IS REQUIRED PRIOR TO BEGINNING INSTALLATION.
 - FINAL INSPECTION AND ELECTRIC SERVICE ENERGIZATION WILL BE SUBJECT TO APPROVAL OF ALL ELECTRICAL INSTALLATIONS, CONFORMANCE WITH CITY STANDARDS, AND SUBMISSION OF AN APPROVED AS-BUILT SURVEY.
 - CALL J.U.L.I.E. AT 811 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
 - J.U.L.I.E. NOTIFICATION: PRIOR TO ANY DIGGING, CONTACT THE JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS (J.U.L.I.E.) AT 811 OR (800) 892-0123 TO LOCATE UNDERGROUND UTILITIES.
 - IF THE DEVELOPER WISHES TO PROVIDE PRIVATE STREET LIGHTING, ANY PRIVATE LIGHTING CONDUIT AND CABLE ARE NOT ALLOWED WITHIN THE PRIMARY OR SECONDARY ELECTRIC CONDUIT TRENCH. FURTHERMORE, PRIVATE LIGHT ROUTING SHOULD MAINTAIN A FIVE (5) FOOT CLEARANCE TO THE PRIMARY MAINLINE OR SECONDARY SERVICE MAINS TO AVOID FUTURE LOCATING CONFUSION. IF THERE IS GOING TO BE PRIVATE LIGHTING, SUCH WILL HAVE TO BE ON A SEPARATE SERVICE FROM THE TRANSFORMER.
 - FOR QUESTIONS OR COORDINATION, CONTACT: STEVE SHROBA
CITY OF ST. CHARLES ELECTRIC UTILITY DIVISION
PHONE: (630) 377-4407
ADDRESS: 2 EAST MAIN STREET, ST. CHARLES, IL 60174
 - THE ELECTRIC MAINLINE CABLE ROUTE SHOULD BE SEPARATE OF AT LEAST FIVE FEET FROM SEWER, WATER & GAS, EXCEPT AT LOCATION WHERE THEY CROSS. COORDINATE WITH THE CITY OF ST. CHARLES ELECTRIC UTILITY DIVISION PRIOR TO INSTALLATION.

- ELECTRICAL SITE PLAN KEYED NOTES**
- TRANSFORMER LOCATION SHOWN IS APPROXIMATE. CONTRACTOR SHALL COORDINATE AND VERIFY FINAL TRANSFORMER LOCATION WITH THE CITY OF ST. CHARLES ELECTRIC UTILITY DIVISION PRIOR TO INSTALLATION.
 - UNDERGROUND CONDUIT ROUTINGS SHOWN ON THE DRAWINGS IS DIAGNOSTIC ONLY. CONTRACTOR SHALL VERIFY FINAL ROUTING AND INSTALLATION DETAILS IN FIELD BASED ON EXISTING CONDITIONS, UTILITY COMPANY REQUIREMENTS, AND LOCAL CODES.
 - STREET LIGHTS SHALL BE CONNECTED IN "DAISY CHAIN" CONFIGURATION AS REQUIRED BY THE CITY OF ST. CHARLES ELECTRIC UTILITY DIVISION. COORDINATE AND GET APPROVAL FROM CITY INSPECTOR BEFORE INSTALLATION.

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ST CHARLES, ILLINOIS

Submittal Design
Design Development
Bidding
Permit
ISSUE DATE

POST BID/PERMIT REVISIONS:		
No.	Date	Description
0	06.10.25	ISSUED FOR PERMIT
1	07.11.25	PERMIT REVISION #1
2	08.28.25	PERMIT REVISION #2

PROJECT NO. 24-013
DRAWN BY D.P.
CHECKED BY S.B.
SHEET 2 OF 3

ELECTRICAL SITE PLAN

E1.0

ALLEN-PEPA COPYRIGHT

LOAD CALCULATION (120/240 V, 1 Phase)			
BUILDING TYPE A (UNIT-1)- LOAD CALCULATION			
GENERAL LOADS:			
Square Foot Area Per Unit	4986 Square Feet		
Watts per Square Foot	3 VA/SF		
Total General Lighting VA			
2 Appliance Circuits @ 1500VA Each	3000 VA		
1 Laundry appliance @ 1500VA Each	1500 VA		
1 Range	1800 VA		
1 Garbage Disposal	500 VA		
1 Dishwasher	1440 VA		
1 Refrigerator	1800 VA		
1 Gas Dryer	1800 VA		
1 Elevator	11500 VA		
1 EVC	9600 VA		
1 Microwave	1800 VA		
Total General Load: 49698 VA			
DEMAND:			
FIRST 10KVA @ 100%	10000 VA		
REMAINDER @ 40%	15879 VA		
Sub-Total 25879 VA			
MECHANICAL LOAD			
1 CU	4896 VA		
2 FU	2189 VA		
1 GWH	500 VA		
1 Hood	444 VA		
Total Connected VA: 5727 VA			
Total Demand VA: 33908 VA			
Total AMPS: Total Connected VA / 240 240.53 AMPS			
Total AMPS: Total Demand VA / 240 141.28 AMPS			
Total AMPS *1.25 176.60 AMPS			

LOAD CALCULATION (120/240 V, 1 Phase)			
BUILDING TYPE A (UNIT-2)- LOAD CALCULATION			
GENERAL LOADS:			
Square Foot Area Per Unit	4958 Square Feet		
Watts per Square Foot	3 VA/SF		
Total General Lighting VA			
2 Appliance Circuits @ 1500VA Each	3000 VA		
1 Laundry appliance @ 1500VA Each	1500 VA		
1 Range	1800 VA		
1 Garbage Disposal	500 VA		
1 Dishwasher	1440 VA		
1 Refrigerator	1800 VA		
1 Gas Dryer	1800 VA		
1 Elevator	11500 VA		
1 EVC	9600 VA		
1 Microwave	1800 VA		
Total General Load: 49614 VA			
DEMAND:			
FIRST 10KVA @ 100%	10000 VA		
REMAINDER @ 40%	15846 VA		
Sub-Total 25846 VA			
MECHANICAL LOAD			
1 CU	4896 VA		
2 FU	2189 VA		
1 GWH	500 VA		
1 Hood	444 VA		
Total Connected VA: 57643 VA			
Total Demand VA: 33874 VA			
Total AMPS: Total Connected VA / 240 240.18 AMPS			
Total AMPS: Total Demand VA / 240 141.14 AMPS			
Total AMPS *1.25 176.43 AMPS			

LOAD CALCULATION (120/240 V, 1 Phase)			
BUILDING TYPE B (UNIT-1)- LOAD CALCULATION			
GENERAL LOADS:			
Square Foot Area Per Unit	4911 Square Feet		
Watts per Square Foot	3 VA/SF		
Total General Lighting VA			
2 Appliance Circuits @ 1500VA Each	3000 VA		
1 Laundry appliance @ 1500VA Each	1500 VA		
1 Range	1800 VA		
1 Garbage Disposal	500 VA		
1 Dishwasher	1440 VA		
1 Refrigerator	1800 VA		
1 Gas Dryer	1800 VA		
1 Elevator	11500 VA		
1 EVC	9600 VA		
1 Microwave	1800 VA		
Total General Load: 49473 VA			
DEMAND:			
FIRST 10KVA @ 100%	10000 VA		
REMAINDER @ 40%	15789 VA		
Sub-Total 25789 VA			
MECHANICAL LOAD			
1 CU	4896 VA		
2 FU	2189 VA		
1 GWH	500 VA		
1 Hood	444 VA		
Total Connected VA: 57502 VA			
Total Demand VA: 33818 VA			
Total AMPS: Total Connected VA / 240 239.59 AMPS			
Total AMPS: Total Demand VA / 240 140.91 AMPS			
Total AMPS *1.25 176.14 AMPS			

LOAD CALCULATION (120/240 V, 1 Phase)			
BUILDING TYPE B (UNIT-2)- LOAD CALCULATION			
GENERAL LOADS:			
Square Foot Area Per Unit	4898 Square Feet		
Watts per Square Foot	3 VA/SF		
Total General Lighting VA			
2 Appliance Circuits @ 1500VA Each	3000 VA		
1 Laundry appliance @ 1500VA Each	1500 VA		
1 Range	1800 VA		
1 Garbage Disposal	500 VA		
1 Dishwasher	1440 VA		
1 Refrigerator	1800 VA		
1 Gas Dryer	1800 VA		
1 Elevator	11500 VA		
1 EVC	9600 VA		
1 Microwave	1800 VA		
Total General Load: 49434 VA			
DEMAND:			
FIRST 10KVA @ 100%	10000 VA		
REMAINDER @ 40%	15774 VA		
Sub-Total 25774 VA			
MECHANICAL LOAD			
1 CU	4896 VA		
2 FU	2189 VA		
1 GWH	500 VA		
1 Hood	444 VA		
Total Connected VA: 57463 VA			
Total Demand VA: 33802 VA			
Total AMPS: Total Connected VA / 240 239.43 AMPS			
Total AMPS: Total Demand VA / 240 140.84 AMPS			
Total AMPS *1.25 176.05 AMPS			

TOTAL RESIDENTIAL UNITS LOAD CALCULATIONS (NEC 220.84)(TYPICAL BUILDING TYPE A)			
PROJECT NAME: RIVER 504 ROW HOMES			
TOTAL NO. OF UNITS/APTS: 2			
TYPE OF SERVICE: 120/240, 1 PHASE, 3W			
TOTAL LOAD BUILDING			
TYPE A UNIT 1	33,908 VA	1 APTS	33,908 VA
TYPE A UNIT 2	33,874 VA	1 APTS	33,874 VA
TOTAL LOAD =			67,782 VA
TOTAL DEMAND LOAD =			67,782 VA
TOTAL AMPS = TOTAL DEMAND VA / 240V			282.43 A

TOTAL RESIDENTIAL UNITS LOAD CALCULATIONS (NEC 220.84)(TYPICAL BUILDING TYPE B)			
PROJECT NAME: RIVER 504 ROW HOMES			
TOTAL NO. OF UNITS/APTS: 2			
TYPE OF SERVICE: 120/240, 1 PHASE, 3W			
TOTAL LOAD BUILDING			
TYPE A UNIT 1	33,818 VA	1 APTS	33,818 VA
TYPE A UNIT 2	33,802 VA	1 APTS	33,802 VA
TOTAL LOAD =			67,620 VA
TOTAL DEMAND LOAD =			67,620 VA
TOTAL AMPS = TOTAL DEMAND VA / 240V			281.75 A

ALLEN PEPA
ARCHITECTS
INTEGRAL PEPA.COM
1000 N. WILSON ST., SUITE 100
TULSA, OK 74103
216 FULTON ST., GENEVA, IL 60134

ENGINEERS
3S YOUR TRUSTED DESIGN PARTNER
3S ENGINEERING, INC.
1000 N. WILSON ST., SUITE 100
TULSA, OK 74103
www.3s-engineer.com
PHOTO COURTESY OF CHRYSLER FINANCIAL GROUP AND ALLEN PEPA ARCHITECTS
T: (918) 444-8287

SEAL & SIGN


RIVER 504 ROW HOMES
402-542 SOUTH 1ST STREET
ST CHARLES, ILLINOIS

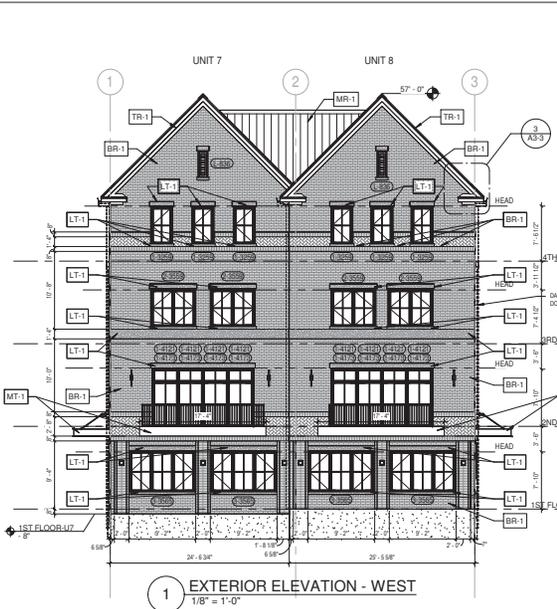
Schematic Design
Design Development
Bidding
Permit
ISSUE DATE:
POST BID/PERMIT REVISIONS:

No.	Date	Description
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1.	07.11.25	PERMIT REVISION #1
2.	08.28.25	PERMIT REVISION #2

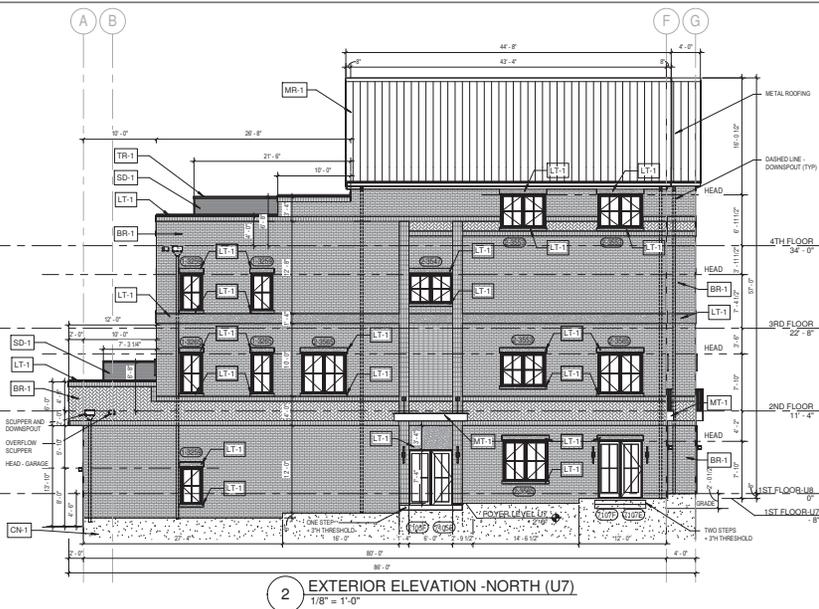
PROJECT NO. 24-013
DRAWN BY D.P.
CHECKED BY S.B.
SHEET 3 OF 3

ELECTRICAL SCHEDULES

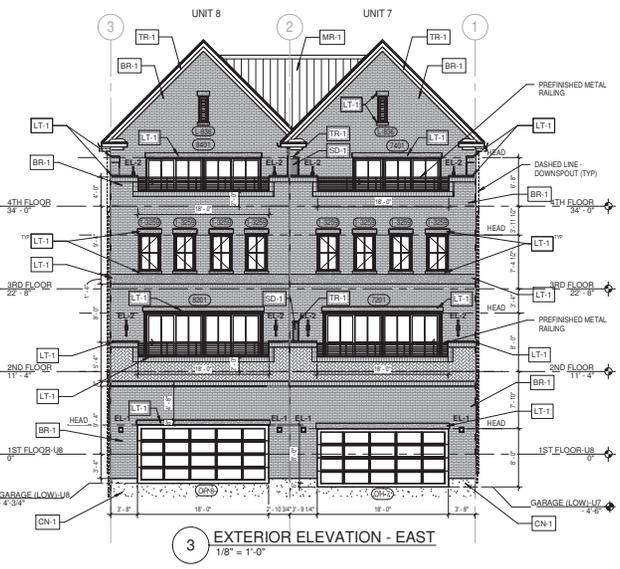




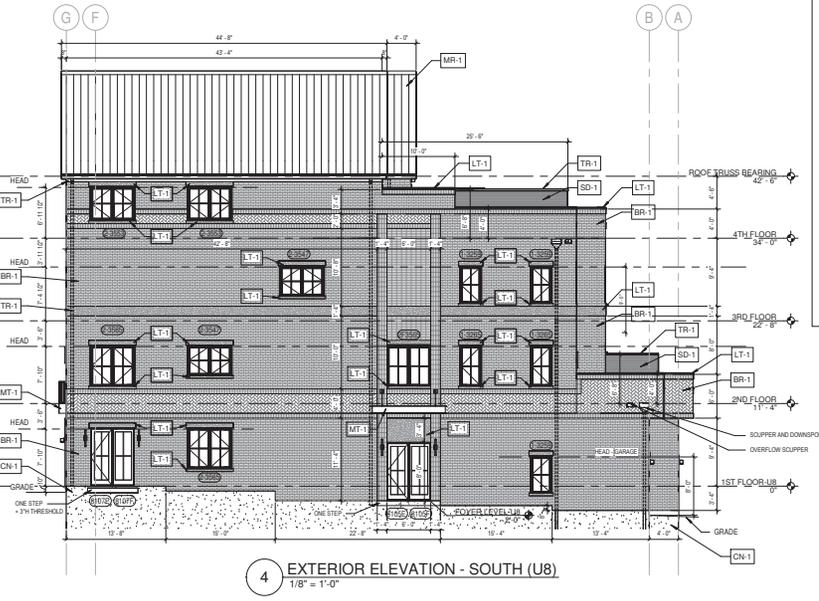
1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH (U7)
1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH (U8)
1/8" = 1'-0"

- ### GENERAL EXTERIOR ELEVATION NOTES
1. PROVIDE SEALANT AROUND ALL NEW ELECTRICAL OUTLETS, OVERFLOW NOZZLES, AND FREEZE-PROOF HOSE BIBBS
 2. ALL WEATHER PROOF GROUND RECEPTACLES AND HOSE BIBBS UNITS TO BE MOUNTED AT 24" TO TOP OF UNIT. COMPLETELY SEAL PENETRATIONS. COORDINATE LOCATIONS WITH MEP DRAWINGS. VERIFY ALL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
 3. SEE STRUCTURAL DRAWINGS FOR FOUNDATIONS.
 4. PROVIDE TEMPERED GLAZING AS REQUIRED.

EXTERIOR ELEVATION LEGEND

BR-1 FACE BRICK	LT-1 LIMESTONE
RUNNING BOND	HEADER-1
HERRINGBONE	HEADER-2
SOLDIER BOND	SILL
STACK BOND	BAND
MT-1 METAL ROOFING	CAP-1
SD-1 SIDING	CAP-2
TR-1 COMPOSITE TRIM	MT-1 METAL FASCIA, GUTTER, DOWNSPOUT, ETC. PREFINISHED
	CN-1 CONCRETE FOUNDATION WALL

LIMESTONE PROFILE - NOMINAL

HEADER 1 (TYP)	HEADER 2 (MAIN ENTRY)
SILL	BAND
CAP-1	CAP-2

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 INFO@ALLENPEPA.COM
 TEL: (850) 578-4100
 215 FULTON ST., GENEVA, IL 60134

ENGINEERS

RIVER 504 ROWHOMES
 402 - 542 SOUTH 1ST STREET, ST CHARLES, IL

Schematic Design	
Design Development	
Bidding	
Permit	
ISSUE DATE	
POST BID/PERMIT REVISIONS:	
No. Date Description	

PROJECT NO.	24-013
DRAWN BY	MO/ VL
CHECKED BY	EP
SHEET	13 OF 28

EXTERIOR ELEVATIONS



90% CD 7/7/25

PRELIMINARY PLAT OF RIVER 504 ROWHOMES SUBDIVISION

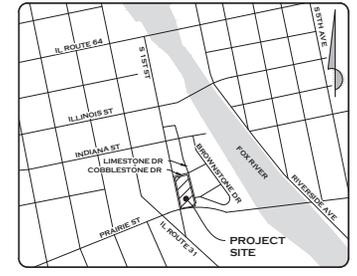
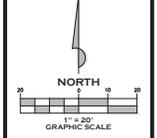
BEING A RE-SUBDIVISION OF LOT 14, 15 AND PARCEL 9 IN BROWNSTONE IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT 2001K000149. ALL BEING A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

TAX PARCEL ID #: 09-34-136-001
TAX PARCEL ID #: 09-34-136-002
TAX PARCEL ID #: 09-34-136-003

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MeritCorp

OWNER/SUBDIVIDER **J&B BUILDERS, INC**
525 S. Tyler Rd, Unit P
St. Charles, IL 60174
PH: (630) 587-9900

SURVEYOR **MeritCorp Group, LLC**
4222 Meridian Parkway, Suite 112
Aurora, Illinois 60004
Ph. (630) 554-6665



VICINITY MAP
NOT TO SCALE

LEGEND

PROPERTY BOUNDARY	---
OFFSITE PROPERTY LINE	---
PROPOSED LOT LINE	---
EASEMENT LINE	---
RECORD DIMENSION	(XXX.XX)
CONCRETE MONUMENT	■
FOUND IRON PIPE	○
FOUND IRON ROD	●
SET 3/4" IRON PIPE	⊕
SET CUT CROSS	⊕
EXCEPTION TO P.U.D.E.	▨

ABBREVIATIONS

P.U.D.E.	=	PUBLIC UTILITY & DRAINAGE EASEMENT
FD	=	FOUND
SF	=	SQUARE FOOTAGE
AC	=	ACREAGE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JONATHAN SPINAZZOLA, ILLINOIS LAND SURVEYOR NO. 3868, HAVE SURVEYED AND PROPOSES TO SUBDIVIDE THE FOLLOWING DESCRIBED PROPERTY:

LOT 14, 15 AND PARCEL 9 IN BROWNSTONE IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT 2001K000149. ALL BEING A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

AS SHOWN BY THE SUBDIVISION PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET & DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE CITY OF ST. CHARLES, ILLINOIS WHICH ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12.6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 170300024, MAP NUMBER 17089C022H, EFFECTIVE DATE OF AUGUST 3, 2008.

GIVEN UNDER MY HAND AND SEAL ON THIS 11TH DAY OF JULY, 2025.

Jonathan Spinazzola
JONATHAN D. SPINAZZOLA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3868



CURRENT LICENSE EXPIRES NOVEMBER 30, 2026.

THIS PROFESSIONAL SERVICE CONFORMS TO THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF ILLINOIS.

SITE ACREAGE

OVERALL SUBDIVISION: 29,385 SF 0.675 AC
RIGHT-OF-WAY TO BE DEDICATED: 1,580 SF 0.036 AC
TOTAL LOTS: 28,805 SF 0.663 AC
*SEE LEFT FOR INDIVIDUAL LOT SIZES

PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.D.E.) NOTES:

A BLANKET P.U.D.E. IS HEREBY GRANTED OVER LOTS 1 THROUGH 8, EXCEPT THOSE PORTIONS WITHIN THE BUILDING FOOTPRINT, AS CONSTRUCTED. THE APPROXIMATE LOCATION OF SAID EXCEPTIONS ARE SHOWN HEREBY, BUT SUBJECT TO CHANGE DUE TO BUILDING RE-DESIGN, AS-BUILT LOCATIONS, AND CONSTRUCTION TOLERANCES.

PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.D.E.) PROVISION

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERIBATCH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT ON THIS PLAT AS DRAINAGE EASEMENT HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMING SHALL BE PLACED ON OR IN SAID EASEMENTS, EXCEPT AS OTHERWISE APPROVED BY THE CITY. BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEEES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SURVEYOR'S NOTES

1. SURVEY IS BASED ON FIELD WORK COMPLETED ON FEBRUARY 28, 2025.
2. ONLY THOSE EXISTING EASEMENTS PROVIDED BY CLIENT WERE REVIEWED FOR THIS SURVEY. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS. ADDITIONAL EASEMENTS MAY EXIST THAT ARE NOT DEPICTED HEREOF.
3. BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD 83.

1. SUBDIVIDED PROPERTY LEGAL DESCRIPTION UTILIZED FOR THIS SURVEY WAS FROM WARRANTY DEED RECORDED 41110022 AS DOCUMENT NUMBER 2022K019650.
2. IRON PIPES SET SHALL BE 3/4" DIAMETER, BY 24" LENGTH, WHICH EXCEEDS VILLAGE REQUIREMENTS AND MEETS THE STATE OF ILLINOIS REQUIREMENTS.



DESCRIPTION:
ISSUED TO CITY OF ST. CHARLES
REVISION PER CITY OF ST. CHARLES
REVISED PER CITY OF ST. CHARLES

DATE:
03/10/25
07/21/25
07/21/25

MeritCorp
PROFESSIONAL PLANNING, SURVEYING, ENGINEERING, ARCHITECTURE
4222 Meridian Parkway, Suite 112
Aurora, IL 60006
Office: (630) 554-6655
Lic. No. 084-005860
www.meritcorp.com

Other Office Locations:
Gurnee, IL



RIVER 504 ROWHOMES
402-542 SOUTH 1ST STREET
ST. CHARLES, ILLINOIS

PRELIMINARY PLAT
OF RIVER 504 ROWHOMES
SUBDIVISION

PROJECT NO. M24183
DRAWN BY: JDS
CHECKED BY: JDS
SHEET NO. 1/1

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC4

Title:	Motion to Approve An Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for Harbor House, Fox Haven Square Building 4, Stuart's Crossing PUD.
Presenter:	Russell Colby, Community Development Director

Meeting: City Council**Date:** September 15, 2025**Proposed Cost:****Budgeted Amount:****Not Budgeted:** **Executive Summary** (if not budgeted please explain):

On 9/8/25, the Planning & Development Committee voted 8-0 to recommend approval of revised plans for Harbor House, Building 4 of Fox Haven Square, as presented. However, there was discussion about the building elevations and suggestions were made to enhance the design. Revised elevations have been submitted in response to this discussion.

Follow-up to Comments on Harbor House at P&D Discussion:

1. Patio Overhang: The cantilevered overhang remains. The architect believes this design will be more cohesive to the overall structure than a simpler shed roof overhang.
2. Additional Windows: Two windows have been added on the north elevation to the right of the building entrance. Murals have been added to locations of blank wall on the north and south elevations.
3. Brick Knee-Wall: This cannot be installed around the building due to modified building construction and the need for insulated panels at the top of the building foundation.
4. Enhanced Entrance Design: Adobe panels have been added to the front entry.

The revised building elevations are included in the Ordinance for approval.

Attachments (please list):

Ordinance.

Recommendation/Suggested Action (briefly explain):

Vote on the Ordinance.

City of St. Charles, IL
Ordinance No. 2025-Z-__

**An Ordinance Granting Approval of a Minor Change to
PUD Preliminary Plan for Harbor House, Fox Haven Square Building 4,
Stuart’s Crossing PUD**

WHEREAS, a request for a Minor Change to the PUD Preliminary Plan approved by Ordinance 2024-Z-14 “An Ordinance Amending Ordinance No. 1997-M-115 and Granting Approval of a PUD Preliminary Plan for Fox Haven Square, Stuart’s Crossing PUD” and modified by Ordinance No. 2025-Z-8 “An Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for Harbor House, Fox Haven Square Building 4, Stuart’s Crossing PUD” was filed by Montauk Pickleball Club, LLC (the “Applicant”) to modify the approved building elevations for Building 4 of Fox Haven Square, and to modify the approved site and landscape plans in relation to Building 4; for the realty legally described in Exhibit “A” attached hereto and incorporated herein as the “Subject Property”; and,

WHEREAS, the City Council of the City of St. Charles has determined that under Section 17.04.430.B of the St. Charles Zoning Ordinance, this request constitutes a minor change to the approved PUD Preliminary Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. That passage of this Ordinance shall constitute approval of a Minor Change to PUD Preliminary Plan, such that the following documents and illustrations are hereby approved, a reduced copy of which is attached hereto and incorporated herein as Exhibit “B”, subject to compliance with such conditions, corrections, and modifications as may be required to comply with the requirements of the St. Charles Municipal Code:

- Building Elevations; Gino Romozzi-Architect; revisions dated 9/8/2025
- Site Plan; Ware Malcomb; revisions dated 8/25/2025
- Landscape Plan; Metz & Company; revisions dated 9/2/2025

2. That the Subject Property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

3. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of September 2025.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of September 2025.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of September 2025.

Clint Hull, Mayor

Attest:

Jessica Bridges, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

EXHIBIT "A"

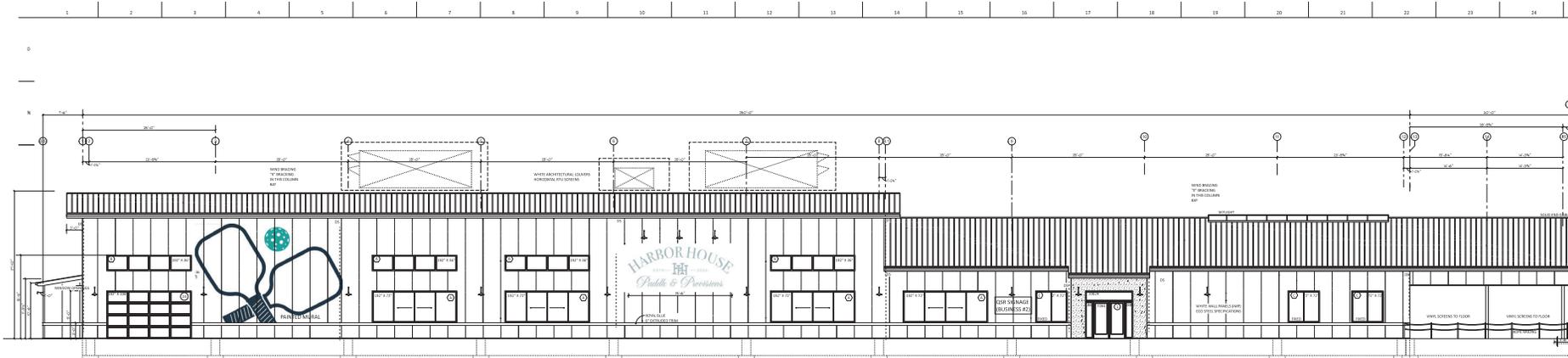
LEGAL DESCRIPTION

LOT 4 IN STUART'S CROSSING RETAIL, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NUMBER 98K083752, IN KANE COUNTY, ILLINOIS.

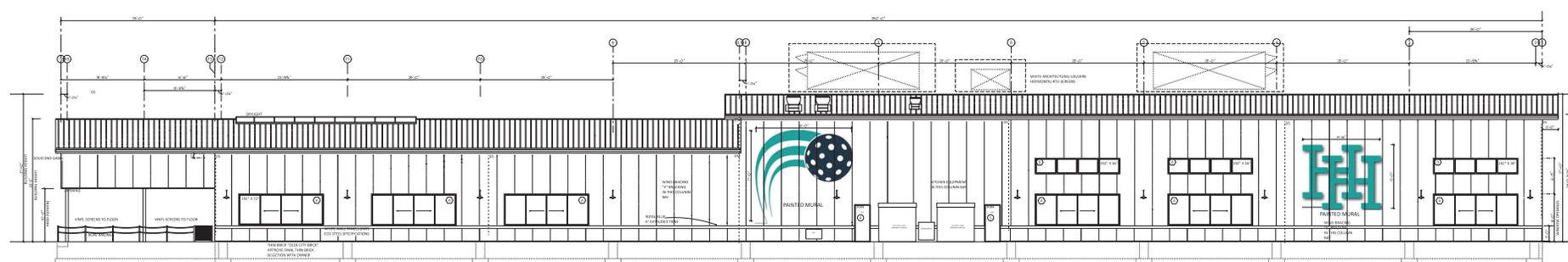
PIN: 09-25-178-003

EXHIBIT "B"

**PLANS
(5 pages)**



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



GINO ROMOZZI - ARCHITECT

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ROMOZZI@GMAIL.COM

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ISSUED DATE	ISSUED FOR
08.04.2025	P.H. REVISIONS
08.11.2025	P.H. REVISIONS
08.14.2025	P.H. REVISIONS
08.15.2025	P.H. REVISIONS
08.16.2025	P.H. REVISIONS
08.17.2025	P.H. REVISIONS
08.18.2025	P.H. REVISIONS
08.20.2025	P.H. REVISIONS
08.25.2025	P.H. REVISIONS
09.08.2025	P.H. REVISIONS
MAR2025	REVISION #

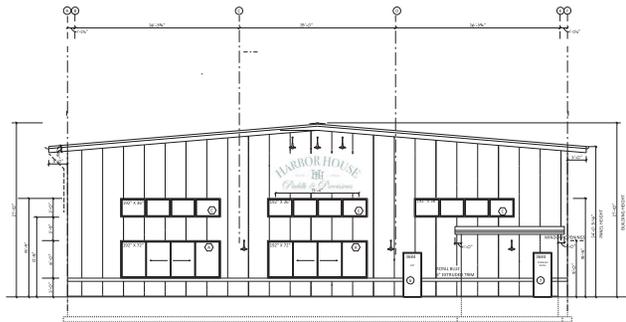
PROFESSIONAL SEAL

PROJECT:
100 N. KIRK ROAD
HARBOR HOUSE
ST CHARLES, IL

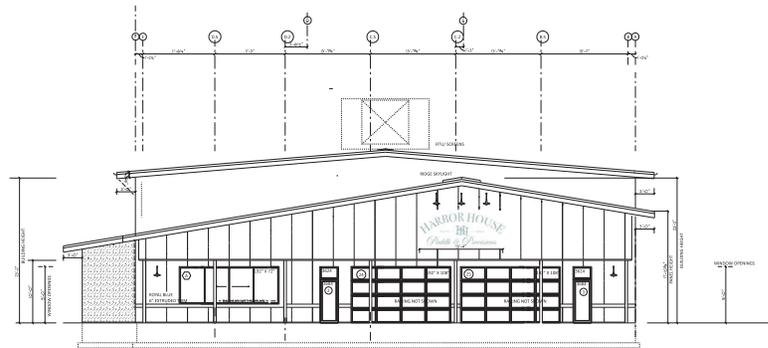
2225	Project No.
GR	Drawn By
GR	Checked By
Describe	Drawing No.

A5

Drawing Name:
BUILDING ELEVATIONS



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



GR GINO ROMOZZI - ARCHITECT

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F 847-382-6346
ROMOZZI@GMAIL.COM

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ISSUED DATE	ISSUED FOR
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08.15.2025	P.H. REVISIONS
08.16.2025	P.H. REVISIONS
08.17.2025	P.H. REVISIONS
08.18.2025	P.H. REVISIONS
08.20.2025	P.H. REVISIONS
08.25.2025	P.H. REVISIONS
09.08.2025	P.H. REVISIONS
APPROVED BY	REVISION #

PROFESSIONAL SEAL

PROJECT
100 N. KIRK ROAD
HARBOR HOUSE
ST CHARLES, IL

2225 Project No.

GR Drawn By

GR Checked By

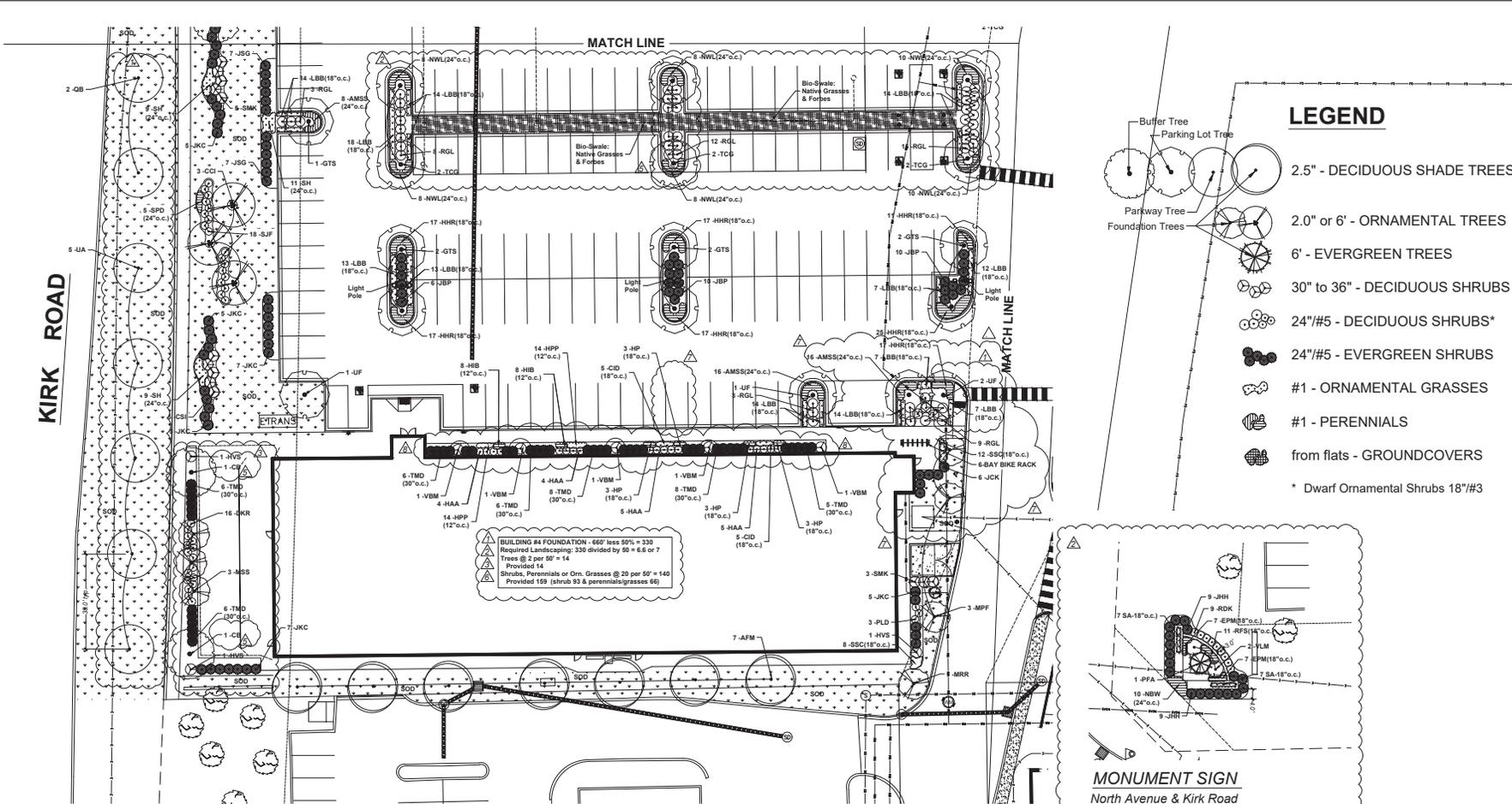
Description Drawing No.

A6

Drawing Name

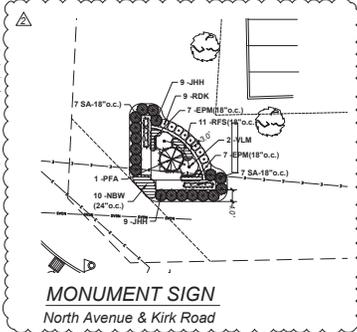
BUILDING ELEVATIONS

KIRK ROAD



LEGEND

- 2.5" - DECIDUOUS SHADE TREES
- 2.0" or 6" - ORNAMENTAL TREES
- 6" - EVERGREEN TREES
- 30" to 36" - DECIDUOUS SHRUBS
- 24"/#5 - DECIDUOUS SHRUBS*
- 24"/#5 - EVERGREEN SHRUBS
- #1 - ORNAMENTAL GRASSES
- #1 - PERENNIALS
- from flats - GROUNDCOVERS
- * Dwarf Ornamental Shrubs 18"/#3

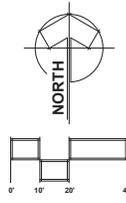


BUILDING #4 FOUNDATION: 66' x 50' = 330
Required Landscaping: 330 divided by 50 = 6.6 or 7
Trees @ 2 per 50' = 14
Provided 14
Shrubs, Perennials or Orn. Grasses @ 20 per 50' = 140
Provided 159 (shrub 93 & perennial/grasses 56)

REVISIONS

Building #4 Site Revisions	9-2-25
Building #4 Site Revisions	7-1-25
Building #4 Site Revisions	3-5-25
St Charles Review #3	10-21-24
For Bidding & Construction	9-9-24
Building #4 West Patio Added	7-1-24
St Charles Review #2	6-24-24
St Charles Review #1	4-18-24

FOX HAVEN SQUARE
502 N. Kirk Road
St Charles, Illinois



SEL:A

METZ & COMPANY
LANDSCAPE ARCHITECTURE/CITY PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
www.metz-company.com

TITLE
LANDSCAPE PLAN

PROJECT NO.:
24-248

DATE: 1-19-2024
SCALE: 1"=20'

SHEET
L-2.0

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