AGENDA ST. CHARLES CITY COUNCIL MEETING LORA A. VITEK, MAYOR

MONDAY, NOVEMBER 7, 2022 – 7:00 P.M. CITY COUNCIL CHAMBERS 2 E. MAIN STREET

- 1. Call to Order.
- 2. Roll Call.
- 3. Invocation.
- 4. Pledge of Allegiance.
 - Presentation of the Colors by Troop 1.
- 5. Presentations
 - Veterans Day Proclamation
 - Proclamation to Honor Karl K. Asplund Founder of Boy Scout Troop 1.
- 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 October 17, 2022.
- **8.** Motion to approve and hold minutes of the Government Operations Committee executive session meeting held October 17, 2022.
- *9. Motion to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 10/3/2022 10/16/2022 in the amount of \$8,675,717.25.
- *10. Motion to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 10/17/2022 10/30/2022 in the amount of \$2,363,626.97.

I. Old Business

A. None

II. New Business

A. Recommendation to approve a **Resolution** Proposing a Redevelopment Plan and Project For, and the Designation of, the Pheasant Run Tax Increment Financing Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith.

III. Committee Reports

A. Government Operations

- *1. Motion to Approve A **Resolution** to Execute an Intergovernmental Agreement for One Year with the County of Kane for Animal Control Services.
- *2. Motion to authorize the Finance Director to execute the risk insurance program renewal for the year beginning December 1, 2022, in the amount of \$955,129.
- *3. Motion to accept and place on file minutes of the October 17, 2022 Government Operations Committee meeting.

B. Government Services

- *1. Motion to approve a **Resolution** to authorize a Professional Service Contract for Construction Engineering of the Well #8 Reservoirs Repairs to Dixon Engineering.
- *2. Motion to approve a **Resolution** awarding the Capacity, Management, Operations and Maintenance Plan (CMOM) Phase II Sewer System Evaluation Survey of Subbasin WOR to RJN Engineering.
- *3. Motion to approve an **Ordinance** Updating Title 13 "Public Utilities" of the City Code to Include Modifications to Chapter 13.12 "Sewers".
- *4. Motion to approve a **Resolution** authorizing the Purchase of Untreated Rock Salt from Compass Minerals through the State of Illinois Joint Purchasing Program.
- *5. Motion to approve a **Resolution** Authorizing Consideration of Public Utility Regulatory Policies Act (PURPA) 2021 IIJA Act Item 21 EV Charging Programs.
- *6. Motion to approve and place on file the minutes of the October 24, 2022 Government Services Committee Meeting.

C. Planning and Development

 Motion to accept and place on file minutes of the October 10, 2022 Planning & Development Committee meeting.

11. Public Comment

12. Additional Items from Mayor, Council or Staff

13. Executive Session

- Personnel –5 ILCS 120/2(c)(1)
- 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)

14. 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 (TDD), or via e-mail at imcmahon@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).



VETERAN'S DAY 2022

WHEREAS, the contributions and sacrifices of the men and women who served in the Armed Forces have been vital in maintaining our freedoms and way of life; and

WHEREAS, tens of millions of Americans have served in the Armed Forces of the United States during the past century; and

WHEREAS, hundreds of thousands of Americans have given their lives while serving in the Armed Forces during the past century; and

WHEREAS, our veterans are brave and selfless individuals who, when duty called, willingly put themselves in harm's way to defend the lives and liberty of others; and

WHEREAS, their abiding patriotism and enduring devotion to the ideals on which the United States is founded will never fail to inspire us; and

WHEREAS, our veterans understand the important task before the American service men and women now keeping watch; and

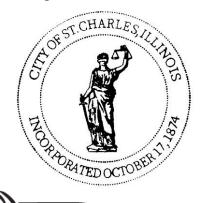
WHEREAS, we memorialize and honor those who did not come home, including those who are still listed as prisoners of war or missing in action from **ANY** conflict; and

WHEREAS, we promise to respect and support all of our veterans, especially our St. Charles veterans and to never forget what they gave of themselves for all of us.

NOW, THEREFORE, I, Lora Vitek, Mayor of the City of St. Charles, do hereby proclaim November 11, 2022, as

VETERANS DAY

in the City of St. Charles and encourage all citizens to acknowledge and honor the contributions of our veterans to the principles of democracy, individual freedom, and human rights.



CITY OF ST. CHARLES

Lora A. Vitek, Mayor



Karl Kanute Asplund

WHEREAS, in 1896 Karl Kanute Asplund emigrated from Sweden and created a new life for himself in Saint Charles, IL; and

WHEREAS, A short time later Karl left his new home to fight for his country in the Spanish American War. After returning from the war with an honorable discharge from the U.S. Army, Karl took a job as a carpenter at the Moline Malleable Iron Works Foundry; and

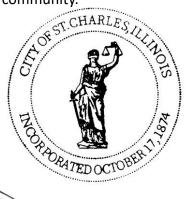
WHEREAS, In late 1912 and early 1913 Karl, having read about and researched the new Scouting for Boys movement in England and its growing popularity in America, decided to found a Scouting for Boys chapter in Saint Charles; and

WHEREAS, In 1913 Karl Asplund founded Boy Scout Troop One with its first charter being granted by the Congregational, First Methodist, and Bethlehem Lutheran Churches. Over the years, the troop had changed charters several times. In 1934, the American Legion Post 342 assumed sponsorship of the troop. This relationship continues to this day; and

WHEREAS, Karl served as Scoutmaster from 1913 to 1926, teaching, mentoring, and leading the young men of the troop. After his time as Scoutmaster, Karl served as a troop committee member and scout commissioner for another 23 years. He also had a great deal to do with the creation of the Chief Shabbona Council (1928-1968); and

WHEREAS, Before his death in 1949 Karl had given of himself and had become the oldest registered scouter in America, changing the lives of hundreds of young men in the Saint Charles and Fox Valley area.

NOW, THEREFORE, I, Lora Vitek, Mayor of the City of Saint Charles, and on behalf of the Saint Charles City Council, offer sincere appreciation for the leadership and generosity of Karl Kanute Asplund for inspiring hundreds, if not thousands of young men in our community.



CITY OF ST. CHARLES

And A. Vitek Lora A. Vitek, Mayor

MINUTES ST. CHARLES CITY COUNCIL MEETING LORA A. VITEK, MAYOR MONDAY, OCTOBER 17, 2022 – 7:00 P.M. CITY COUNCIL CHAMBERS 2 E. MAIN STREET

1. Call to Order.

The meeting was called to order by Mayor Vitek at 7:01 pm.

2. Roll Call.

Present: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft,

Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber

Absent: Ald. Kalamaris, Ald. Bessner,

- 3. Invocation by Ald. Pietryla
- 4. Pledge of Allegiance.
- 5. Presentations
 - Breast Cancer Awareness Month Proclamation
- 6. Motion by Ald. Bancroft second by Ald. Lencioni 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: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None.

Motion Carried

*7. Motion by Ald. Bancroft second by Ald. Lencioni to accept and place on file minutes of the regular City Council meeting held October 3, 2022.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None.

Motion Carried

*8. Motion by Ald. Bancroft second by Ald. Lencioni to approve and hold minutes of the Government Operations Committee executive session meeting held October 3, 2022.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None.

Motion Carried

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*9. Motion by Ald. Bancroft second by Ald. Lencioni to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 9/19/2022 – 10/2/2022 in the amount of \$3,913,511.30.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None. Motion Carried

I. Old Business

A. None

II. New Business

A. None

III. Committee Reports

A. Government Operations

- *1. Motion by Ald. Bancroft second by Ald. Lencioni to approve an Amplification Permit and a City Parking Lot Closure for the 3rd Street Dance & Theatre Academy Performance.

 Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None.

 Motion Carried
- * 2. Motion by Ald. Bancroft second by Ald. Lencioni to approve a City Parking Lot and Street Closure for the Baker Memorial United Methodist Church Trunk or Treat Event.

 Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None.

 Motion Carried
 - 3. Motion by Ald. Silkaitis second by Ald. Payleitner to approve St. Charles Business Alliance Request for Amplification and to Partially Close 1st Street to Host Lighting of Lights on the 1st Street Plaza.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bancroft, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None; Abstain: Ald. Bongard, Ald. Lencioni Motion Carried

*4. Motion by Ald. Bancroft second by Ald. Lencioni to approve Amplification and a **Resolution 2022-95** for the Closure of Routes 64 and 31 for the Holiday Homecoming Electric Christmas Parade.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None. Motion Carried

*5. Motion by Ald. Bancroft second by Ald. Lencioni to accept the financial and other reports for the fiscal year ending April 30, 2022, including the Annual Comprehensive Financial Report, Independent Auditor's Report Pursuant to Uniform Guidance, Board Communication, Pension Fund Reports, TIF Compliance Reports, and Sales Tax Revenue Bond Compliance Report.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None. Motion Carried

6. Motion by Ald. Silkaitis second by Ald. Payleitner to discuss and approve a **Resolution 2022-96** Adopting a Debt Issuance and Management Policy.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None. Motion Carried

*7. Motion by Ald. Bancroft second by Ald. Lencioni to approve an **Ordinance 2022-M-40**Terminating the Designation of the Redevelopment Project Area as Created by the City of St. Charles as a Tax Increment Financing Redevelopment Project Area (The Lexington Club), and Dissolving the Special Tax Increment Allocation Fund for Said Redevelopment Project Area.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None. Motion Carried

8. Motion by Ald. Silkaitis second by Ald. Wirball to approve An **Ordinance 2022-M-41**Amending Title 12, "Streets, Sidewalks, Public Places and Special Events", Chapter 12.04, "General Provisions," Section 12.04.102, "Outdoor Cafes and Food Carts in Public Places" of the St. Charles Municipal Code.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bancroft, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None; Abstain: Ald. Bongard, Ald. Lencioni Motion Carried

9. Motion by Ald. Silkaitis second by Ald. Wirball to approve a **Resolution 2022-97**Approving an Outdoor Café Layout for the First Street Plaza for Winter Season 2022-2023.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bancroft, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None; Abstain: Ald. Bongard, Ald. Lencioni Motion Carried

*10. Motion by Ald. Bancroft second by Ald. Lencioni to approve a **Resolution 2022-98**Authorizing the Mayor and City Council to a Right-of-Way License Agreement between the City of St. Charles and STC Idlehour, LLC (7 S. 2nd Ave.) **Roll Call Vote:** Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None.

Motion Carried

- *11. Motion by Ald. Bancroft second by Ald. Lencioni to accept and place on file Plan Commission Resolution No. 14-2022 A Resolution Recommending Approval of a Special Use to Amend Ordinance 2011-Z-22 for Inter Plastics, 3645-3655 Illinois Ave.

 Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None.

 Motion Carried
 - *12. Motion by Ald. Bancroft second by Ald. Lencioni to approve an **Ordinance 2022-Z-20**Amending Ordinance 2011-Z-22 by Granting Approval of an expansion to Special Use for Recycling Center at 3645-3655 Illinois Ave. (Inter Plastics) **Roll Call Vote:** Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None.

 Motion Carried
- *13. Motion by Ald. Bancroft second by Ald. Lencioni to approve an **Ordinance 2022-M-42**Amending Title 3, Entitled "Revenue and Administration," of the St. Charles Municipal Code with Regard to the Imposition of a Municipal Push Tax on Plays of Video Gaming Terminals.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None. Motion Carried

*14. Motion by Ald. Bancroft second by Ald. Lencioni to accept and place on file minutes of the October 3, 2022 Government Operations Committee meeting.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None. Motion Carried

B. Government Services

None

C. Planning and Development

*1. Motion by Ald. Bancroft second by Ald. Lencioni to accept and place on file Plan Commission Resolution No. 11-2022 A Resolution Recommending Approval of a Special Use for a Drive-Through Facility and PUD Preliminary Plan for 2600 E. Main St., Foxfield Commerce Center PUD (Eric G. Dams, Troutman & Dams)

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None. Motion Carried

*2. Motion by Ald. Bancroft second by Ald. Lencioni to approve an **Ordinance 2022-Z-21**Granting Approval of a PUD Preliminary Plan and Special Use for a Drive-Through Facility at 2600 E Main St. (WellNow Immediate Care Center & Andy's Frozen Custard)
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber; Nays: None.
Motion Carried

10. Public Comment

11. Additional Items from Mayor, Council or Staff

- Mayor Vitek:
 - Wished Ald. Lencioni and Derek Conley a happy birthday.
 - o Thanked the St. Charles Business Alliance for Scarecrow Fest.
 - Mentioned a workshop on October 19 and directed residents to the City website for more information.
 - o Reminded all of Halloween trick or treating on October 31 from 3:00-7:00pm
- Ald. Lencioni stated:

Let me start by saying, leading a great city is hard. That's just a fact. It's hard to see the right directions to go for the future. It's impossible to make everybody happy. Doing a good job leading is the work of enduring disagreements, competing priorities, and tough concessions. There is personal cost to leaders. Leaders must endure doubt and conflict. It's not easy and it's not supposed to be. Leaders must rely on the strength of their integrity to take positive positions. They are responsible to bring people together through steadfast commitment to virtue. When that breaks down, those are the times of peril.

I have seen things in this body which can't continue if we are going to be great leaders. Within the recent months I have seen bad faith positions taken where leaders have not been forthright in their goals. I have seen positions taken which rely on character attacks rather than arguing merits. I have seen blame thrown around cheaply and discussions devolve into low budget mud wrestling. It is bad and it has to stop or we will do damage to the city we love.

I ask all my colleagues to make this commitment with me - we need to hold ourselves accountable to be better. When we take positions, argue the points, argue benefits, argue vision. Don't make emotional appeals or false arguments, and never question the integrity of the good people who come before us. If you want to argue what is best for the city that's terrific. But, great leaders do not torture arguments and they don't disparage the character or conduct of staff or our presenters.

We cannot lead well without maintaining high standards for the quality of our discussion. Sure, we can argue passionately but we must argue from reason. I have seen

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too much in the past when we have not. And when we haven't, I've seen it start conflict and I have seen that conflict do serious damage. We as a city and as a community need to come together, give each other the credit we deserve, and work forward through positive messages and positive arguments. Show the virtue you hope to see in the community around us. Because whether we show grace or we show contempt our neighbors will follow our lead.

12. No Executive Session

13. Adjournment

Motion by Ald. Lencioni, second by Ald. Wirball to adjourn the meeting at 7:12pm.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Payleitner, Ald. Bancroft, Ald. Pietryla, Ald. Wirball, Ald.

Weber; Nays: None; Abstain: Ald. Bongard, Ald. Lencioni

Motion Carried

-	Nancy Garrison, City Clerk	
CERTIFIED TO BE A TRUE COPY OF ORIGINAL		
Nancy Garrison, City Clerk		

ADA Compliance

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CITY OF ST CHARLES COMPANY 1000 EXPENDITURE APPROVAL LIST

10/3/2022 - 10/16/2022

VENDOR	VENDOR NAME	PO NUMBER	<u>AMOUNT</u>	DATE	<u>INVOICE</u>	DESCRIPTION
444	STAT PROC					
114	ST CHARLES ACE LLC	115521	7.59	10/06/2022	82750/3	FLUSH LEVER WHT
		115521	12.23	10/06/2022	82751/3	TANK LEVER UNIVERSAL WHT
		115521	9.17	10/06/2022	82773/3	LIGHTER FLUID
		115521	13.44	10/06/2022	82813/3	SPRING CLAMP
	ST CHARLES ACE LLC Total	110021	42.43	10/00/2022	02010/0	OF TAING GETAIN
139	AFLAC					
			19.80	10/07/2022	ACAN221007104349FI	AFLAC Cancer Insurance
			14.34	10/07/2022	ACAN221007104349PI	AFLAC Cancer Insurance
			32.73	10/07/2022	ACAN221007104349P\	AFLAC Cancer Insurance
			25.20	10/07/2022	ADIS221007104349FD	AFLAC Disability and STD
			62.20	10/07/2022	ADIS221007104349PD	AFLAC Disability and STD
			8.10	10/07/2022	AHIC221007104349FD	AFLAC Hospital Intensive Care
			86.57	10/07/2022	APAC221007104349F[AFLAC Personal Accident
			88.14	10/07/2022	APAC221007104349P[AFLAC Personal Accident
			82.86	10/07/2022	APAC221007104349P\	AFLAC Personal Accident
			17.04	10/07/2022	ASPE221007104349PV	AFLAC Specified Event (PRP)
			22.06	10/07/2022	AVOL221007104349P[AFLAC Voluntary Indemnity
			21.46	10/07/2022	AVOL221007104349PV	AFLAC Voluntary Indemnity
	AFLAC Total		480.50			
145	AIR ONE EQUIPMENT INC					
140		116347	158.00	10/06/2022	183150	VP FUELS 5 GAL
		116396	67.00	10/06/2022	183328	GEAR REPAIR FOR PATCH-WIL
		116531	352.60	10/06/2022	183846	REAR CYLINDER BAND & SHOL
		116530	430.00	10/06/2022	184076	FIREFIGHTER TURNOUT BAG
		116398	283.00	10/06/2022	184230	PARTS FOR FIRE DEPT
		115161	2,275.00	10/06/2022	184402	GROVES 2-TIER HOSE
		116533	733.00	10/06/2022	184894	PARTS FOR FIRE DEPT
		115178	259.00	10/06/2022	184998	FIRE MAUL TOOLS
	AIR ONE EQUIPMENT INC Total		4,557.60			
149	ALARM DETECTION SYSTEMS INC					

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	STAT_PROC		331.62	10/06/2022	30434-1207	QTR CHARGES OCT-DEC 2 E M
	ALARM DETECTION SYSTEMS INC Tota	l	331.62			
159	ALFRED BENESCH AND COMPANY					
		115662	7,557.49	10/06/2022	223625	BRIDGE INSPECTIONS
	ALFRED BENESCH AND COMPANY Total	al .	7,557.49			
183	ALTERNATIVE TECHNOLOGIES INC					
		116675	3,272.50	10/06/2022	52682	OIL TESTING SERVICES
	ALTERNATIVE TECHNOLOGIES INC Tot	al	3,272.50			
254	ARISTA INFORMATION SYSTEMS INC					
		115765	7,291.75	10/06/2022	INV-AIS-0006042	AUGUST POSTAGE/PRINT UB
	ARISTA INFORMATION SYSTEMS INC TO	otal	7,291.75			
279	ATLAS CORP & NOTARY SUPPLY CO					
			47.85	10/06/2022	092922	ROSAL AND ALEXANDER STAN
	ATLAS CORP & NOTARY SUPPLY CO To	otal	47.85			
298	AWARD CONCEPTS INC					
		115587	255.48	10/06/2022	10649605	AWARDS MCCOWAN
		115587 115587	56.40 198.07	10/06/2022 10/06/2022	10650570 10650571	AWARDS MIRANDA HOLLOWAY AWARDS MERRILL COLBY
		115587	451.67	10/06/2022	IO650873	VERTICAL PROPANE GAS SMO
	AWARD CONCEPTS INC Total		961.62			
304	IQ DATA SYSTEMS					
304	IQ DATA STSTEMS		963.28	10/06/2022	100322	INVOICE # 546763
	IQ DATA SYSTEMS Total		963.28			
323	POWER UP BATTERIES LLC					
020	TOWER OF BATTERIES ELS	115571	67.50	10/06/2022	P54957196	LIGHT BULBS
	POWER UP BATTERIES LLC Total		67.50			
325	BAXTER AND WOODMAN INC					
020		116767	102.50	10/06/2022	0235029	ASSISTANCE SEWER
	BAXTER AND WOODMAN INC Total		102.50			
372	BLUFF CITY MATERIALS					
01 <u>L</u>		116029	195.00	10/06/2022	417021	ASPHALT DUMP

VENDOR	VENDOR NAME STAT PROC	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	BLUFF CITY MATERIALS Total		195.00			
416	BUSINESS SOFTWARE INC					
	BUSINESS SOFTWARE INC Total	116964	6,589.43 6,589.43	10/06/2022	LUC-23910	TAXFACTORY RENEWAL 10.22-
480	CERTIFIED AUTO REPAIR INC					
100		115543	145.00	10/06/2022	212390	POLICE DEPT TOWING SERVIC
	CERTIFIED AUTO REPAIR INC Total		145.00			
513	CHRISTOPHER B BURKE ENG LTD	116449	1,710.47	10/06/2022	2	PEACK RD & CAMPTON HILL RI
	CHRISTOPHER B BURKE ENG LTD Total		1,710.47	10/00/2022	2	TEACKIND & CAIVII TONTILL IX
556	COMPUTERIZED FLEET					
		116880	1,795.00	10/06/2022	14941	SUPPORT SERVICES CFA
	COMPUTERIZED FLEET Total		1,795.00			
563	CDW LLC	116911	1,380.00	10/06/2022	CW19934	SOLARWINDS
	CDW LLC Total		1,380.00	10/00/2022	311.0001	
564	COMCAST OF CHICAGO INC					
			10.53 90.91	10/06/2022 10/06/2022	091622FD 092522FD	ACCT: 8771-20-044-0113831 ACCT: 8771-20-044-0006910
	COMCAST OF CHICAGO INC Total		101.44	10/00/2022	0323221 D	AGG1. 077 1-20-044-0000310
573	COMPLETE MECHANICAL SVCS INC					
		115664	2,600.00	10/06/2022	20831	EXHAUST ENTENSIONS @ FIRE
	COMPLETE MECHANICAL SVCS INC Tot	al	2,600.00			
642	CUSTOM WELDING & FAB INC	116923	722.85	10/06/2022	220136	REPAIR LOADER BUCKET # 187
	CUSTOM WELDING & FAB INC Total		722.85			
683	DEMAR TREE & LANDSCAPE SVC					
		115810	13,533.00 13,533.00	10/06/2022	7955	ELECTRIC DEPT SERVICES
	DEMAR TREE & LANDSCAPE SVC Total		13,333.00			
767	EAGLE ENGRAVING INC	115533	58.00	10/06/2022	2022-5751	PICTURE SIGN-ENGRAVED

VENDOR	VENDOR NAME STAT PROC	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	EAGLE ENGRAVING INC Total		58.00			
778	EJ EQUIPMENT INC					
		116814	155.55 155.55	10/06/2022	P07706	PUMP
	EJ EQUIPMENT INC Total					
870	FIRE PENSION FUND		574.00	40/07/0000	ED40/ 00400740 40 40EF	Fire Departure 40/ Fee
			574.96 6,217.43	10/07/2022 10/07/2022	FP1%221007104349FI FRP2221007104349FD	Fire Pension 1% Fee Fire Pension Tier 2
			12,511.05	10/07/2022	FRPN221007104349FE	Fire Pension
	FIRE PENSION FUND Total		19,303.44			
876	FIRST ENVIRONMENTAL LAB INC					
		116051	316.55	10/06/2022	170919	LAB TESTING SERVICES
	FIRST ENVIRONMENTAL LAB INC Total		316.55			
894	FLOLO CORPORATION					
		116850	95.44	10/06/2022	455208	MOTOR PARTS
	FLOLO CORPORATION Total		95.44			
916	FOX VALLEY FIRE & SAFETY CO					
0.0		116857	625.00	10/06/2022	IN00548833	FIRE SPRINKLER SERVICE-FIRI
	FOX VALLEY FIRE & SAFETY CO Total		625.00			
942	RAINIER GALLIANO					
			234.99	10/06/2022	092922	PER DIEM REIMBURSEMENT
	RAINIER GALLIANO Total		234.99			
944	GALLS LLC					
		115958	85.37	10/06/2022	022067223	PD UNIFORMS
	GALLS LLC Total		85.37			
1026	HACH COMPANY					
		116366	312.92	10/06/2022	13237950	AMMONIA TNT830
	HACH COMPANY Total		312.92			
1097	WM HORN STRUCTURAL STEEL CO					
-		116801	84.00	10/06/2022	96367K	CHANNEL
	WM HORN STRUCTURAL STEEL CO Tota	al	84.00			
1133	IBEW LOCAL 196					

VENDOR	VENDOR NAME		PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
VENDOR	VERDOR HAME	STAT PROC					
				148.50	10/07/2022	UNE 221007104349PV	Union Due - IBEW
				698.86	10/07/2022	UNEW221007104349P	Union Due - IBEW - percent
	IBEW LOCAL 196 Total			847.36			
4426	ICMA RETIREMENT CO	IDD	•				
1136	ICWA RETIREWENT CO	NP .		95.87	10/07/2022	C401221007104349CA	401A Savings Plan Company
				227.25	10/07/2022	C401221007104349CD	401A Savings Plan Company
				591.95	10/07/2022	C401221007104349FD	401A Savings Plan Company
				522.74	10/07/2022	C401221007104349FN	401A Savings Plan Company
				283.22	10/07/2022	C401221007104349HR	401A Savings Plan Company
				562.02	10/07/2022	C401221007104349IS	401A Savings Plan Company
				781.82	10/07/2022	C401221007104349PD	401A Savings Plan Company
				1,067.03	10/07/2022	C401221007104349PV	401A Savings Plan Company
				96.65	10/07/2022	E401221007104349CA	401A Savings Plan Employee
				227.25	10/07/2022	E401221007104349CD	401A Savings Plan Employee
				591.95	10/07/2022	E401221007104349FD	401A Savings Plan Employee
				522.71	10/07/2022	E401221007104349FN	401A Savings Plan Employee
				283.22	10/07/2022	E401221007104349HR	401A Savings Plan Employee
				562.02	10/07/2022	E401221007104349IS	401A Savings Plan Employee
				781.07	10/07/2022	E401221007104349PD	401A Savings Plan Employee
				1,067.03	10/07/2022	E401221007104349PW	401A Savings Plan Employee
				2,783.46	10/07/2022	ICMA221007104349CE	ICMA Deductions - Dollar Amt
				2,378.77	10/07/2022	ICMA221007104349FD	ICMA Deductions - Dollar Amt
				1,730.00	10/07/2022	ICMA221007104349FN	ICMA Deductions - Dollar Amt
				1,208.46	10/07/2022	ICMA221007104349HF	ICMA Deductions - Dollar Amt
				4,213.46	10/07/2022	ICMA221007104349IS	ICMA Deductions - Dollar Amt
				9,615.88	10/07/2022	ICMA221007104349PE	ICMA Deductions - Dollar Amt
				2,620.00	10/07/2022	ICMA221007104349PV	ICMA Deductions - Dollar Amt
				139.98	10/07/2022	ICMP221007104349CA	ICMA Deductions - Percent
				83.91	10/07/2022	ICMP221007104349CE	ICMA Deductions - Percent
				3,821.47	10/07/2022	ICMP221007104349FD	ICMA Deductions - Percent
				235.75	10/07/2022	ICMP221007104349FN	ICMA Deductions - Percent
				70.02	10/07/2022	ICMP221007104349HF	ICMA Deductions - Percent
				146.54	10/07/2022	ICMP221007104349IS	ICMA Deductions - Percent
				3,148.86	10/07/2022	ICMP221007104349PE	ICMA Deductions - Percent
				23,137.65	10/07/2022	ICMP221007104349PV	ICMA Deductions - Percent
				180.00	10/07/2022	ROTH221007104349C	Roth IRA Deduction
				25.00	10/07/2022	ROTH221007104349FI	Roth IRA Deduction
				110.00	10/07/2022	ROTH221007104349Fi	Roth IRA Deduction

VENDOR	VENDOR NAME		PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
VENDOR	VERDON NAME	STAT_PROC		269.23 1,540.00 275.00 459.00 250.00 730.00 110.00 885.54 313.98 1,197.70 45.96	10/07/2022 10/07/2022 10/07/2022 10/07/2022 10/07/2022 10/07/2022 10/07/2022 10/07/2022 10/07/2022 10/07/2022 10/07/2022	ROTH221007104349HI ROTH221007104349PI ROTH221007104349PI RTHA221007104349FI RTHA221007104349PI RTHA221007104349PI RTHA221007104349PI RTHP221007104349IS RTHP221007104349PI RTHP221007104349PI RTHP221007104349PI	Roth IRA Deduction Roth IRA Deduction Roth IRA Deduction Roth 457 - Dollar Amount Roth 457 - Percent Roth 457 - Percent Roth 457 - Percent Roth 457 - Percent
	ICMA RETIREMENT CO	RP Total		69,989.42	10/07/2022	K111F221007104349F1	Notif 437 - Percent
1214	IMS INFRASTRUCTURE		115778	6,892.80 6,892.80	10/06/2022	50513-5	PROFESSIONAL SERVICES
4045	IMS INFRASTRUCTURE			0,092.00			
1215	ILLINOIS MUNICIPAL U			3,601,228.59 3,601,228.59	10/13/2022	100722	SEPTEMBER ELECTRIC BILL
1240	INTERSTATE BATTERY		116925	551.80 551.80	10/06/2022	10093265	TIRES
1271	J A JOHNSON PAVING		116487	183,704.80	10/06/2022	5916	PAY #1 GRIND AND PATCH
1313	J A JOHNSON PAVING KANE COUNTY RECOR			4,108.00	10/06/2022	100522	RECORDING FEES FENCE
	KANE COUNTY RECOR	DERS OFFICE To	tal	4,108.00			
1324	KANE MCKENNA & ASS		114628	1,881.25 1,881.25	10/06/2022	18897	PHEASANT RUN
1403	WEST VALLEY GRAPHI			<u> </u>			
1-100			116459 116715	55.05 395.00	10/06/2022 10/06/2022	5010 5199	CAFR COVERS SIGNS FOR CONSTRUCTION

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
	STAT_PROC	116846	38.25	10/06/2022	5421	BUSINESS CARD-TED MASINIC
	WEST VALLEY GRAPHICS & PRINT Total		488.30			
1463	LINA					
1403	LINA	115599	8,058.87	10/06/2022	093022	SEPTEMBER SERVICES
	LINA Total		8,058.87			
1489	LOWES					
1403	LOWES	115718	449.01	10/06/2022	901545/091622	PARTS FOR EQUIPMENTS
		115515	174.77	10/06/2022	902035/090822	MISC FASTENER SUPPLIES
		115515	20.89	10/06/2022	902172/090922	MISC FASTENER SUPPLIES
		115536	128.19	10/06/2022	902356/091022	MISC FASTENER SUPPLIES
		115675	98.68	10/06/2022	902475/091222	MISC PARTS
		115515	1,072.26	10/06/2022	902576/091322	MISC FASTENER SUPPLIES
		115515	14.78	10/06/2022	903235/091522	TREATED APPEARANCE
			-33.21	10/06/2022	916449/090922	CREDITS INV 902035/090822
		116824	94.60	10/06/2022	961018/090722	NIAGARA WATER
		116808	284.26	10/06/2022	997624	MISC TOOLS
		116808	8.51	10/06/2022	997625	KOBALT UNIV COMBO WRENCI
	LOWES Total		2,312.74			
1537	MARTENSON TURF PRODUCTS INC					
		116913	430.00	10/06/2022	87517	INVENTORY ITEMS
	MARTENSON TURF PRODUCTS INC Tot	al	430.00			
1555	TRACY MATHISEN					
			123.61	10/06/2022	093022TM	BOOT REIMBURSEMENT-9/30/2
	TRACY MATHISEN Total		123.61			
1571	MCCANN INDUSTRIES INC					
1071	MODALIN INBOOTHIES INC	116843	450.99	10/06/2022	P46861	FIBER FORMING TUBE
	MCCANN INDUSTRIES INC Total		450.99	. 0. 00. 2022		
	MCCANN INDOSTRIES INC TOtal					
1582	MCMASTER CARR SUPPLY CO					
		117013	539.60	10/06/2022	85720891	COMBINATION BALL/EYE COUF
	MCMASTER CARR SUPPLY CO Total		539.60			
1600	MENDEL PLUMBING & HEATING INC					
		116883	22,500.00	10/06/2022	412434	PLUMBING SERVICE-WATER HI

<u>VENDOR</u>	VENDOR NAME STAT PROC	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	MENDEL PLUMBING & HEATING INC Total		22,500.00			
1610	SCHNEIDER ELECTRIC GRID					
		116986	8,904.00	10/06/2022	2022-12043	FIBER SUPPORT 11/18/22-11/20
	SCHNEIDER ELECTRIC GRID Total		8,904.00			
1613	METROPOLITAN ALLIANCE OF POL					
			1,316.00 135.00	10/07/2022 10/07/2022	UNP 221007104349PD UNPS221007104349PI	Union Dues - IMAP Union Dues-Police Sergeants
	METROPOLITAN ALLIANCE OF POL Total		1,451.00	10/07/2022	UNP3221007104349PI	Official Dues-Police Sergeams
1616	MHC SOFTWARE INC	116951	10,820.00	10/06/2022	INVMH2491	MHC RENEWAL 11/30/22-11/29/2
	MHC SOFTWARE INC Total	110001	10,820.00	10/00/2022	1144141112-131	WITO REINEWAL THOUSE THESA
4007						
1637	FLEETPRIDE INC	116863	1,026.58	10/06/2022	102203133	FILTER/ELEMENT
		116493	702.24	10/06/2022	102219858	INVENTORY ITEMS
		116863	235.51	10/06/2022	102276322	INVENTORY ITEMS
			-595.08	10/06/2022	102280494	CREDIT-ORG INV 102203133
		116904	485.28	10/06/2022	102438196	646A COVERALL
	FLEETPRIDE INC Total		1,854.53			
1651	MNJ TECHNOLOGIES DIRECT INC					
		116832	12.00	10/06/2022	0003861550	USB CABLE
		116896	36.90	10/06/2022	0003862862	USB PRINTER SWITCH
	MNJ TECHNOLOGIES DIRECT INC Total		48.90			
1704	NCPERS IL IMRF					
			16.00	10/07/2022	NCP2221007104349C/	NCPERS 2
			8.00	10/07/2022	NCP2221007104349FN	NCPERS 2
			8.00	10/07/2022	NCP2221007104349PV	NCPERS 2
	NCPERS IL IMRF Total		32.00			
1737	NORTH EAST MULTI REGIONAL TRNG					
		115972	300.00	10/06/2022	310467	HANDGUN SKILLS CLASS 9/14
	NORTH EAST MULTI REGIONAL TRNG To	tal	300.00			
1745	NICOR					
1740			58.26	10/06/2022	0000 6 SEP 23 2022	ACCT: 55-00-99-0000-6

VENDOR	VENDOR NAME		PO_NUMBER	AMOUNT	<u>DATE</u>	INVOICE	DESCRIPTION
		STAT_PROC					
				190.62	10/06/2022	0000 6 SEP 29 2022	ACCT: 30-31-79-0000-6
				184.66	10/06/2022	0000 7 SEP 27 2022	ACCT: 61-00-69-0000-7
				52.45	10/06/2022	0847 6 SEP 29 2022	ACCT: 19-39-03-0847-6
				1,510.64	10/06/2022	0929 6 SEP 23 2022	ACCT: 17-18-43-0929-6
				159.44	10/06/2022	1000 0 SEP 27 2022	ACCT: 68-82-40-1000-0
				51.42	10/06/2022	1000 0 SEP 29 2022	ACCT: 52-09-10-1000-0
				53.00	10/06/2022	1000 1 SEP 27 2022	ACCT: 53-92-02-1000-1
				50.67	10/06/2022	1000 2 SEP 21 2022	ACCT: 24-53-60-1000-2
				50.05	10/06/2022	1000 2 SEP 23 2023	ACCT: 53-14-51-1000-2
				50.06	10/06/2022	1000 3 SEP 26 2022	ACCT: 20-68-91-1000-3
				54.59	10/06/2022	1000 3 SEP 28 2022	ACCT: 30-28-40-1000-3
				168.18	10/06/2022	1000 6 SEP 26 2022	ACCT: 67-46-50-1000-6
				50.72	10/06/2022	1000 5 SEP 23 2022	ACCT: 50-85-00-1000-5
				50.07	10/06/2022	1000 4 SEP 27 2022	ACCT: 53-65-70-1000-4
				53.34	10/06/2022	1000 4 SEP 26 2022	ACCT: 11-31-51-1000-4
				50.05	10/06/2022	9676 7 SEP 27 2022	ACCT: 39-18-86-9676-7
				159.38	10/06/2022	9226 2 SEP 23 2022	ACCT: 84-32-13-9226-2
				163.65	10/06/2022	8642 6 SEP 29 2022	ACCT: 68-60-22-8642-6
				1,513.02	10/06/2022	8317 9 SEP 23 2022	ACCT: 81-44-33-8317-9
				982.46	10/06/2022	7652 0 SEP 26 2022	ACCT: 01-08-77-7652-0
				50.07	10/06/2022	5425 2 SEP 27 2022	ACCT: 28-06-38-5425-2
				53.61	10/06/2022	4625 3 SEP 27 2022	ACCT: 39-82-30-4625-3
				51.89	10/06/2022	4606 2 SEP 29 2022	ACCT: 74-34-63-4606-2
				112.14	10/06/2022	4428 3 SEP 27 2022	ACCT: 19-51-90-4428-3
				107.03	10/06/2022	1968 1 SEP 27 2022	ACCT: 70-22-68-1968-1
				56.50	10/06/2022	1000 9 WS SEP 27 202	ACCT: 35-14-51-1000-9
				50.76	10/06/2022	1000 9 SEP 28 2022	ACCT: 57-14-10-1000-9
				51.39	10/06/2022	1000 9 SEP 27 2022	ACCT: 64-67-50-1000-9
				50.06	10/06/2022	1000 9 SEP 26 2022	ACCT: 99-38-20-1000-9
				179.04	10/06/2022	1000 9 SEP 23 2022	ACCT: 62-11-51-1000-9
				52.00	10/06/2022	1000 9 NS SEP 23 202	ACCT: 65-84-51-1000-9
				159.55	10/06/2022	1000 8 SEP 29 2022	ACCT: 03-73-20-1000-8
				51.83	10/06/2022	1000 8 SEP 27 2022	ACCT: 28-08-50-1000-8
	NICOR Total		=	6,682.60			
1775	RAY OHERRON CO IN	С					
		=	115697	21.99	10/06/2022	2220481	SCPD UNIFORM
			115697	237.98	10/06/2022	2221217	POLICE DEPT GODINHO

VENDOR	VENDOR NAME STAT PROC	PO_NUMBER	AMOUNT	<u>DATE</u>	INVOICE	DESCRIPTION
	RAY OHERRON CO INC Total		259.97			
1783	ON TIME EMBROIDERY INC					
1700		115537	235.00	10/06/2022	102560	UNIFORMS PETERSON
		115537	90.00	10/06/2022	103012	UNIFORMS REHAK
		115537	156.00	10/06/2022	103670	UNIFORMS FRULAND
		115537	478.00	10/06/2022	103882	UNIFORM-M CHMURA
		115537	427.00	10/06/2022	104019	UNIFORMS SULAK
		115537	153.00	10/06/2022	104128	UNIFORMS CAVALLO
		115537	519.00	10/06/2022	104168	UNIFORMS DAVILLA
		115537	121.00	10/06/2022	104274	SCFD 944 CHAD TINSLEY
		115537	440.00	10/06/2022	104278	SCFD 943 JACOB JOHNS
		115537	245.00	10/06/2022	104373	SCFD 946 BRAD WILTON
		115537	158.00	10/06/2022	104421	SCFD 947 J PETERSON
		115537	171.00	10/06/2022	104422	SCFD 948 A CAVALLO
		115537	196.00	10/06/2022	104755	UNIFORMS GALLIANO
		115537	264.00	10/06/2022	104756	UNIFORMS CICHON
		115537	407.00	10/06/2022	104757	UNIFORMS CHRISTENSEN
		115537	430.00	10/06/2022	104758	UNIFORMS GALLIANO
		115537	97.00	10/06/2022	104759	UNIFORMS SIWY
		115537	78.00	10/06/2022	105155	SCFD 942 J JOHNS
		115537	215.00	10/06/2022	105156	SCFD 937 K CHRISTENSEN
		115537	191.00	10/06/2022	105157	COAT BRAID & MALTESE UPDA
		115537	52.00	10/06/2022	93252	UNIFORMS CHRISTENSEN
		115537	159.00	10/06/2022	98702	UNIFORMS MOLS
		115537	159.00	10/06/2022	98703	UNIFORMS SHEEHAN
	ON TIME EMBROIDERY INC Total		5,441.00			
1797	PACE SUBURBAN BUS					
		116310	2,417.30	10/06/2022	609942	JUNE RIK
	PACE SUBURBAN BUS Total		2,417.30			
1827	PEERLESS ENTERPRISES INC					
.02.		116795	1,860.00	10/06/2022	110965	FENCE REPAIR
	PEERLESS ENTERPRISES INC Total		1,860.00			
	FEERLESS ENTERFRISES INC TOTAL					
1850	PICTOMETRY INTERNATIONAL CORP					
		117019	3,693.81	10/06/2022	US434432	ARIAL PHOTOGRAPHY
	PICTOMETRY INTERNATIONAL CORP Total	al	3,693.81			

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
1861	STAT_PROC POLICE PENSION FUND					
1001			13,912.81 11,426.55 782.90 872.26	10/07/2022 10/07/2022 10/07/2022 10/07/2022	PLP2221007104349PD PLPN221007104349PD PLPR221007104349PD POLP221007104349PD	Police Pension Tier 2 Police Pension Police Pens Service Buyback Police Pension - non deferred
	POLICE PENSION FUND Total		26,994.52			
1897	PRIME TACK & SEAL CO					
		115564 115564	892.11 695.61	10/06/2022 10/06/2022	72906 73161	HFE-90 TICKET 103232 HFE-90 TICKET #103510
	PRIME TACK & SEAL CO Total		1,587.72			
1898	PRIORITY PRODUCTS INC					
		115547 115547	176.99 201.48	10/06/2022 10/06/2022	980299 980522	FLEET DEPT PARTS MISC GENERAL SUPPLIES
	PRIORITY PRODUCTS INC Total		378.47			
1946	RANDALL PRESSURE SYSTEMS					
		115551	352.92	10/06/2022	I-49209-0	FLEET DEPT PARTS
		115551	64.75 417.67	10/06/2022	I-49239-0	FLEET DEPT PARTS
	RANDALL PRESSURE SYSTEMS Total					
1993	RENTAL MAX LLC					
		116861 115580	228.59 33.69	10/06/2022 10/06/2022	552900-3 554026-3	LOADER AUGER RENT FUEL
		115580	33.69	10/06/2022	554542-3	FUEL LP 33# FILL
		115580	33.69	10/06/2022	554740-3	FUEL LP 33# FILL
		115580	33.69	10/06/2022	555709-3	FUEL
	RENTAL MAX LLC Total		363.35			
2055	SAFETY-KLEEN SYSTEMS INC					
2000	CALLET RELEIT OF OTELLIO INC	116842	466.72	10/06/2022	89750356	PARTS SOLVENT
	SAFETY-KLEEN SYSTEMS INC Total		466.72			
2095	SCHROEDER ASPHALT SERVICES INC					
2093	SCHROEDER AGFHALT SERVICES INC	115670	79,725.58	10/06/2022	2022-280	AINTREE RECLAMATION PROJI
	SCHROEDER ASPHALT SERVICES INC To	tal	79,725.58			
2137	SHERWIN WILLIAMS					
2131	OTERWIN WILLIAMS	115569	209.56	10/06/2022	0796-7	PAINT SUPPLIES

VENDOR	VENDOR NAME STAT PROC	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	SHERWIN WILLIAMS Total		209.56			
2150	SIKICH					
		115625	72,200.00 72,200.00	10/06/2022	3987	AUDITING SERVICES
	SIKICH Total		72,200.00			
2157	SISLERS ICE INC		77.50	10/06/2022	203004814	ICE 7 LB
			61.25	10/06/2022	203004863	ICE 7 LB
	SISLERS ICE INC Total		138.75			
2163	SKYLINE TREE SERVICE &					
		116438 116438	4,500.00 4,500.00	10/06/2022 10/06/2022	8894 8897	REMOVE TREE & WOOD REMOVE TREE & WOOD
	SKYLINE TREE SERVICE & Total	110436	9,000.00	10/00/2022	0097	REMOVE TREE & WOOD
2201	STANDARD EQUIPMENT CO					
2201	STANDARD EQUIPMENT CO	115196	46.62	10/06/2022	P34868	NOZZLE RUBBER
		440074	-457.65	10/06/2022	P37683	ORIGINAL INVOICE P36953
	STANDARD EQUIPMENT CO Total	116874	643.72 232.69	10/06/2022	P38754	INVENTORY ITEMS
0000						
2206	STAPLES CONTRACT & COMMERCIAL	117074	93.12	10/07/2022	7366672046	CHAIR MATS FOR FINANCE DE
		116848	1,556.80	10/06/2022	8067802916	INVENTORY ITEMS
	STAPLES CONTRACT & COMMERCIAL T	otal	1,649.92			
2212	CITY OF ST CHARLES					
	OLTY OF OT OUADUED TO TAKE		116.65 116.65	10/06/2022	092722	PETTYCASH-SHARON BRINGEL
	CITY OF ST CHARLES Total					
2214	ST CHARLES CHAMBER OF COMMERCE	!	360.00	10/06/2022	176306929	CITY UPDATE LUNCHEON
			280.00	10/06/2022	176306930	CITY UPDATE LUNCHEON
	ST CHARLES CHAMBER OF COMMERCE	Total	640.00			
2215	ST CHARLES COMMUNITY					
			1,563.24 1,563.24	10/06/2022	092722	LEGAL FEES PTAB 1/1/22-6/30/2
	ST CHARLES COMMUNITY Total		1,505.24			
2219	ST CHARLES EAST HIGH SCHOOL					

VENDOR	VENDOR NAME	PO STAT PROC	NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
		STAT_PROC		1,000.00	10/06/2022	092922	STC EAST POST PROM-JUNE 2
	ST CHARLES EAST HIG	GH SCHOOL Total		1,000.00			
2235	STEINER ELECTRIC CO	OMPANY					
2200			115567	22.07	10/06/2022	S007217895.001	ELECTRIC SUPPLIES
			115567	88.28	10/06/2022	S007217895.002	ELECTRIC SUPPLIES-LAMP
	STEINER ELECTRIC CO	OMPANY Total		110.35			
2248	STORINO RAMELLO &	DURKIN					
				1,250.00	10/06/2022	86613	MONTHLY RETAINER-CITY COL
				2,675.40	10/06/2022	86614	GENERAL-CITY ADMINISTRATC
				337.50	10/06/2022	86615	LEXINGTON TIF DIST # 6
				731.25	10/06/2022	86616	PUBLIC WORKS - LEGAL SERVI
				787.50	10/06/2022	86617	LIQUOR CTL COMMISSION-AUC
				2,891.25	10/06/2022	86618	COMMUNITY&ECONOMIC - AUC
				618.75	10/06/2022	86619	GENERAL-FINANCE - AUGUST :
				674.25	10/06/2022	86620	CASE#21CH000170 AUGUST 20
				2,701.85	10/06/2022	86621	PHEASANT RUN TIF AUGUST 2
				1,181.25	10/06/2022	86622	POLICE STATION RIVERFRONT
				8,679.00	10/06/2022	86623	PHEASANT RUN FIRE-AUGUST
				3,892.50	10/06/2022	86624	DR HORTON PUD-AUGUST 202
	STORINO RAMELLO &	DURKIN Total		26,420.50			
2273	SUPERIOR ASPHALT N	MATERIALS LLC					
			104	781.25	10/06/2022	20221486	N50 SURFACE
	SUPERIOR ASPHALT N	MATERIALS LLC Total		781.25			
2284	SWALLOW CONSTRUC	CTION CORP					
			116499	1,250,020.13	10/06/2022	2	KAUTZ RD SEWER PHASE PRO
	SWALLOW CONSTRUC	CTION CORP Total		1,250,020.13			
2301	GENERAL CHAUFFERS	S SALES DRIVER					
				174.00	10/07/2022	UNT 221007104349CD	Union Dues - Teamsters
				2,290.00	10/07/2022	UNT 221007104349PW	Union Dues - Teamsters
	GENERAL CHAUFFERS	S SALES DRIVER Total	I	2,464.00			
2316	APC STORE						
			115546	136.08	10/06/2022	478-565603	CONTROL ARM
			115546	39.65	10/06/2022	478-565604	CONTROL ARM
			115546	160.43	10/06/2022	478-565639	SUPPRESSOR SPARK PLUGS

VENDOR VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
STAT_PRO					
	115546	237.44	10/06/2022	478-565646	PARTS FOR FORD TAURUS
	115546	22.91	10/06/2022	478-565694	VENT DUCT CLNR
	115546	3.96	10/06/2022	478-565695	PINK SANDS CJU
	115546	120.88	10/06/2022	478-565912	BATTERY
	115546	181.50	10/06/2022	478-566019	FILTERS FLEET DEPT
	115546	5.77	10/06/2022	478-566187	COOLANT REC
	115546	102.91	10/06/2022	478-566224	MISC SUPPLIES VEH 1772
	115546	25.66	10/06/2022	478-566368	POSITRAC OIL
	115546	234.81	10/06/2022	478-566405	OIL/FUEL/HYD/CABIN AIR FILTE
	115546	14.69	10/06/2022	478-566472	ROSIN CORE
	115546	33.40	10/06/2022	478-566492	10 DIODE LED
	115546	136.62	10/06/2022	478-566596	LED WORK LAMP
	115546	427.88	10/06/2022	478-566620	MISC SUPPLIES
	115546	37.82	10/06/2022	478-566677	MICRO-V BELTS
	115546	44.98	10/06/2022	478-566861	AIR FILTER
	115546	261.39	10/06/2022	478-566899	BATTERY
	115546	26.22	10/06/2022	478-566951	JB WELD STICK VEH # 1761
	116867	253.66	10/06/2022	478-566953	INVENTORY ITEMS
	115546	7.34	10/06/2022	478-566955	JB WELD SKINCARD VEH 1761
	115546	22.02	10/06/2022	478-566957	JB WELD SKINCARD VEH 1761
	115546	4.59	10/06/2022	478-566962	OIL DRAIN PLUG VEH 1970
	115546	32.51	10/06/2022	478-566976	OIL FILTER & SYNTHETIC
	115546	38.49	10/06/2022	478-566987	CPL CHANNEL/HITCH BALL
	115546	24.69	10/06/2022	478-567033	CAMPER MNT TAPE
	115546	41.74	10/06/2022	478-567039	NEW IDLER PULLEY
	115546	7.56	10/06/2022	478-567049	FUEL FILTER
	115546	40.17	10/06/2022	478-567050	IDLER PULLEY
	115546	2.64	10/06/2022	478-567054	FIXED ORIFICE
APC STORE Total		2,730.41			
2363 TROTTER & ASSOCIATES INC					
	117003	19,289.50	10/06/2022	20364	WEST SIDE WRF PHASE 3
	117003	15,155.50	10/06/2022	20496	WEST SIDE WRF PHASE III
TROTTER & ASSOCIATES INC Total		34,445.00			
2373 TYLER MEDICAL SERVICES					
TO! O I I TELL MEDIONE OF MICE		759.00	10/06/2022	100522	INV: 439926, 439711, 439891
TYLER MEDICAL SERVICES Total		759.00	.0,00,2022	.00022	100020, 100711, 100001

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
2386	STAT PROCUNION PACIFIC RAILROAD CO					
2000		115020	935.50	10/06/2022	90117786	OVERPASS ENGINEERING
		115020	846.50	10/06/2022	90117787	OVERPASS MAINTENANCE
	UNION PACIFIC RAILROAD CO Total		1,782.00			
2401	UUSCO OF ILLINOIS INC					
		116958	1,450.00	10/06/2022	3038372	INVENTORY ITEMS
		116208	31,890.00	10/06/2022	3038406	15K V SILENCER
		116603	1,258.00	10/06/2022	3038407	BUSHING ADAPTER
	UUSCO OF ILLINOIS INC Total		34,598.00			
2403	UNITED PARCEL SERVICE					
			90.93	10/06/2022	0000650961382A	WEEKLY SHIPPING
			58.57	10/06/2022	0000650961392-09242	SHIPPING
	UNITED PARCEL SERVICE Total		149.50			
2404	HD SUPPLY FACILITIES MAINT LTD					
		116786	328.99	10/06/2022	111824	HR AMMONIA REAGENT
		116786	330.03	10/06/2022	111825	TNT AMMONIA TESTS
		116897	764.07	10/06/2022	113430	INVENTORY ITEMS
		116898 116929	1,294.97 789.48	10/06/2022 10/06/2022	113445 116435	OPTI-PRO POLYMER DISPRESABLY
	HD SUPPLY FACILITIES MAINT LTD Total	110323	3,507.54	10/00/2022	110400	BEGE-WITTE TOBE AGGEMBET
2429	VERIZON WIRELESS		4 745 04	40/00/0000	0044000500	
			1,745.84 1,734.48	10/06/2022 10/06/2022	9914269590 9916625590	MONTHLY BILLING 8/24-9/23
	VERIZON WIRELESS Total		3,480.32	10/00/2022	3310023330	WONTHET BILLING 0/24-3/23
2452	VULCAN CONSTRUCTION MATERIALS	440007	440.47	40/00/0000	20040000	OA 40 OLUDO
		116297	412.17 412.17	10/06/2022	33046223	CA-16 CHIPS
	VULCAN CONSTRUCTION MATERIALS To	otal	412.17			
2470	WAREHOUSE DIRECT					
		115700	22.34	10/06/2022	5322099-0	OFFICE SUPPLIES POLICE DEP
		115789	70.19 -46.52	10/06/2022	5327937-0	BCE OFFICE SUPPLIES CREDIT - ORG INV 5317754-0
	WARFILOUGE BIRECT T. (.)		-46.52 46.01	10/06/2022	C5316621-0	CREDIT - ORG INV 5317754-0
	WAREHOUSE DIRECT Total					
2478	WATER PRODUCTS COMPANY					

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	STAT_PROC	440540	4.405.00	40/00/0000	0044000	WATER REPT RAPTO
		116549	4,135.00	10/06/2022	0311086	WATER DEPT PARTS
		116884 116884	3,298.00 2,742.38	10/06/2022 10/06/2022	0311936 0312042	VALVE/LUG/GASKET MJ SLEEVE/LUG/T-BOLT
		116884	-2,742.38	10/06/2022	0312042	MJ SLEEVE/LUG/T-BOLT
		116893	2,742.38	10/06/2022	0312042 0312042A	WATER DEPT PARTS
		116884	5,335.00	10/06/2022	0312072	WATER DEPT PARTS
		116709	1,236.11	10/06/2022	0312094	INVENTORY ITEMS
	WATER PRODUCTS COMPANY Total		16,746.49			
2495	WEST SIDE TRACTOR SALES CO					
		116869	113.40	10/06/2022	N28237	INVENTORY ITEMS
		116868	247.24	10/06/2022	N28378	FILTER AND ELEMENT
	WEST SIDE TRACTOR SALES CO Total		360.64			
2506	EESCO					
		116671	3,835.00	10/06/2022	764927	INVENTORY ITEMS
		116380	312.50	10/06/2022	817768	INVENTORY ITEMS
		116692	1,950.00	10/06/2022	824126	WIRE
		115822	4,320.00	10/06/2022	828400	INVENTORY ITEMS
		116249	485.00	10/06/2022	845933	INVENTORY ITEMS
	EESCO Total		10,902.50			
2545	GRAINGER INC					
		116828	18.72	10/06/2022	9437198030	V-BELTS
		116828	12.06	10/06/2022	9437848790	V-BELTS
		116828	12.06	10/06/2022	9437859680	V-BELTS
			-162.80	10/06/2022	9445203137	CREDIT - ORG INV 9414083957
		116908	370.90	10/06/2022	9448865569	INVENTORY ITEMS
		116926	200.40	10/06/2022	9450081030	INVENTORY ITEMS
		116920	1,045.26	10/06/2022	9450301727	MISC GENERAL SUPPLIES
		116926	1,460.47	10/06/2022	9450301735	INVENTORY ITEMS
		116920	342.58	10/06/2022	9450301750	PUMP FLOW METER
		116928	288.96	10/06/2022	9451018080	CIRCULATING PUMP
	GRAINGER INC Total		3,588.61			
2637	ILLINOIS DEPT OF REVENUE					
			145,922.02	10/12/2022	101222	SEPT ELECTRICITY EXCISE TA
			1,111.17	10/07/2022	ILST221007104349CA	Illinois State Tax
			1,819.48	10/07/2022	ILST221007104349CD	Illinois State Tax

VENDOR	VENDOR NAME		PO_NUMBER	AMOUNT	<u>DATE</u>	INVOICE	DESCRIPTION
		STAT_PROC		202.04	10/07/2022	ILST221007104349ED	Illinois State Tax
				283.94 9,245.95	10/07/2022	ILST221007104349ED	Illinois State Tax
				1,896.83	10/07/2022	ILST221007104349FD	Illinois State Tax
				890.47	10/07/2022	ILST221007104349FN	Illinois State Tax
				1,915.45	10/07/2022	ILST221007104349IR	Illinois State Tax
				12,614.43	10/07/2022	ILST221007104349PD	Illinois State Tax
				14,662.41	10/07/2022	ILST221007104349PW	Illinois State Tax
		/ENUIS T. (.)		190,362.15	10/01/2022	12312210071043431 W	IIIIIIOIS State Tax
	ILLINOIS DEPT OF REV	VENUE Lotal	=	130,302.13			
2638	INTERNAL REVENUE S	SERVICE					
				997.71	10/07/2022	FICA221007104349CA	FICA Employee
				2,605.44	10/07/2022	FICA221007104349CD	FICA Employee
				345.59	10/07/2022	FICA221007104349ED	FICA Employee
				600.99	10/07/2022	FICA221007104349FD	FICA Employee
				2,640.27	10/07/2022	FICA221007104349FN	FICA Employee
				1,283.66	10/07/2022	FICA221007104349HR	FICA Employee
				2,950.58	10/07/2022	FICA221007104349IS	FICA Employee
				2,300.61	10/07/2022	FICA221007104349PD	FICA Employee
				21,432.86	10/07/2022	FICA221007104349PW	FICA Employee
				965.33	10/07/2022	FICE221007104349CA	FICA Employer
				2,605.44	10/07/2022	FICE221007104349CD	FICA Employer
				345.59	10/07/2022	FICE221007104349ED	FICA Employer
				630.50	10/07/2022	FICE221007104349FD	FICA Employer
				2,640.38	10/07/2022	FICE221007104349FN	FICA Employer
				1,283.66	10/07/2022	FICE221007104349HR	FICA Employer
				2,950.58	10/07/2022	FICE221007104349IS	FICA Employer
				2,303.37	10/07/2022	FICE221007104349PD	FICA Employer
				21,432.86	10/07/2022	FICE221007104349PW	FICA Employer
				2,885.60	10/07/2022	FIT 221007104349CA	Federal Withholding Tax
				4,585.61	10/07/2022	FIT 221007104349CD	Federal Withholding Tax
				1,025.61	10/07/2022	FIT 221007104349ED	Federal Withholding Tax
				24,936.99	10/07/2022	FIT 221007104349FD	Federal Withholding Tax
				4,836.62	10/07/2022	FIT 221007104349FN	Federal Withholding Tax
				2,708.05	10/07/2022	FIT 221007104349HR	Federal Withholding Tax
				4,669.58	10/07/2022	FIT 221007104349IS	Federal Withholding Tax
				33,346.46	10/07/2022	FIT 221007104349PD	Federal Withholding Tax
				35,562.62	10/07/2022	FIT 221007104349PW	Federal Withholding Tax
				363.63	10/07/2022	MEDE221007104349C	Medicare Employee
				609.37	10/07/2022	MEDE221007104349C	Medicare Employee

VENDOR	VENDOR NAME		PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
		STAT_PROC					
				80.82	10/07/2022	MEDE221007104349E	Medicare Employee
				3,142.68	10/07/2022	MEDE221007104349FI	Medicare Employee
				617.48	10/07/2022	MEDE221007104349FI	Medicare Employee
				300.20	10/07/2022	MEDE221007104349H	Medicare Employee
				690.04	10/07/2022	MEDE221007104349IS	Medicare Employee
				4,363.93	10/07/2022	MEDE221007104349P	Medicare Employee
				5,016.86	10/07/2022	MEDE221007104349P	Medicare Employee
				356.08	10/07/2022	MEDR221007104349C	Medicare Employer
				609.37	10/07/2022	MEDR221007104349C	Medicare Employer
				80.82	10/07/2022	MEDR221007104349E	Medicare Employer
				3,149.56	10/07/2022	MEDR221007104349F	Medicare Employer
				617.50	10/07/2022	MEDR221007104349F	Medicare Employer
				300.20	10/07/2022	MEDR221007104349H	Medicare Employer
				690.04	10/07/2022	MEDR221007104349IS	Medicare Employer
				4,364.58	10/07/2022	MEDR221007104349P	Medicare Employer
				5,016.86	10/07/2022	MEDR221007104349P	Medicare Employer
	INTERNAL REVENUE S	SERVICE Total		215,242.58			
2639	STATE DISBURSEMEN	IT UNIT					
				1,555.35	10/07/2022	0000003742210071043	IL Child Support Amount 1
				369.23	10/07/2022	0000004862210071043	IL Child Support Amount 1
				700.15	10/07/2022	0000012252210071043	IL Child Support Amount 1
				596.30	10/07/2022	0000012442210071043	IL Child Support Amount 1
	STATE DISBURSEMEN	IT UNIT Total		3,221.03			••
2644	IMRF						
2077	IIIIXI			184,675.12	10/04/2022	100422	IMRF SEPTEMBER 2022
	IMRF Total			184,675.12			
	IIVINE I OLAI						
2648	HEALTH CARE SERVICE	CE CORP					
				66,690.99	10/05/2022	093022	MEDICAL CLAIMS
	HEALTH CARE SERVICE	CE CORP Total		66,690.99			
2652	JPMORGAN CHASE BA	ANK NA					
				317.10	10/03/2022	092622AR	MONTHLY CREDIT CARD SEPT
				1,402.98	10/03/2022	092622DB	MONTHLY CREDIT CARD SEPT
				2,346.26	10/03/2022	092622DC	SEPTEMBER CREDIT CARD
				521.76	10/03/2022	092622EM	MONTHLY CREDIT CARD SEPT
				59.49	10/03/2022	092622HM	MONTHLY CREDIT CARD SEPT

<u>VENDOR</u>	VENDOR NAME	0T4T DD04	PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
		STAT_PROC		148.74 785.00 1,578.20 64,444.46 2,884.42 1,923.20 299.05 629.17	10/03/2022 10/03/2022 10/03/2022 10/03/2022 10/03/2022 10/03/2022 10/03/2022	092622JK 092622JM 092622KC 092622KD 092622LG 092622PS 092622PS 092622TC	MONTHLY CREDIT CARD SEPT MONTHLY CREDIT CARD SEPT MONTHLY CREDIT CARD SEPT MONTHLY BILLING SEPTEMBER MONTHLY CREDIT CARD SEPT MONTHLY CREDIT CARD SEPT MONTHLY CREDIT CARD SEPT MONTHLY CREDIT CARD SEPT
	JPMORGAN CHASE BA	ANK NA Total		77,339.83			
2871	WHITTAKER CONSTRU		116115	934,439.00 934,439.00	10/06/2022	2-2022	2021 RIVERSIDE LIFT STATION
2897	RICHARD J PECK		116881	2,100.00 2,100.00	10/06/2022	20220089	SOUND SYSTEM RENTAL FOR
	RICHARD J PECK Tota			2,100.00			
2921	STRYPES PLUS MORE		116891	120.00 120.00	10/06/2022	16574	LABOR DECALS
2990	HAWKINS INC						
			108 108	8,423.22 8,198.75 16,621.97	10/06/2022 10/06/2022	6286990 6296866	CHLORINE CYLINDER WATER DEPT CHEMICALS
	HAWKINS INC Total			10,021.97			
3002	REDISHRED CHICAGO REDISHRED CHICAGO			224.60 224.60	10/06/2022	1041720	SERVICE 36" EXECUTIVE CONC
3030	FIRE SERVICE INC						
			116837 116837 116837 116837 116837 116837 116837	300.00 300.00 300.00 300.00 300.00 300.00 300.00	10/06/2022 10/06/2022 10/06/2022 10/06/2022 10/06/2022 10/06/2022 10/06/2022	IL-2718 IL-2719 IL-2720 IL-2721 IL-2722 IL-2723 IL-2724 IL-2725	FIRE PUMP TEST 2022

VENDOR	VENDOR NAME STAT PROC	PO_NUMBER	AMOUNT	<u>DATE</u>	INVOICE	DESCRIPTION
	FIRE SERVICE INC Total		2,400.00			
3099	MIDWEST SALT LLC					
		106	2,692.50	10/06/2022	0226186	MVP INDUSTRIAL SOLAR COAF
		106	2,980.63	10/06/2022	0226527	INDUSTRIAL SOLAR SALT
	MIDWEST SALT LLC Total		5,673.13			
3102	RUSH PARTS CENTERS OF ILLINOIS					
0102			-465.50	10/06/2022	3029229590	CREDITS INV 3028447293
		116866	291.20	10/06/2022	3029266967	INVENTORY ITEMS
		116912	171.00	10/06/2022	3029353801	LATCH BELT/VISOR CLIPS
		116989	20.35	10/06/2022	3029489682	VISOR CLIP
		117043	558.80	10/06/2022	3029571396	FILTER SUMP
	RUSH PARTS CENTERS OF ILLINOIS TO	otal	575.85			
3127	SHI INTERNATIONAL CORP					
		116833	14,382.00	10/06/2022	B15806065	RENEWAL SERVICE FOR BACK
		116813	422.00	10/06/2022	B15833552	LED MONITOR
	SHI INTERNATIONAL CORP Total		14,804.00			
3131	VCNA PRAIRIE INC					
0101		116791	411.13	10/06/2022	890682854	READY MIX
		116791	986.57	10/06/2022	890684980	READY MIX
	VCNA PRAIRIE INC Total		1,397.70			
3158	CTC MACHINE SERVICE INC					
		116944	425.00	10/06/2022	26380	REPAIR HAMMER
	CTC MACHINE SERVICE INC Total		425.00			
3182	OZINGA READY MIX CONCRETE INC					
		107	1,023.75	10/06/2022	ARI00451060	READY MIX
		107	885.63	10/06/2022	ARI00451102	READY MIX
		107	1,316.25	10/06/2022	ARI00454381	READY MIX
		107	1,170.00	10/06/2022	ARI00454905	READY MIX
	OZINGA READY MIX CONCRETE INC TO	otal	4,395.63			
3373	LAWRENCE GUNDERSON					
			154.50	10/06/2022	T000010662	PER DIEM CONFERENCE
	LAWRENCE GUNDERSON Total		154.50			

<u>VENDOR</u>	VENDOR NAME	_	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
3408	ULINE INC	STAT_PROC					
0400			116878 116899	561.71 1,747.50	10/06/2022 10/06/2022	153791058 153978513	ULINE KITCHEN TOWELS TOWELS AND TOILET TISSUE
	ULINE INC Total			2,309.21			
3460	Joseph Dony						
				95.00	10/06/2022	092922JD	PER DIEM-BERLA IVE-OCT 17-2
	Joseph Dony Total			95.00			
3474	TRAVELERS INDEMNIT	ΓΥ					
				146.25	10/06/2022	100422	LEGAL WORK FITZ/VANN FINAL
	TRAVELERS INDEMNIT	ΓY Total		146.25			
3484	MIDLAND STANDARD I	ENGINEERING	445045	0.447.45	40/00/0000	00000	OOOO MET OUALITY ACCUIDANCE
	MIDLAND OTANDADD		115645	3,117.15 3,117.15	10/06/2022	260638	2022 MFT QUALITY ASSURANC
	MIDLAND STANDARD I						
3490	HI-LINE UTILITY SUPPL	LY CO LLC	116854	211.71	10/06/2022	10224475	GLOVE PROTECTORS
	HI-LINE UTILITY SUPPL	Y CO LLC Total	110034	211.71	10/00/2022	10224473	GLOVETROTECTORS
3616	SHERWIN INDUSTRIES						
3010	SHERWIN INDUSTRIES) INC	116849	392.75	10/06/2022	SS095337	WHITE HI BUILD PAINT
	SHERWIN INDUSTRIES	INC Total		392.75			
3742	STERNBERG LANTERN	NS INC					
V			116624	117,930.00	10/06/2022	64497	FIXTURES POLES AND ANCHO
	STERNBERG LANTER	NS INC Total		117,930.00			
3766	PROVEN BUSINESS SY	/STEMS					
				1,744.04	10/06/2022	955223	MONTHLY COPIER CHARGES
	PROVEN BUSINESS SY	STEMS Total		1,744.04			
3786	EMPLOYEE BENEFITS	CORPORATION					
			115598	238.14 238.14	10/06/2022	3763395	BEST FLEX PLAN SEPT
	EMPLOYEE BENEFITS	CORPORATION Tot	al	230.14			
3787	VIKING BROS INC		405	4.070.44	40/00/0000	INIV 0000 000	047.070NF
			105 105	1,879.41 2,066.42	10/06/2022 10/06/2022	INV_2022-603 INV_2022-644	CA7 STONE CA 7 STONE
			.00	2,000.12	. 5, 50, 2022		

VENDOR	VENDOR NAME STAT PROC	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	VIKING BROS INC Total		3,945.83			
3806	HARD ROCK CONCRETE CUTTERS INC					
		116915	700.00	10/06/2022	194706	SAW CUT PAVEMENT
	HARD ROCK CONCRETE CUTTERS INC	Total	700.00			
3886	VIA CARLITA LLC					
0000	· // · · · · · · · · · · · · · · · · ·	115553	87.00	10/06/2022	56384	VEH 1966 PARTS
		115553	24.28	10/06/2022	56415	VEH 1830 PARTS
		115553	546.21	10/06/2022	57372	VEH 1744 PARTS
		115553	243.83	10/06/2022	57589	VEH 1970 PARTS
	VIA CARLITA LLC Total		901.32			
3915	B&W CONTROL SYSTEMS					
0010	2011 20111102 21212	116087	2,937.40	10/06/2022	0233557	WW SUPPORT SERVICES
		116088	300.00	10/06/2022	0234640	WATER SERVICES
		116546	337.50	10/06/2022	0235551	WEST WRF PHASE 3
		116546	50,795.39	10/06/2022	0235552	SCADA UPGRADE PHASE 4
		116088	825.00	10/06/2022	0237609	CONCENTRIC T&M SUPPORT
		116934	300.00	10/06/2022	0238338	CONCENTRIC T&M SUPPORT-V
	B&W CONTROL SYSTEMS Total		55,495.29			
3948	UNIQUE PRODUCTS & SERVICE CORP					
		116875	587.70	10/06/2022	437741	INVENTORY ITEMS
	UNIQUE PRODUCTS & SERVICE CORP	Total	587.70			
3965	TIMOTHY E COOPER					
3903	HWOTH E GOOFER	116171	9,535.52	10/06/2022	1970	SUBSTATION RIVERSIDE DOOF
	TIMOTHY E COOPER Total		9,535.52	10/00/2022	1070	
3968	TRANSAMERICA CORPORATION					
			5,158.29	10/07/2022	RHFP221007104349PI	Retiree Healthcare Funding Pla
			1,248.97	10/07/2022	S115221007104349FD	Sect 115 Retiree Health Plan
	TRANSAMERICA CORPORATION Total		6,407.26			
3973	HSA BANK WIRE ONLY					
			200.00	10/07/2022	HSAF221007104349C/	Health Savings Plan - Family
			319.23	10/07/2022	HSAF221007104349CI	Health Savings Plan - Family
			2,172.30	10/07/2022	HSAF221007104349FE	Health Savings Plan - Family
			135.00	10/07/2022	HSAF221007104349FN	Health Savings Plan - Family

VENDOR	VENDOR NAME		PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
		STAT_PROC		815.39	10/07/2022	HSAF221007104349HF	Health Savings Plan - Family
				621.16	10/07/2022	HSAF221007104349IS	Health Savings Plan - Family
				1,093.47	10/07/2022	HSAF221007104349PE	Health Savings Plan - Family
				6,717.60	10/07/2022	HSAF221007104349PV	Health Savings Plan - Family
				178.85	10/07/2022	HSAS221007104349C/	Health Savings - Self Only
				280.76	10/07/2022	HSAS221007104349CI	Health Savings - Self Only
				1,078.44	10/07/2022	HSAS221007104349F[Health Savings - Self Only
				630.76	10/07/2022	HSAS221007104349P[Health Savings - Self Only
				168.54	10/07/2022	HSAS221007104349P\	Health Savings - Self Only
	HSA BANK WIRE ONLY	′ Total		14,411.50			
3988	Joseph Gaske						
3333				900.00	10/06/2022	092922JG	REIMBURSEMENTT-UNIFORM /
	Joseph Gaske Total			900.00			
4071	Mark Chmura						
4071	wark Ommura			772.79	10/06/2022	100522	IEMA TRAINING PER DIEM
	Mark Chmura Total			772.79	. 0. 00. = 0 = =	.000_	
4074	AMAZON CAPITAL SER	DVICES INC					
4074	AWAZON CAPITAL SER	KVICES INC	116895	716.00	10/06/2022	13GR-X9JW-6PQ9	CPR MASKS
			116903	317.26	10/06/2022	13GW-M9HJ-71N1	FLAT SCREEN LED TV
			117020	34.40	10/06/2022	1637-J1FJ-6DQM	ELECTONIC HOOK SWITCH
			116954	354.98	10/06/2022	17VX-4WMV-99FV	TV WALL MOUNT
			116956	128.08	10/06/2022	1CVD-XLYN-H1QJ	BATTERIES CHARGER
			117017	37.90	10/06/2022	1FMW-GWQL-KCNG	RECHARGEABLE WORK LIGHT
			117022	89.98	10/06/2022	1G73-W9VG-F1GR	ANTI GLARE SCREENS PATTEF
			115643	85.60	10/06/2022	1GV6-R3KW-LLVX	OFFICE SUPPLIES
			116930	152.94	10/06/2022	1GWC-JW1K-3WPY	TRAFFIC CONES WITH LED LIG
			116977	133.68	10/06/2022	1KFG-XC9D-NKH1	KLEIN TOOLS
			115586	25.99	10/06/2022	1KH7-TPWD-M7F4	SAFETY SUPPLIES
			115643	1,347.00	10/06/2022	1MMX-CNY7-CL3X	GENERAL OFFICE SUPPLIES
			116809	72.92	10/06/2022	1PNY-N9CR-TCLF	INVENTORY ITEMS
			115643	484.62	10/06/2022	1QP1-VLN6-HLYX	OFFICE SUPPLIES
			115643	8.95	10/06/2022	1R4M-Y9D6-CPJL	OFFICE SUPPLIES PW
			115523	81.64	10/06/2022	1RFP-NCRW-1XVF	OFFICE SUPPLIES
			116977	45.38	10/06/2022	1RWN-NJCV-7T99	KLEIN TOOLS
			116977	75.28	10/06/2022	1TVF-D1Q6-D943	TOOLS
			116931	68.80	10/06/2022	1XHR-G9VN-HCVH	HOOK SWITCH ADAPTER

<u>VENDOR</u>	VENDOR NAME	CTAT DDGC	PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
	AMAZON CAPITAL SER	STAT_PROC	115523 115523	118.11 28.85 4,408.36	10/06/2022 10/06/2022	1YWR-LHR7-C66G MX9K-HCRY-TXRK	POLICE DEPT PARTS POLICE DEPT PARTS AND SUP
4121	HSA BANK HSA BANK Total		115600	64.00 64.00	10/06/2022	W408853	HSA SERVICE FEE
4128	ENZ USA INC		116311	1,240.00 1,240.00	10/06/2022	2221868	WATER DEPT PARTS
4142	INTELLIAS INC		112501	350.00	10/06/2022	13153	SQI DATABASE REVIEW
4202	ONE COMPANIES LLC	BULLET WASH1	116853	1,224.00	10/06/2022	090220221060	FIRE DEPT CAR WASHES
	ONE COMPANIES LLC		Total	1,224.00			
4242	MID AMERICA ENERGY	' SERVICES	116826 116826 116937 116937	5,213.55 4,442.00 5,197.15 1,068.50	10/06/2022 10/06/2022 10/06/2022 10/06/2022	22197 22198 22203 22204	865 GENEVA RD 1218 E MAIN ST HYDRANT REPLACE-1916 BLUE HYDRANT EXTENSION-1916 BL
	MID AMERICA ENERGY SERVICES Total		15,921.20				
4377	MACQUEEN EQUIPMEN	NT LLC	116864	210.89 294.97 473.67 1,738.43	10/06/2022 10/06/2022 10/06/2022 10/06/2022	P15029 P15754 P18374 W01645	HOSE COOLANT MODULE DOOR CAB INVENTORY ITEMS REPAIR SERVICE CALL
	MACQUEEN EQUIPMEN	NT LLC Total		2,717.96			
4391	METRONET HOLDINGS			1,518.31 1,518.31	10/06/2022	1497261/092222	ACCT: 1497261
4398	Paulo Godinho			14.00	10/06/2022	092922DG	PER DIEM-OSWEGO 10/21/22

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION			
	STAT_PROC Paulo Godinho Total		14.00						
4456	FEHR GRAHAM & ASSOCIATES LLC								
		116055	6,190.50	10/06/2022	109935	WW ASSISTANCE			
		113409	57,618.45	10/06/2022	109986	EASTERN INTERCEPTOR SWR			
	FEHR GRAHAM & ASSOCIATES LLC Total		63,808.95						
4473	BRAD MANNING FORD INC								
77/3	BRAD MARRING FORD ING	116888	803.14	10/06/2022	192403	MISC FLEET PARTS			
		116888	484.58	10/06/2022	192403-1	FLEET PARTS			
		116888	124.62	10/06/2022	192403-2	MISC FLEET PARTS			
		116888	29.01	10/06/2022	192403-3	FLEET PARTS			
		116918	286.76	10/06/2022	192764	FILTER BELT AND TENSION RC			
		116888	34.13	10/06/2022	192800	FLEET PARTS			
			-30.80	10/06/2022	CM192403	CREDITS PO 116888			
			-106.80	10/06/2022	CM192403-1	CREDITS PO 116888			
		110000	-19.03	10/06/2022	CM192403-3	CREDITS PO 116888			
		116888	0.01	10/06/2022	PQ65638	FLEET PARTS			
	BRAD MANNING FORD INC Total	1,605.62							
4510	CHEMPACE CORPORATION								
		116900	1,739.78	10/06/2022	632212	SEWER JET LINE CLEANER			
	CHEMPACE CORPORATION Total		1,739.78						
4511	THE TRAVELERS COMPANIES INC								
			1,166.59	10/06/2022	100322	PW DAMAGES			
	THE TRAVELERS COMPANIES INC Total		1,166.59						
4533	ROLLINS INC								
4000		116071	2,025.00	10/06/2022	190345622243	MONTHLY PEST CONTROL			
	ROLLINS INC Total		2,025.00						
4539	MATTHEW SAULKA								
4000	MATTIEW GAGERA	115531	1,327.33	10/06/2022	1496	INSTALLMENT 4 OF 6 FOUNTAI			
	MATTHEW SAULKA Total		1,327.33						
	MATTHEW SACERA Total								
4566	T AND T LANDSCAPE CONSTRUCTION								
		116936	51,996.90	10/06/2022	10225	RESTORATION CONTRACT			
	T AND T LANDSCAPE CONSTRUCTION To	tal	51,996.90						

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
4576	STAT_PRO(THUNDERBOLT CONSTRUCTION INC					
		116858	2,465.00	10/06/2022	2911	ROOF REPAIR/SERVICE
	THUNDERBOLT CONSTRUCTION INC To	otal	2,465.00			
4591	VISSERING CONSTRUCTION COMPANY					
	WOODDING CONSTRUCTION COMPANY	112755	504,845.10 504,845.10	10/06/2022	15	WEST SIDE WTR RECLAMATIO
	VISSERING CONSTRUCTION COMPANY	lotai				
4608	TRACTOR SUPPLY COMPANY	117110	634.76	10/13/2022	1112137666	STICTION ELIMINATOR
	TRACTOR SUPPLY COMPANY Total	117110	634.76	10/13/2022	1112137000	STICTION ELIMINATOR
4627	ARCON ASSOCIATES INC					
4021	ARCON ASSOCIATES INC	116980	6,000.00	10/06/2022	27644	ROOF SURVEYS
	ARCON ASSOCIATES INC Total		6,000.00			
4639	CREEKSIDE COMPOST LLC					
		115745	1,367.50	10/06/2022	22-08-2898	LANDSCAPE MATERIALS
		115745	308.75	10/06/2022	22-08-2940	WOOD CHIPS &LANDSCAPE M/
		115745	78.75 1,755.00	10/06/2022	22-08-2991	HAULING WOOD CHIPS
	CREEKSIDE COMPOST LLC Total		1,733.00			
4672	A5 GROUP INC	115988	2 400 00	10/06/2022	22-0941	COMMUNICATIONS SERVICES
	A5 GROUP INC Total	115900	2,490.00 2,490.00	10/06/2022	22-0941	COMMUNICATIONS SERVICES
4680	PACE ANALYTICAL SERVICES LLC	116011	72.50	10/06/2022	19514059	TESTING SERVICES
		116737	437.12	10/06/2022	19527007	LAB TESTING SERVICES
		116737	469.97	10/06/2022	19527429	LAB TESTING SERVICES
	PACE ANALYTICAL SERVICES LLC Total	ıl	979.59			
4690	MILIEU DESIGN LLC					
		115710	4,973.56	10/06/2022	165188	MOWING SERVICE WEEK OF 9/
	MILIEU DESIGN LLC Total		4,973.56			
4708	SAMS CLUB					
		117071	44.92	10/10/2022	10002930876	COFFEE SUPPLIES COMM DEV
	SAMS CLUB Total		44.92			
4711	YORK CONSTRUCTION & MANAGEMEN	Т				

VENDOR	VENDOR NAME	CTAT DDOC	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	YORK CONSTRUCTION	STAT PROC **MANAGEMEN	116635 T Total	17,998.91 17,998.91	10/06/2022	8024-0002	DIRECTIONAL BORING
4715	IPBC T. (.)			411,637.40 411,637.40	10/03/2022	100122	HEALTH INSURANCE PREMIUM
4719	IPBC Total BERRY DUNN MCNEIL	* DADKED I I C		411,007.40			
4/19			116092 116092	6,750.00 -6,750.00	10/06/2022 10/06/2022	418990 418990	STRATEGIC PLAN INITIATION P STRATEGIC PLAN INITIATION P
	BERRY DUNN MCNEIL	& PARKER LLC 1	otal	0.00			
4726	ZERBEE LLC Total		117006	830.61 830.61	10/03/2022	428881	AP CHECK STOCK AND ENVELO
4728	CARAHSOFT TECHNOI	LOGY CORP					
0			116483 116483 116482	36,725.55 -36,725.55 1,432.41	10/07/2022 10/07/2022 10/07/2022	IN1218440 IN1218440 IN1247201	IT PRODUCTS/TRAINING IT PRODUCTS/TRAINING PROFESSIONAL SERVICE
	CARAHSOFT TECHNOI	LOGY CORP Tota		1,432.41	10/01/2022		THE ESSISTAL SERVICE
4737	VERIZON COMMUNICA		115969	1,351.15	10/06/2022	330000040731	MONTHLY BILLING
	VERIZON COMMUNICA			1,351.15			
4741	JOEL DANIEL ZARUBA	1	116408 116408	6,080.00 56.00	10/06/2022 10/06/2022	832 833	BALLISTIC SHIELDS SHIELD
	JOEL DANIEL ZARUBA	Total		6,136.00			
4748	CONTINENTAL MAPPIN	·	116789	415.62	10/06/2022	10844	GIS SERVICES
	CONTINENTAL MAPPIN	NG ACQ CORP To	tal	415.62			
4754	JON-DON LLC JON-DON LLC Total		117002	219.77 219.77	10/07/2022	328122	SCRUBBER PARTS
4783	ST CHARLES PROF FIR	REFIGHTERS		1,591.82	10/07/2022	UNF 221007104349FD	Union Dues - IAFF

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	ST CHARLES PROF FI	STAT_PROC REFIGHTERS Total	1,591.82			
4788	HORSEPOWER THERA	APEUTIC RIDING	4.455.50	40/06/2022	000000	4CT MENTAL LIEALTILINGTALLS
	HORSEPOWER THERA	APEUTIC RIDING Total	4,455.50 4,455.50	10/06/2022	090622	1ST MENTAL HEALTH INSTALL!
999001323	VALLEY SHELTERED	WORKSHOP				
	VALLEY SHELTERED	WORKSHOP Total	45.00 45.00	10/06/2022	100522	SEPTEMBER GIVING FRIDAY D
		Grand Total:	8,675,717.25			
The abov	re expenditures have bee	en approved for payment:				
Chairmar	n, Government Operations	s Committee		Date	-	
Vice Cha	airman, Government Opera	ations Committee		Date	-	
Finance I	Director			Date	_	

CITY OF ST CHARLES COMPANY 1000 EXPENDITURE APPROVAL LIST

10/17/2022 - 10/30/2022

VENDOR	VENDOR NAME		PO NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
112	ATHLETICO LTD	STAT_PROC					
112	ATHLETICOLID			172.00	10/20/2022	22105	INVOICE # 22105
	ATHLETICO LTD Total			172.00	10/20/2022	22100	1144 0102 11 22 100
114	ST CHARLES ACE LLC		445504	00.04	40/00/0000	00000/0	OFNITURY OTATIONS OURRUSS
			115521	28.34	10/20/2022	82869/3	CENTURY STATIONS SUPPLIES
			115521 115521	6.10 17.94	10/20/2022 10/20/2022	82876/3 82906/3	ROLLER TOILET TISSUE MISC SUPPLIES
			110021	52.38	10/20/2022	62900/3	MISC SUPPLIES
	ST CHARLES ACE LLC	lotal		<u> </u>			
139	AFLAC						
				19.80	10/21/2022	ACAN221021131229FI	AFLAC Cancer Insurance
				14.34	10/21/2022	ACAN221021131229PI	AFLAC Cancer Insurance
				32.73	10/21/2022	ACAN221021131229P\	AFLAC Cancer Insurance
				25.20	10/21/2022	ADIS221021131229FD	AFLAC Disability and STD
				62.20	10/21/2022	ADIS221021131229PD	AFLAC Disability and STD
				8.10	10/21/2022	AHIC221021131229FD	AFLAC Hospital Intensive Care
				86.57 88.14	10/21/2022 10/21/2022	APAC221021131229FI APAC221021131229PI	AFLAC Personal Accident AFLAC Personal Accident
				82.86	10/21/2022	APAC221021131229P\ APAC221021131229P\	AFLAC Personal Accident
				17.04	10/21/2022	ASPE221021131229PV	AFLAC Specified Event (PRP)
				22.06	10/21/2022	AVOL221021131229P[AFLAC Voluntary Indemnity
				21.46	10/21/2022	AVOL221021131229PV	AFLAC Voluntary Indemnity
	AFLAC Total			480.50		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
145	AIR ONE EQUIPMENT II	NC	440007	7.000.00	40/00/0000	105511	DARTO
			116887	7,938.00	10/20/2022	185544	PARTS
			115528	140.00	10/20/2022	185657	BREATHING AIR QUALITY TEST
	AIR ONE EQUIPMENT II	NC Total		8,078.00			
185	AL WARREN OIL CO IN	С					
			117014	26,916.00	10/20/2022	W1508104	INVENTORY ITEMS
	AL WARREN OIL CO IN	C Total		26,916.00			
186	AMALGAMATED BANK	OF CHICAGO					

<u>VENDOR</u>	VENDOR NAME	0717 0006	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
		STAT_PROC		475.00 475.00	10/20/2022 10/20/2022	1854894008I 1854895007I	SERIES 2012A ADMIN FEE SERIES 2012B ADMIN FEE
	AMALGAMATED BANK	COF CHICAGO TO	otal	950.00			
221	ANDERSON PEST CON	NTROL					
				681.40	10/20/2022	27278095	MONTHLY BILLING OCTOBER
	ANDERSON PEST CON	NTROL Total		681.40			
279	ATLAS CORP & NOTAL	RY SUPPLY CO					
				39.00	10/20/2022	101722	RENEWAL KIM SCHULT
	ATLAS CORP & NOTAL	RY SUPPLY CO T	otal	39.00			
285	AT&T						
				1,308.08	10/20/2022	2814553704	MONTHLY BILLING
	AT&T Total			1,308.08			
289	D&A POWERTRAIN CO	OMPONENTS INC					
			117027	1,048.24	10/20/2022	246288	PARTS AND REPAIR
	D&A POWERTRAIN CO	OMPONENTS INC	Total	1,048.24			
298	AWARD CONCEPTS IN	IC					
			115587	120.46	10/20/2022	10651258	AWARDS RUSS COLBY
			115587 115587	40.70 196.91	10/20/2022 10/20/2022	10651259 10652134	AWARDS CASANAN RAMOS AWARDS BOB ERD
	AWARD CONCEPTS IN	IC Total	113367	358.07	10/20/2022	10032134	AWARDS BOB ERD
325	BAXTER AND WOODM	IAN INC	115148	51.25	10/20/2022	0238577	NTE PROJECT BILLING
			116767	555.00	10/20/2022	0238582	SEWER PRETREATMENT
	BAXTER AND WOODM	IAN INC Total		606.25			
364	STATE STREET COLLI						
304	STATE STREET COLL	SION	116939	94.00	10/20/2022	14136	REPAIR PER ESTIMATE 14136
	STATE STREET COLLI	SION Total		94.00			
378	BONNELL INDUSTRIES						
3/0	DONNELL INDOSTRIES	3 INC	112022	121,635.00	10/20/2022	0206075-IN	HYDRAULIC SYSTEM/TRUCK PA
			112022	121,803.00	10/20/2022	0206093-IN	TRUCK PACKAGE
	BONNELL INDUSTRIES	S INC Total		243,438.00			
382	BOUND TREE MEDICA	L LLC					

VENDOR	VENDOR NAME		PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
		STAT_PROC	116536	104.28	10/20/2022	84699068	CURAPLEX OB KIT SEALED
	BOUND TREE MEDICAL	LLC Total		104.28			
473	AT&T MOBILITY LLC						
				144.96 144.96	10/20/2022	287307254089X10032(MONTHLY BILLING
	AT&T MOBILITY LLC To			144.30			
491	CHADS TOWING & REC	OVERY INC	115614	145.00	10/20/2022	75385	POLICE DEPT TOWING SERVIC
	CHADS TOWING & REC	OVERY INC Total		145.00			
526	CLARKE ENVIRONMEN	ITAL MOSQUITO					
			115709	10,254.00	10/20/2022	001026647	DUET TRUCK ULV CITY WIDE
	CLARKE ENVIRONMEN	ITAL MOSQUITO	Γotal	10,254.00			
563	CDW LLC					0./	
	CDW LLC Total		116950	5,354.56 5,354.56	10/20/2022	CX62215	MS SLD SQLSVRSTDCORE
570	COMMUNICATIONS DIF	DECT INC					
579	COMMUNICATIONS DIF	RECTING	115743	1,397.02	10/20/2022	SR126261	LABOR AND PARTS
			115743	1,167.80	10/20/2022	SR126277	TRUCK 3100 REPAIR &SERVICE
			115743	101.41	10/20/2022	SR126304	POWER CABLE&BRACKET
	COMMUNICATIONS DIS	DECT INC Total	115927	1,167.80 3,834.03	10/20/2022	SR126349	INSTALL AMBER LIGHTING F15
	COMMUNICATIONS DIF	RECTING TOTAL					
622	ERIC CREIGHTON			160.75	10/20/2022	T000011670	PER DIEM GIS CONFERENCE
	ERIC CREIGHTON Tota	I		160.75			
625	ROB CASTILLO						
				500.00	10/20/2022	101222	RETAINER FEE SUPERVISORY
	ROB CASTILLO Total			500.00			
646	PADDOCK PUBLICATION	ONS INC		70.00	40/00/0000	000477	DUDU IO LIEADINO 0/00/00
	PADDOCK PUBLICATION	ONS INC Total		73.60 73.60	10/20/2022	230177	PUBLIC HEARING 9/30/22
000							
683	DEMAR TREE & LANDS	DUAPE SVU	115736	5,015.50	10/20/2022	7956	STREET DEPT TREE SERVICES
			115810	12,115.50	10/20/2022	7957	ELECTRIC LINE CLEARING

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	STAT PROC	115736	5,015.50	10/20/2022	7958	STREET DEPT TREE TRIMMING
	DEMAR TREE & LANDSCAPE SVC Total		22,146.50			
750	DUKANE CONTRACT SERVICES INC					
		117149	1,940.00	10/20/2022	129992	CARPET CLEANING - FIRE DEP
	DUKANE CONTRACT SERVICES INC Tot	al	1,940.00			
767	EAGLE ENGRAVING INC					
		116318	1,332.00	10/20/2022	2022-5092	FIRE DEPT BADGES
		116532	1,077.68	10/20/2022	2022-5497	FIRE DEPT BADGES
		115534	17.25 2,426.93	10/20/2022	2022-5985	UNIFORMS ENGRAVING
	EAGLE ENGRAVING INC Total		2,426.93			
789	ANIXTER INC					
		114587	112,908.00	10/20/2022	5187020-00	INVENTORY ITEMS
		116779	76.97 112,984.97	10/20/2022	5424423-01	ARRESTER ELBOW
	ANIXTER INC Total		112,964.97			
812	ENCAP INC					
		115574	1,200.00	10/20/2022	8609	MANAGE FESCUE AREAS
	ENCAP INC Total		1,200.00			
815	ENGINEERING ENTERPRISES INC					
		109850	91.50	10/20/2022	75147	BASIN EASTERN MANHOLE
		114295	53,276.00	10/20/2022	75149	EASTERN SANITARY SEWER
		116450	305.50	10/20/2022	75150	NORTHERN BASIN AND SUBBA
	ENGINEERING ENTERPRISES INC Total		53,673.00			
826	BORDER STATES INDUSTRIES INC					
		116961	432.56	10/20/2022	925004369	INVENTORY ITEMS
		116961	174.26	10/20/2022	925013763	INVENTORY ITEMS
		116604 115317	197.62 13,530.00	10/20/2022 10/20/2022	925040360 925049232	OVERHEAD PIGTAIL BRASS PR KME6 CONTROL CABLE
		116778	190.08	10/20/2022	925058416	INVENTORY ITEMS
	BORDER STATES INDUSTRIES INC Tota		14,524.52		0_00000	
0.70		•	·			
859	FEECE OIL CO	116965	450.00	10/20/2022	3918769	BLUEDEF EXHAUST
		117005	25,242.00	10/20/2022	3921262	DIESEL FUEL
			5, 12.00			

VENDOR	VENDOR NAME	<u>PO_NUMBER</u> AT PRO(AMOUNT	<u>DATE</u>	INVOICE	DESCRIPTION
	FEECE OIL CO Total	AT PROC	25,692.00			
870	FIRE PENSION FUND					
			574.96	10/21/2022	FP1%221021131229F[Fire Pension 1% Fee
			6,217.43	10/21/2022	FRP2221021131229FC	Fire Pension Tier 2
			12,511.05 19,303.44	10/21/2022	FRPN221021131229F[Fire Pension
	FIRE PENSION FUND Total					
876	FIRST ENVIRONMENTAL LA					
		116946	231.40 231.40	10/20/2022	171458	TESTING SERVICES
	FIRST ENVIRONMENTAL LA	B INC Total	231.40			
885	THE FITNESS CONNECTION			40/00/0000		
		117100 117100	83.00 83.00	10/20/2022 10/20/2022	52893 52894	PREVENTATIVE MAINTENANCE PREVENTATIVE MAINTENANCE
		117100	84.00	10/20/2022	52895	PREVENTATIVE MAINTENANCE
	THE FITNESS CONNECTION		250.00			
905	FORCE AMERICA DISTRIBU	TING LLC				
303	TOROL AMERICA DIOTRIBO	115921	350.00	10/20/2022	200-1038780	DATA PLAN PW
	FORCE AMERICA DISTRIBU	TING LLC Total	350.00			
916	FOX VALLEY FIRE & SAFET	Y CO				
		116766	492.00	10/20/2022	IN00550339	SERVICE REPAIR
	FOX VALLEY FIRE & SAFET	Y CO Total	492.00			
1042	HARRIS COMPUTER SYSTE	MS				
		116301	98,789.60	10/20/2022	CT055177	DEVELOPMENT PHASE 3 - CIS
		116301	87,713.00	10/20/2022	MN00138295	NORTHSTAR MAINTENCE 10/1-
	HARRIS COMPUTER SYSTE	MS Total	186,502.60			
1133	IBEW LOCAL 196					
			148.50 627.40	10/21/2022 10/21/2022	UNE 221021131229PW UNEW221021131229P	Union Due - IBEW Union Due - IBEW - percent
	IDEM LOCAL 400 Total		775.90	10/21/2022	OINE W 22 102 1 13 12 29 P	Official Due - IBEW - percent
	IBEW LOCAL 196 Total					
1136	ICMA RETIREMENT CORP		00.04	10/21/2022	C404224024424220CA	401A Savings Plan Company
			92.84 227.25	10/21/2022	C401221021131229CA C401221021131229CD	401A Savings Plan Company
			591.95	10/21/2022	C401221021131229FD	401A Savings Plan Company

VENDOR	VENDOR NAME		PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
		STAT_PROC		504.07	10/01/0000	04040040044040005N	1014 0 : 51 0
				521.97	10/21/2022	C401221021131229FN	401A Savings Plan Company
				283.22	10/21/2022	C401221021131229HR	401A Savings Plan Company
				562.02	10/21/2022	C401221021131229IS	401A Savings Plan Company
				784.89	10/21/2022	C401221021131229PD	401A Savings Plan Company
				1,067.03	10/21/2022	C401221021131229PV	401A Savings Plan Company
				96.65	10/21/2022	E401221021131229CA	401A Savings Plan Employee
				227.25	10/21/2022	E401221021131229CD	401A Savings Plan Employee
				591.95	10/21/2022	E401221021131229FD	401A Savings Plan Employee
				521.98	10/21/2022	E401221021131229FN	401A Savings Plan Employee
				283.22	10/21/2022	E401221021131229HR	401A Savings Plan Employee
				562.02	10/21/2022	E401221021131229IS	401A Savings Plan Employee
				781.07	10/21/2022	E401221021131229PD	401A Savings Plan Employee
				1,067.03	10/21/2022	E401221021131229PW	401A Savings Plan Employee
				2,783.46	10/21/2022	ICMA221021131229CE	ICMA Deductions - Dollar Amt
				2,378.77	10/21/2022	ICMA221021131229FD	ICMA Deductions - Dollar Amt
				1,730.00	10/21/2022	ICMA221021131229FN	ICMA Deductions - Dollar Amt
				1,208.46	10/21/2022	ICMA221021131229HF	ICMA Deductions - Dollar Amt
				4,213.46	10/21/2022	ICMA221021131229IS	ICMA Deductions - Dollar Amt
				9,615.88	10/21/2022	ICMA221021131229PE	ICMA Deductions - Dollar Amt
				2,620.00	10/21/2022	ICMA221021131229PV	ICMA Deductions - Dollar Amt
				151.52	10/21/2022	ICMP221021131229CA	ICMA Deductions - Percent
				83.91	10/21/2022	ICMP221021131229CE	ICMA Deductions - Percent
				4,117.72	10/21/2022	ICMP221021131229FD	ICMA Deductions - Percent
				235.75	10/21/2022	ICMP221021131229FN	ICMA Deductions - Percent
				70.02	10/21/2022	ICMP221021131229HF	ICMA Deductions - Percent
				146.54	10/21/2022	ICMP221021131229IS	ICMA Deductions - Percent
				3,254.18	10/21/2022	ICMP221021131229PE	ICMA Deductions - Percent
				1,193.74	10/21/2022	ICMP221021131229PV	ICMA Deductions - Percent
				180.00	10/21/2022	ROTH221021131229C	Roth IRA Deduction
				25.00	10/21/2022	ROTH221021131229FI	Roth IRA Deduction
				110.00	10/21/2022	ROTH221021131229FI	Roth IRA Deduction
				269.23	10/21/2022	ROTH221021131229H	Roth IRA Deduction
				1,540.00	10/21/2022	ROTH221021131229PI	Roth IRA Deduction
				275.00	10/21/2022	ROTH221021131229P\	Roth IRA Deduction
				459.00	10/21/2022	RTHA221021131229F[Roth 457 - Dollar Amount
				250.00	10/21/2022	RTHA221021131229IS	Roth 457 - Dollar Amount
				730.00	10/21/2022	RTHA221021131229P[Roth 457 - Dollar Amount
				110.00	10/21/2022	RTHA221021131229P\	Roth 457 - Dollar Amount

<u>VENDOR</u>	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
		AT PROC	1,190.93 336.40 -5,306.23 43.42 5,398.79	10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/28/2022	RTHP221021131229F[RTHP221021131229IS RTHP221021131229P[RTHP221021131229P] 20221021	Roth 457 - Percent Roth 457 - Percent Roth 457 - Percent Roth 457 - Percent PLAN#301340 CONTRIBUTION
	ICMA RETIREMENT CORP To	otal	47,677.29			
1214	IMS INFRASTRUCTURE MGN	115778	1,635.60 1,635.60	10/20/2022	50513-6	ENGINEERING SERVICES
4040						
1240	INTERSTATE BATTERY SYS' INTERSTATE BATTERY SYS'	117016	827.70 827.70	10/20/2022	10093455	TIRES
1267	IT SOLUTIONS GROUP INC	115626	2,450.00	10/20/2022	5972	DISASTER RECOVERY HOSTIN
	IT SOLUTIONS GROUP INC T	Гotal	2,450.00			
1313	KANE COUNTY RECORDERS		80.00 80.00	10/20/2022	542415	PLAT DOCUMENTS
	KANE COUNTY RECORDERS	S OFFICE Total				
1317	COUNTY OF KANE COUNTY OF KANE Total	117144	490,000.00 812.70 490,812.70	10/20/2022 10/20/2022	101822 2022-00000014	KANE COUNTY IGA RANDALL/W TRAFFIC LIGHT MAINTENANCE
1324	KANE MCKENNA & ASSOCIA	114628	2,140.00 2,140.00	10/20/2022	18960	PHEASANT RUN TIF PHASE II
	KANE MCKENNA & ASSOCIA	ATES TOTAL	2,140.00			
1327	KANE COUNTY FAIR		382.13	10/20/2022	FY 2023	DEBT PAYMENT MANNION PRC
	KANE COUNTY FAIR Total		382.13	10/20/2022	F F 2025	DEBT FATMENT MANNION FRC
1363	KIESLER POLICE SUPPLY IN	117141	2,278.30 2,278.30	10/20/2022	IN195000	AMMUNITION
	KIESLER POLICE SUPPLY IN	NC Total	2,276.30			
1402	DANIEL KUTTNER					

VENDOR	VENDOR NAME		PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	DESCRIPTION
		STAT_PROC		19.00	10/20/2022	101922	PER DIEM 11/9/22
	DANIEL KUTTNER Tota	I		19.00			
1403	WEST VALLEY GRAPHI	ICS & PRINT					
			116284	76.50	10/20/2022	4894	BUSINESS CARDS-BILL KALAM.
			116846	153.00	10/20/2022	5342	BUSINESS CARDS/MASINICK/P
			115673	374.05	10/20/2022	5395	WATER SHUTOFF DOORHANGI
			116994	76.50	10/20/2022	5487	BUSINESS CARD JOHN GAL
	WEST VALLEY GRAPHI	ICS & PRINT Tota	I	680.05			
1450	LEE JENSEN SALES CO	DINC					
			117007	65.00	10/20/2022	0018318-00	LABOR REPAIR GAS CLIP
	LEE JENSEN SALES CO	O INC Total		65.00			
1489	LOWES						
			115515	32.24	10/20/2022	01050/100422	WATER HEATER SUPPLIES
			115515	-32.24	10/20/2022	01050/100422	WATER HEATER SUPPLIES
			115515	32.24	10/20/2022	901050/100422	MISC SUPPLIES
			116988	639.36	10/20/2022	901906/092822	INVENTORY ITEMS
			115515	48.34	10/20/2022	902208/092622	MISC SUPPLIES
			116196	11.91	10/20/2022	902244/092622	MISC SUPPLIES
			115515	56.99	10/20/2022	902319/092722	MISC SUPPLIES
			115515	8.73	10/20/2022	902332/092722	MISC SUPPLIES CITY HALL
			115515	180.90	10/20/2022	902354/092722	MISC SUPPLIES
			115515	105.26	10/20/2022	902430/092822	CHARGERS FOR IPADS
			115515	21.82	10/20/2022	902743/092222	MISC SUPPLIES
			115515	31.81	10/20/2022	902750/093022	UNIVERSAL TUNE
			116907	47.30	10/20/2022	961037	NIAGARA PURIFIED WATER
	LOWES Total			1,184.66			
1508	ERIK MAHAN						
				240.00	10/20/2022	101222	PER DIEM CALEA CONFERENC
	ERIK MAHAN Total			240.00			
1582	MCMASTER CARR SUP	PLY CO					
			117126	109.03	10/20/2022	86508109	INVENTORY ITEMS
	MCMASTER CARR SUP	PLY CO Total		109.03			
1585	MEADE INC		115663	1 000 00	10/20/2022	701795	MONTHLY SIGNAL MAINTENAN
			113003	1,890.00	10/20/2022	101195	MONTHLY SIGNAL MAINTENAN

VENDOR	VENDOR NAME STAT PROC	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	DESCRIPTION
	MEADE INC Total		1,890.00			
1598	MENARDS INC					
	MENARDS INC Total	115565	841.60 841.60	10/20/2022	92037	MISC SUPPLIES
1600	MENDEL PLUMBING & HEATING INC					
		116933	22,500.00 22,500.00	10/20/2022	412434A	PLUMBING SERVICE 9/29/22
	MENDEL PLUMBING & HEATING INC To	otal				
1613	METROPOLITAN ALLIANCE OF POL		1,288.00	10/21/2022	UNP 221021131229PD	Union Dues - IMAP
			135.00	10/21/2022	UNPS221021131229PI	Union Dues-Police Sergeants
	METROPOLITAN ALLIANCE OF POL To	tal	1,423.00			
1615	MFSCO DIV OF KAK ENTERPRISES					
		116612	223.06	10/20/2022	204726	INVENTORY ITEMS
	MFSCO DIV OF KAK ENTERPRISES Total	al	223.06			
1637	FLEETPRIDE INC	116973	1 017 99	10/20/2022	102550505	MISC HARDWARE SUPPLIES
		117034	1,917.88 398.99	10/20/2022	102550505 102783412	FILTER
	FLEETPRIDE INC Total		2,316.87			
1643	MILSOFT UTILITY SOLUTIONS INC					
		115548	133.00	10/20/2022	20224926	HOSTED OCM CALLS
	MILSOFT UTILITY SOLUTIONS INC Tota	I	133.00			
1655	MONROE TRUCK EQUIPMENT			10/00/000		
	MONDOE TRUCK FOURMENT Total	117023	61.85 61.85	10/20/2022	5476449	TANK 10 MICRON WIRE CLOTH
4=4	MONROE TRUCK EQUIPMENT Total					
1704	NCPERS IL IMRF		16.00	10/21/2022	NCP2221021131229C/	NCPERS 2
			8.00	10/21/2022	NCP2221021131229FN	NCPERS 2
			8.00	10/21/2022	NCP2221021131229PV	NCPERS 2
	NCPERS IL IMRF Total		32.00			
1745	NICOR		E4.04	40/00/0000	4000 4 OOT 5 0000	ACCT: 00 00 20 4000 4
			54.04 50.12	10/20/2022 10/20/2022	1000 1 OCT 5 2022 1000 6 OCT 4 2022	ACCT: 00-69-30-1000-1 ACCT: 67-14-30-1000-6

<u>VENDOR</u>	VENDOR NAME		NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
		STAT_PROC		182.48 51.43	10/20/2022 10/20/2022	1000 7 OCT 4 2022 1584 1 OCT 4 2022	ACCT: 97-78-02-1000-7
				179.89	10/20/2022	2485 8 OCT 5 2022	ACCT: 76-25-37-1584-1 ACCT: 72-42-21-2485-8
	NICOR Total			517.96	10/20/2022	2400 0 001 0 2022	7,001.72 42 21 2400 0
			=				
1775	RAY OHERRON CO INC	;	445007	404.00	40/00/0000	2224042	CCDD LINIEODM
			115697 115697	164.00 244.20	10/20/2022 10/20/2022	2221912 2221946	SCPD UNIFORM POLICE UNIFORMS BEETER
			115697	119.98	10/20/2022	2222344	UNIFORM-LEDEBUHR
			115697	119.98	10/20/2022	2223999	POLICE UNIFORMS JACOBSEN
			110001	-155.94	10/20/2022	2224280	CREDIT-ORG INV 2221266
	RAY OHERRON CO INC	: Total		492.22			
4-0-			=				
1797	PACE SUBURBAN BUS		116310	3,283.84	10/20/2022	611033	JULY RIK
	DAGE GUDUDDAN DUG	T-4-1	110310	3,283.84	10/20/2022	011033	JOLI KIK
	PACE SUBURBAN BUS	o i otai	=	0,200.04			
1861	POLICE PENSION FUND	D					
				13,912.81	10/21/2022	PLP2221021131229PD	Police Pension Tier 2
				10,118.16	10/21/2022	PLPN221021131229PE	Police Pension
				782.90	10/21/2022	PLPR221021131229PE	Police Pens Service Buyback
				2,180.65 26,994.52	10/21/2022	POLP221021131229P[Police Pension - non deferred
	POLICE PENSION FUND	D Total	=	20,994.02			
1893	PREFORM TRAFFIC CO	ONTROL SYSTEM					
			116982	2,331.13	10/20/2022	11333	PAVEMENT MARKING BID
	PREFORM TRAFFIC CO	ONTROL SYSTEM Tota	ıl _	2,331.13			
1897	PRIME TACK & SEAL C	0					
			115564	778.14	10/20/2022	73214	HFE-90 TICKET #103589
	PRIME TACK & SEAL C	O Total	_	778.14			
1898	PRIORITY PRODUCTS I	INC					
			116870	413.97	10/20/2022	980291	MISC GENERAL SUPPLIES
			115547	394.60	10/20/2022	980803	MISC FASTENER SUPPLIES
	PRIORITY PRODUCTS I	INC Total	_	808.57			
1946	RANDALL PRESSURE S	SYSTEMS	_				
1340	TANDALL I ILLOUILL (O I O I LIVIO	115551	306.49	10/20/2022	I-49462-0	PARTS
			115551	291.97	10/20/2022	I-49558-0	MISC SUPPLIES

<u>VENDOR</u>	VENDOR NAME	OTAT DDOC	PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
		STAT_PROC	115551	33.18	10/20/2022	I-49662-0	MISC FLEET PARTS
	RANDALL PRESSURE	SYSTEMS Total		631.64			
1993	RENTAL MAX LLC						
1993	RENTAL WAX LLC		115580	35.84	10/20/2022	548244-3A	REMAINING BAL INV # 548244-3
			115580	33.69	10/20/2022	556123-3	FUEL LP 33# FILL
			115580	33.69	10/20/2022	556237-3	FUEL LP 33# FILL
			115580	73.38	10/20/2022	556849-3	FUEL LP 33# FILL
	RENTAL MAX LLC Tota	al		176.60			
1998	RURAL ELECTRIC SUF	PPLY CO OP					
			113999	17,010.57	10/20/2022	842595-00	TRANSFORMER 100 KVA
	RURAL ELECTRIC SUF	PPLY CO OP Tota	I	17,010.57			
2032	POMPS TIRE SERVICE	INC					
			116967	127.64	10/20/2022	410982234	TIRES
			116945	3,416.13	10/20/2022	640102196	INVENTORY ITEMS
			116943	549.96	10/20/2022	640102197	TIRES
			115773	6.00	10/20/2022	640102259	SCRAP DISPOSAL FEE
			117036	567.25	10/20/2022	640102592	TIRE REPAIR-LOADER 1839
	POMPS TIRE SERVICE	INC Total		4,666.98			
2033	VILLAGE OF ROMEOV	ILLE					
			116236	600.00	10/20/2022	2022-367	GLEASON ACADEMY
			116232	600.00	10/20/2022	2022-367A	REHAK ACADEMY
			116235	600.00	10/20/2022	2022-367B	GOSSER ACADEMY
	VILLAGE OF ROMEOV	ILLE Total		1,800.00			
2076	ST CHARLES HISTORY	Y MUSEUM					
				4,166.66	10/20/2022	FY 2023A	HOTEL TAX DISBUSEMENT-MO
	ST CHARLES HISTORY	Y MUSEUM Total		4,166.66			
2096	SCHINDLER ELEVATO	R CORPORATION	N				
			117072	763.82	10/20/2022	7153575636	ELEVATOR REPAIR
	SCHINDLER ELEVATO	R CORPORATION	N Total	763.82			
2117	SEPS INC						
4111	JE: J 1110		116812	5,610.00	10/20/2022	229495	UPS & BATTERY PM SERVICE
	SEPS INC Total			5,610.00	· · · · · · · · · · · · · · · · · · ·		5. 5 5. E

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
2137	SHERWIN WILLIAMS					
		115569	218.15	10/20/2022	1280-5	PAINT SUPPLIES
	SHERWIN WILLIAMS Total		218.15			
2157	SISLERS ICE INC					
			98.75	10/20/2022	203004950	ICE DELIVER 7 LB
	SISLERS ICE INC Total		98.75			
2163	SKYLINE TREE SERVICE &					
		116438 116438	4,500.00 4,500.00	10/20/2022 10/20/2022	8913 8945	REMOVE TREE & WOOD REMOVE TREE & WOOD
	SKYLINE TREE SERVICE & Total	110430	9,000.00	10/20/2022	0940	KEMOVE TREE & WOOD
0400						
2166	SMITTYS ON THE CORNER		667.20	10/20/2022	101222	REFRESHMENTS WELLNESS F.
	SMITTYS ON THE CORNER Total		667.20	10/20/2022	10122	NEI NESI IMENTO WELLINESS I
2168	SMITH ECOLOGICAL SYSTEMS CO					
2100	SWITH ECOLOGICAL STSTEMS CO	117012	143.50	10/20/2022	23988	CERAMIC FILTER/GASKET
	SMITH ECOLOGICAL SYSTEMS CO Tot		143.50			
2169	CLARK BAIRD SMITH LLP					
2100	<u> </u>		350.00	10/20/2022	15906	ST CHARLES LABOR WORK
	CLARK BAIRD SMITH LLP Total		350.00			
2235	STEINER ELECTRIC COMPANY					
		116966	60.56	10/20/2022	S007227666.001	ELECTRIC SUPPLIES
	STEINER ELECTRIC COMPANY Total		60.56			
2259	SUBURBAN ACCENTS INC					
		116193	600.00	10/20/2022	32486	GRAPHICS SERVICE
		116193	400.00 1,000.00	10/20/2022	32504	GRAPHICS FOR POLICE
	SUBURBAN ACCENTS INC Total					
2273	SUPERIOR ASPHALT MATERIALS LLC		268.15	10/20/2022	092622	REMAINING BALANCE ON ACC
		104	479.38	10/20/2022	20221541	N50 SURFACE
		104	402.50	10/20/2022	20221591	N50 SURFACE
		104	1,109.03	10/20/2022	20221690	N50 SURFACE
	SUPERIOR ASPHALT MATERIALS LLC	Total	2,259.06			

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
2301	STAT_PRO(GENERAL CHAUFFERS SALES DRIVER	2				
2001		•	174.00	10/21/2022	UNT 221021131229CD	Union Dues - Teamsters
			2,294.50	10/21/2022	UNT 221021131229PW	Union Dues - Teamsters
	GENERAL CHAUFFERS SALES DRIVER	R Total	2,468.50			
2316	APC STORE					
2010	7.1. 0 0.10K2	115546	14.69	10/20/2022	478-567083	ROSIN CORE
		115546	44.07	10/20/2022	478-567084	ROSIN CORE
		115546	44.48	10/20/2022	478-567098	MICRO V BELTS
		115546	93.78	10/20/2022	478-567204	BELT TENSIONER
		115481	106.01	10/20/2022	478-567243	AIR FILTER
		115546	46.83	10/20/2022	478-567251	MICRO V BELTS
			-26.22	10/20/2022	478-567296	CREDITS INV 478-566951
		115546	29.36	10/20/2022	478-567311	JB WELD SKINCARD
			-24.69	10/20/2022	478-567384	CREDITS INV 478-567033
			-124.64	10/20/2022	478-567599	CREDIT-ORG INV 560949 & 5670
		115546	21.06	10/20/2022	478-567619	MOP FOR VEH 1972
		115546	4.79	10/20/2022	478-567729	MISC FASTENER SUPPLIES
	APC STORE Total		229.52			
2343	TAPCO					
		116772	745.91	10/20/2022	1737532	CROSSWALK SIGN & ANCHOR
	TAPCO Total		745.91			
2357	TRI CITY FAMILY SERVICES					
			1,932.00	10/20/2022	FY 2023	EAP CONTRACT QUARTERLY F
	TRI CITY FAMILY SERVICES Total		1,932.00			
2373	TYLER MEDICAL SERVICES					
23/3	TILLER MILDICAL SERVICES		2,422.00	10/20/2022	440165/119/091/973	IN#440165,440119,440091,43997
	TYLER MEDICAL SERVICES Total		2,422.00	10/20/2022	110100/110/00 1/010	1147/110100,110110,110001,10007
2383	UNITED STATES POSTAL SERVICE					
			4,000.00	10/20/2022	6116619-1022	POSTAGE REIMBURSEMENT
	UNITED STATES POSTAL SERVICE Tot	al	4,000.00			
2401	UUSCO OF ILLINOIS INC					
-		116668	1,330.00	10/20/2022	3038420	STREET LIGHT WIRE
		114245	16,770.00	10/20/2022	3038488	INVENTORY ITEMS

VENDOR	VENDOR NAME STAT PROC	PO_NUMBER	AMOUNT	<u>DATE</u>	INVOICE	DESCRIPTION
	UUSCO OF ILLINOIS INC Total		18,100.00			
2403	UNITED PARCEL SERVICE			10/00/000		
	UNITED PARCEL SERVICE Total		58.25 58.25	10/20/2022	0000650961402A	WEEKLY SHIPPING CHARGES
2410	VALLEY LOCK COMPANY INC	440004	540.00	10/00/0000	00000	
		116821	516.00	10/20/2022	69832	LABOR AND REPAIR
	VALLEY LOCK COMPANY INC Total		516.00			
2428	VERMEER MIDWEST					
		116948	572.37	10/20/2022	PJ4194	ROPE FIBER
	VERMEER MIDWEST Total		572.37			
0.400	VEDIZON WIDELESS					
2429	VERIZON WIRELESS		12,357.71	10/20/2022	9917316599	MONTHLY BILLING 9/4/22-10/3/2
	V		12,357.71	10/20/2022	9917310099	MONTHLY BILLING 9/4/22-10/3/2
	VERIZON WIRELESS Total		12,337.71			
2470	WAREHOUSE DIRECT					
		115789	8.59	10/20/2022	5327937-1	OFFICE SUPPLIES
		115700	62.14	10/20/2022	5332750-0	POLICE DEPT OFFICE SUPPLIE
		115596	57.18	10/20/2022	5334093-0	OFFICE SUPPLIES HR DEPT
		115700	109.55	10/20/2022	5335838-0	OFFICE SUPPLIES POLICE DEP
		115789	70.85	10/20/2022	5337888-0	OFFICE SUPPLIES COM DEV
		115721	17.33	10/20/2022	5342493-0	STAPLER FINANCE DEPT
	WAREHOUSE DIRECT Total		325.64			
2478	WATER PRODUCTS COMPANY					
		116976	130.00	10/20/2022	0312249	CURB BOX KEY
	WATER PRODUCTS COMPANY Total		130.00			
2490	WELCH BROS INC					
2100		116916	769.50	10/20/2022	3197040	INVENTORY ITEMS
		116932	48.60	10/20/2022	3198291	WOOD STAKES
	WELCH BROS INC Total		818.10			
2495	WEST SIDE TRACTOR SALES CO	116122	405.00	10/20/2022	122005	DENITAL 0/26/22
		116433 116691	495.00 20,460.00	10/20/2022 10/20/2022	133995 B05844	RENTAL 9/26/22 ONE PH 4 HAMMER SERIAL 141
		116868	20,460.00 175.18	10/20/2022	N28236	VEHICLE PARTS
		110000	173.10	10/20/2022	INCUCUU	VEHICLETAINS

<u>VENDOR</u>		PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
	STAT_PROC	116940 116942 116942 116995	215.34 100.13 2,583.00 1,360.30	10/20/2022 10/20/2022 10/20/2022 10/20/2022	N28545 N28546 N28789 N28875	PARTS FOR VEHICLES PARTS FOR VEHICLES EDGE MISC PARTS
	WEST SIDE TRACTOR SALES CO Tota		25,388.95	10/20/2022	11/20073	MISC PARTS
2506	EESCO EESCO	•				
2506	EE300	114456	65,082.00	10/20/2022	855586	INVENTORY ITEMS
		116504	545.00	10/20/2022	855587	INVENTORY ITEMS
		114456	42,722.00	10/20/2022	869799	WIRE
		116960	32.30	10/20/2022	869800	INVENTORY ITEMS
		116960	595.00	10/20/2022	890235	INVENTORY ITEMS
	EESCO Total		108,976.30			
2523	WILTSE GREENHOUSE LANDSCAPING	3				
		115683	490.00	10/20/2022	4111	SEPTEMBER MOWING
	WILTSE GREENHOUSE LANDSCAPING	G Total	490.00			
2545	GRAINGER INC					
	0.2 2	116992	34.82	10/20/2022	9459217106	V-BELT
		117011	428.01	10/20/2022	9463171570	PINTLE HOOK MOUNTING PLAT
	GRAINGER INC Total		462.83			
2629	ZEP MANUFACTURING CO					
			-579.81	10/20/2022	8000177767	CREDIT PO 116667
		116667	708.75	10/20/2022	9007857511	ZEP MORADO SUPER CLEANE
	ZEP MANUFACTURING CO Total		128.94			
2630	ZIEBELL WATER SERVICE PRODUCTS	3				
		116707	4,892.90	10/20/2022	259616-000	MISC SUPPLIES WATER DEPT
	ZIEBELL WATER SERVICE PRODUCTS	S Total	4,892.90			
2637	ILLINOIS DEPT OF REVENUE					
			994.62 1,826.60 284.47 9,917.12 1,885.25 902.78	10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022	ILST221021131229CA ILST221021131229CD ILST221021131229ED ILST221021131229FD ILST221021131229FN ILST221021131229HR	Illinois State Tax
			1,923.09	10/21/2022	ILST221021131229IS	Illinois State Tax

<u>VENDOR</u>	VENDOR NAME	0717 0006	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
		STAT_PROC		12,116.30	10/21/2022	ILST221021131229PD	Illinois State Tax
				14,424.48	10/21/2022	ILST221021131229PW	Illinois State Tax
	II I INOIC DERT OF DE			44,274.71	10/21/2022	12012210211012201 **	minolo ctate rax
	ILLINOIS DEPT OF RE	EVENUE TOTAL					
2638	INTERNAL REVENUE	SERVICE					
				797.52	10/21/2022	FICA221021131229CA	FICA Employee
				2,614.76	10/21/2022	FICA221021131229CD	FICA Employee
				345.59	10/21/2022	FICA221021131229ED	FICA Employee
				569.29	10/21/2022	FICA221021131229FD	FICA Employee
				2,625.01	10/21/2022	FICA221021131229FN	FICA Employee
				1,298.34	10/21/2022	FICA221021131229HR	FICA Employee
				2,960.32	10/21/2022	FICA221021131229IS	FICA Employee
				2,246.36	10/21/2022	FICA221021131229PD	FICA Employee
				19,151.26	10/21/2022	FICA221021131229PW	FICA Employee
				757.00	10/21/2022	FICE221021131229CA	FICA Employer
				2,614.76	10/21/2022	FICE221021131229CD	FICA Employer
				345.59	10/21/2022	FICE221021131229ED	FICA Employer
				594.33	10/21/2022	FICE221021131229FD	FICA Employer
				2,625.09	10/21/2022	FICE221021131229FN	FICA Employer
				1,298.34	10/21/2022	FICE221021131229HR	FICA Employer
				2,960.32	10/21/2022	FICE221021131229IS	FICA Employer
				2,261.76	10/21/2022	FICE221021131229PD	FICA Employer
				19,151.26	10/21/2022	FICE221021131229PW	FICA Employer
				2,759.35	10/21/2022	FIT 221021131229CA	Federal Withholding Tax
				4,621.97	10/21/2022	FIT 221021131229CD	Federal Withholding Tax
				1,028.17	10/21/2022	FIT 221021131229ED	Federal Withholding Tax
				27,803.10	10/21/2022	FIT 221021131229FD	Federal Withholding Tax
				4,833.69	10/21/2022	FIT 221021131229FN	Federal Withholding Tax
				2,737.88	10/21/2022	FIT 221021131229HR	Federal Withholding Tax
				4,691.10	10/21/2022	FIT 221021131229IS (Federal Withholding Tax
				32,102.82	10/21/2022	FIT 221021131229PD	Federal Withholding Tax
				34,831.94	10/21/2022	FIT 221021131229PW	Federal Withholding Tax
				316.81	10/21/2022	MEDE221021131229C	Medicare Employee
				611.50	10/21/2022	MEDE221021131229C	Medicare Employee
				80.83	10/21/2022	MEDE221021131229E	Medicare Employee
				3,341.99	10/21/2022	MEDE221021131229FI	Medicare Employee
				613.92	10/21/2022	MEDE221021131229FI	Medicare Employee
				303.66	10/21/2022	MEDE221021131229H	Medicare Employee
				692.35	10/21/2022	MEDE221021131229IS	Medicare Employee

VENDOR	VENDOR NAME		PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
		STAT_PROC		4 402 04	40/04/0000	MEDE224024424220D	Madiagra Employee
				4,193.01 4,617.24	10/21/2022 10/21/2022	MEDE221021131229PI MEDE221021131229PI	Medicare Employee
				•			Medicare Employee
				307.35	10/21/2022	MEDR221021131229C	Medicare Employer
				611.50 80.83	10/21/2022 10/21/2022	MEDR221021131229C MEDR221021131229E	Medicare Employer
					10/21/2022	MEDR221021131229E	Medicare Employer
				3,347.82 613.95	10/21/2022	MEDR221021131229F	Medicare Employer Medicare Employer
				303.66	10/21/2022	MEDR221021131229F	
				692.35	10/21/2022	MEDR221021131229H MEDR221021131229IS	Medicare Employer Medicare Employer
				4,196.61	10/21/2022	MEDR221021131229P	Medicare Employer
				4,617.24	10/21/2022	MEDR221021131229P	Medicare Employer
	INTERNAL REVENUE S	FRVICE Total		210,169.54	10/21/2022	WIEDN221021131229F	Medicare Employer
2639	STATE DISBURSEMEN	T UNIT					
				1,555.35	10/21/2022	0000003742210211312	IL Child Support Amount 1
				369.23	10/21/2022	0000004862210211312	IL Child Support Amount 1
				700.15	10/21/2022	0000012252210211312	IL Child Support Amount 1
				596.30	10/21/2022	0000012442210211312	IL Child Support Amount 1
	STATE DISBURSEMEN	T UNIT Total		3,221.03			
2648	HEALTH CARE SERVIC	E CORP					
				77,609.98	10/18/2022	101422	MEDICAL CLAIMS
	HEALTH CARE SERVIC	E CORP Total		77,609.98			
2656	DISH DBS CORP						
				117.07	10/20/2022	100522FD	ACCT: 8255-1010-1017-8789
	DISH DBS CORP Total			117.07			
0700	4IMPRINT INC						
2793	4IMPRINT INC		116894	1,844.36	10/20/2022	10446819	TWIN POCKET SUPPLY POUCH
			110094		10/20/2022	10446619	TWIN POCKET SUPPLY POUCH
	4IMPRINT INC Total			1,844.36			
2825	PIZZO & ASSOCIATES	LTD					
			115687	1,005.55	10/20/2022	385-3	RIVERSIDE-STEWRDSHP T&M 2
			115687	499.62	10/20/2022	391-3	BOB LLENARD T&M 2022#2
			115687	1,189.61	10/20/2022	394-3	TYLER RD-STEWARDSHP T&M
			115687	468.70	10/20/2022	397-3	SEPTEMBER BILLING
			115687	269.40	10/20/2022	400-3	STUARTS-STEWARDSHP T&M 2
			115687	3,136.36	10/20/2022	403-3	ABBEY WOOD T&M 2022#2

VENDOR		<u>PO_NUMBER</u> AT_PROC	AMOUNT	DATE	INVOICE	DESCRIPTION
	PIZZO & ASSOCIATES LTD T		6,569.24			
2963	RAYNOR DOOR AUTHORITY	•				
		116941	396.00	10/20/2022	73389	REPLACED REMOTE ON DOOR
	RAYNOR DOOR AUTHORITY	Total	396.00			
3085	SEI INC					
0000	52 5	116834	2,356.20	10/20/2022	368956	AGREEMENT # 12218
		116834	378.00	10/20/2022	368957	AGREEMENT 12218
		116834	428.40	10/20/2022	368958	AGREMENT 12218
		116834	378.00	10/20/2022	368959	AGREEMENT 12218
		116834	491.40	10/20/2022	368960	AGREEMENT 12218
	SEI INC Total		4,032.00			
3119	UNITED RENTALS (NORTH A	MERICA)				
	•	, 116890	4,447.20	10/20/2022	210717408-001	SCRUBBER FLOOR RENTAL
	UNITED RENTALS (NORTH A	MERICA) Total	4,447.20			
3147	DUPAGE TOPSOIL INC					
		115746	1,125.00	10/20/2022	054473	SEMIS PULV DIRT
	DUPAGE TOPSOIL INC Total		1,125.00			
3148	CORNERSTONE PARTNERS					
		115941	138.33	10/20/2022	CP28296	MONTHLY SERVICES SEPTEME
		115941	205.81	10/20/2022	CP28312	SERVICE BOB LEONARD WALK
		115941	138.33	10/20/2022	CP28313	MONTHLY SERVICES SEPTEME
	CORNERSTONE PARTNERS	Total	482.47			
3153	PEERLESS NETWORK INC					
			4,505.79	10/20/2022	567237	MONTHLY BILLING 10/15-11/14/
	PEERLESS NETWORK INC T	otal	4,505.79			
3156	TRANSUNION RISK & ALTER	RNATIVE				
0.00		115964	214.40	10/20/2022	252639-202209-01	SEPTEMBER 2022 BILLING
	TRANSUNION RISK & ALTER	RNATIVE Total	214.40			
3182	OZINGA READY MIX CONCR	ETE INC				
3102	SEMOA READI MIX CONCR	107	1,316.25	10/20/2022	ARI00460143	READY MIX
		107	1,123.75	10/20/2022	ARI00463262	READY MIX
		107	990.63	10/20/2022	ARI00467402	READY MIX

VENDOR		PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
	STAT_PROC OZINGA READY MIX CONCRETE INC To	107	990.63 4,421.26	10/20/2022	ARI00467454	READY MIX
3184	JIM KEEGAN					
3104	JIW REEGAN		165.00	10/20/2022	101222	PER DIEM FBINAA CONFEREN(
	JIM KEEGAN Total		165.00			
3203	OUTDOOR HOME SERVICES LLC					
		115561	2,038.58	10/20/2022	166897688	MONTHLY BILLING SEPTEMBER
		115561	212.10 2,250.68	10/20/2022	166897689	MONTHLY BILLING
	OUTDOOR HOME SERVICES LLC Total					
3280	PLANET DEPOS LLC	115733	620.20	10/20/2022	529044	EXPEDITED TRANSCRIPT
	PLANET DEPOS LLC Total	113733	620.20	10/20/2022	529044	EXPEDITED TRANSCRIPT
3313	PETERSON AND MATZ INC	116829	269.67	10/20/2022	092322	HOUSING PROMINENT
	PETERSON AND MATZ INC Total	110023	269.67	10/20/2022	002022	TIOOSING FROMINEIVI
3315	IRON MOUNTAIN INC					
3315	IKON MOONTAIN INC	116020	634.14	10/20/2022	226983	OFF SITE STORAGE
	IRON MOUNTAIN INC Total		634.14			
3490	HI-LINE UTILITY SUPPLY CO LLC					
0430	ב כיובויו ססוי ביו סס בבס	116984	267.52	10/20/2022	10225804	CANVAS GLOVES
	HI-LINE UTILITY SUPPLY CO LLC Total		267.52			
3526	PATSON INC					
		116985	45.71	10/20/2022	X101205845:01	MISC PARTS
	PATSON INC Total		45.71			
3561	ADVANCED ELEVATOR COMPANY					
		115560	565.12	10/20/2022	52554	ELEVATOR MAINTENANCE
	ADVANCED ELEVATOR COMPANY Total	I	565.12			
3596	GRAYBAR ELECTRIC CO INC					
		116962	2,319.63	10/20/2022	9328876688	INVENTORY ITEMS
		116962 116962	95.08 47.54	10/20/2022 10/20/2022	9328897468 9328983516	KLEIN TOOLS PLIERS KLEIN TOOLS PLIERS
		110002	+1.5 1	10/20/2022	3320300010	ALLIN TOOLOT LILING

<u>VENDOR</u> <u>V</u>	<u>/ENDOR NAME</u> STAT PROC	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
G	GRAYBAR ELECTRIC CO INC Total		2,462.25			
3678 N	MOTOROLA SOLUTIONS INC					
R.	MOTOROLA SOLUTIONS INC Total	115713	60.00 60.00	10/20/2022	6860220220901	MONTHLY BILLING
3787 V	/IKING BROS INC	105	5,092.04	10/20/2022	INV_2022-661	BINS LCQ/FRQ CA7
V	/IKING BROS INC Total	100	5,092.04	10/20/2022	114V_2022 001	BING EGG/FRQ O/TI
3799 L	RS HOLDINGS LLC					
0/00 =	-1.0 1.01511.00 110	116063	2,168.02	10/20/2022	0005115690	OCT SRVICE
		115706	166.00	10/20/2022	PS484251	UNIT RENTAL-3825 KARL MADS
		115562	83.00	10/20/2022	PS484252	UNIT RENTAL-3805 LINCOLN H\
		116554	494.00	10/20/2022	PS484253	6 UNIT RENTAL-1405 S 7TH AVE
		115610	11,569.57	10/20/2022	PS488316	CITY SWEEPS WO#290627/28/3
L	RS HOLDINGS LLC Total		14,480.59			
3882 C	CORE & MAIN LP					
		116978	662.90	10/20/2022	R655596	WATER DEPT PARTS
		116979	1,114.20	10/20/2022	R662606	PIPE & GASKET
C	CORE & MAIN LP Total		1,777.10			
3894 B	BURNS & MCDONNELL ENGINEERING					
		116147	6,879.95	10/20/2022	147789-3	CONNECTION FEES STUDY 202
В	BURNS & MCDONNELL ENGINEERING TO	otal	6,879.95			
3915 B	B&W CONTROL SYSTEMS					
		116546	17,811.43	10/20/2022	0237608	SCADA UPGRADES
В	B&W CONTROL SYSTEMS Total		17,811.43			
3968 T	FRANSAMERICA CORPORATION					
			4,744.94	10/21/2022	RHFP221021131229P[Retiree Healthcare Funding Pla
			1,248.97	10/21/2022	S115221021131229FD	Sect 115 Retiree Health Plan
Т	FRANSAMERICA CORPORATION Total		5,993.91			
3973 H	ISA BANK WIRE ONLY					
30.0	-		200.00	10/21/2022	HSAF221021131229C/	Health Savings Plan - Family
			319.23	10/21/2022	HSAF221021131229C[Health Savings Plan - Family
			2,172.30	10/21/2022	HSAF221021131229F[Health Savings Plan - Family

VENDOR	VENDOR NAME		PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
		STAT_PROC		135.00	10/21/2022	HSAF221021131229FN	Health Savings Plan - Family
				815.39	10/21/2022	HSAF221021131229HF	Health Savings Plan - Family
				621.16	10/21/2022	HSAF221021131229IS	Health Savings Plan - Family
				1,093.47	10/21/2022	HSAF221021131229P[Health Savings Plan - Family
				652.21	10/21/2022	HSAF221021131229PV	Health Savings Plan - Family
				178.85	10/21/2022	HSAS221021131229C/	Health Savings - Self Only
				280.76	10/21/2022	HSAS221021131229CI	Health Savings - Self Only
				1,078.44	10/21/2022	HSAS221021131229F[Health Savings - Self Only
				630.76	10/21/2022	HSAS221021131229PI	Health Savings - Self Only
				168.54	10/21/2022	HSAS221021131229P\	Health Savings - Self Only
	HSA BANK WIRE ONLY	Y Total		8,346.11			
4020	TREES R US INC						
			116295	20,926.08	10/20/2022	26564	BRUSH COLLECTION SEPTEME
	TREES R US INC Total			20,926.08			
4033	J & F CONCRETE LIFTI	ING CORP					
			115714	9,612.00	10/20/2022	3131	CONCRETE LIFTING
	J & F CONCRETE LIFTI	ING CORP Total		9,612.00			
4074	AMAZON CAPITAL SEF	RVICES INC					
			115704	38.16	10/20/2022	11W4-JHWK-6VRW	MOUSE WRIST CUSHION
			115523	679.98	10/20/2022	13RM-C43V-KPD3	CIRCLE DOT SOLAR FAILSAFE
			117070	69.90	10/20/2022	13Y3-6H96-1XDC	LAPP WHEELS
			115643	147.14	10/20/2022	13YY-X3RN-X1GF	OFFICE SUPPLIES
			116919	654.32	10/20/2022	14KD-F7WM-16GK	INVENTORY ITEMS
			115643	48.96	10/20/2022	14W4-HY6K-MD7P	GENERAL OFFICE SUPPLIES
			115629	27.27	10/20/2022	16P4-VXN4-DJ49	CANDY BARS FOR D303 EVENT
			117064	1,227.36	10/20/2022	17PL-VRQJ-DQTN	INVENTORY ITEM
			115523	163.53	10/20/2022	19WL-FGVH-YNGY	OFFICE SUPPLIES
			115523	36.78	10/20/2022	1DMQ-D19Q-119P	OFFICE SUPPLIES POLICE DEF
			115523	92.04	10/20/2022	1G4V-HL1G-H7W4	MISC SUPPLIES POLICE DEPT
			116783	35.36	10/20/2022	1JVK-L37N-CT9K	RECEPTACLE TESTER OUTLET
			116981	12.58	10/20/2022	1K4L-1H7X-XYFN	MINI WOODEN GAVEL TOY
			445704	-12.99	10/20/2022	1KY7-QYFW-4YWK	CREDIT-ORG INV 1R4M-Y9D6-4
			115704	12.89	10/20/2022	1LY9-K1NY-TK7L	OFFICE SUPPLIES
			117113	53.71	10/20/2022	1N6H-JXGX-3HV1	KITCHEN SUPPLIES
			115523	66.72	10/20/2022	1PXJ-Y9QP-PW69	OFFICE SUPPLIES
			115523	11.99	10/20/2022	1RHR-7XP6-JRDP	OFFICE SUPPLIES

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
	STAT_PROC AMAZON CAPITAL SERVICES INC Total	115523 115629 115643 115629 117033	30.09 65.42 19.79 182.97 477.66 -15.02 4,126.61	10/20/2022 10/20/2022 10/20/2022 10/20/2022 10/20/2022 10/20/2022	1VHR-KHV7-JC4X 1VQ6-MNV7-FR93 1WC6-D3XJ-Q7QJ 1XND-1JTL-KLCT 1YWG-MMLY-QYND CM-1GDD-LJWQ-J6C6	OFFICE SUPPLIES SUPPLIES FINANCE OFFICE SUPPLIES UB OFFICE SUPPLIES CHAIR M MISC SUPPLIES CREDITS INV # 1GDD-LJWQ-J6(
4135	ILLINOIS PUBLIC RISK FUND					
	ILLINOIS PUBLIC RISK FUND Total		11,961.00 11,961.00	10/20/2022	FY 2023	MONTHLY IPRF FEE EXCESS W
4142	INTELLIAS INC	114472 114472 116892 114472	5,920.00 -5,920.00 7,030.00 5,920.00	10/20/2022 10/20/2022 10/20/2022 10/20/2022	13215 13215 13215-CORRECTED 13254	INFOR LAWSON UPGRADES INFOR LAWSON UPGRADES TECHNICAL UPDATES INFOR LAWSON UPGRADES
	INTELLIAS INC Total		12,950.00			
4174	UNIFIRST CORPORATION UNIFIRST CORPORATION Total	115955	1,016.55 1,016.55	10/20/2022	1514480/092622	FLEET DEPT UNIFORMS
4214	ARAMARK REFRESHMENT SERVICES ARAMARK REFRESHMENT SERVICES T	115542 115542 'otal	221.57 34.10 255.67	10/20/2022 10/20/2022	2328641 2414846	POLICE DEPT COFFEE SUPPLII MONTHLY BILLING
4224	BERLA CORPORATION BERLA CORPORATION Total	117104	4,250.00 4,250.00	10/20/2022	22-R01-0830	TRAINING DONY 10/17-10/21
4242	MID AMERICA ENERGY SERVICES	116860 116860 116826 117045 116860 116937	4,459.00 -4,459.00 4,459.00 7,425.50 893.95 7,434.13 8,806.25	10/20/2022 10/20/2022 10/20/2022 10/20/2022 10/20/2022 10/20/2022 10/20/2022	22211 22211 22211A 22214 22215 22217 22218	900 W MAIN ST STORM STRUC' 900 W MAIN ST STORM STRUC' 900 W MAIN ST STORM SEWER 1115 ILLINOIS WATER SERVICE 38TH AVE & ILLINOIS AVE CURI 36W500 WILDROSE HYDRANT 4N193 WILDROSE HYDRANT

VENDOR	VENDOR NAME STAT PROC	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
	MID AMERICA ENERGY SERVICES Total	116937 116937 al	4,174.95 1,789.11 34,982.89	10/20/2022 10/20/2022	22220 22221	36W584 WILDROSE HYDRANT WELCH BROS REPAIR
4282	ST CHARLES BUSINESS ALLIANCE					
7202	OT STARLES BOSINESS ALLIANSE		58,216.66	10/20/2022	FY 2023A	SSA&HOTEL TAX DISBURS-MO
	ST CHARLES BUSINESS ALLIANCE To	tal	58,216.66			
4292	GARDA CL GREAT LAKES INC					
7232	CARDA DE GREAT EARLO INO		268.43	10/20/2022	10710044	UB COURIER SERVICES
	GARDA CL GREAT LAKES INC Total		268.43			
4352	ZORO TOOLS INC					
7332	2010 10020 1110	116927	84.95	10/20/2022	INV11561807	INVENTORY ITEMS
		116990	108.00	10/20/2022	INV11595027	FUEL HOSE SWIVEL
	ZORO TOOLS INC Total		192.95			
4381	CULLIGAN TRI CITY					
4001		115774	469.60	10/20/2022	25207	WATER DELIVERY
		115635	219.26	10/20/2022	25225	WATER DELIVERY CITY HALL
		115635	46.91	10/20/2022	25226	WATER DELIVERY CENTURY S
		117032	766.91	10/20/2022	25274	SERVICE CALL AT POLICE DEP
	CULLIGAN TRI CITY Total		1,502.68			
4398	Paulo Godinho					
			19.00	10/20/2022	101222	PER DIEM MOTORCYLE GANGS
	Paulo Godinho Total		19.00			
4417	ELLWYN DARLENE SCHROEDER					
		109	2,566.72	10/20/2022	18218	TICKET 18218, 23558, 18215
		109	2,254.87	10/20/2022	18339	18339,23257,18211,17595,22940
		109	3,190.40	10/20/2022	18517	18517, 18520, 18516, 18538
		109	647.68	10/20/2022	19032	TICKET 19032
		109	1,583.21	10/20/2022	3645	TICKET 3645, 17524, 23499
	ELLWYN DARLENE SCHROEDER Total		10,242.88			
4425	TYMPANI LLC					
		115079	11,770.50	10/20/2022	INV8363	FF-DC-PROJECT-HPE DE IMPLE
	TYMPANI LLC Total		11,770.50			

<u>VENDOR</u>	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	DATE	INVOICE	DESCRIPTION
4472	STAT_PROC GRIFFON SYSTEMS INC					
		117146	55,520.00	10/20/2022	3836	CAMERA INSTALLATION
	GRIFFON SYSTEMS INC Total		55,520.00			
4473	BRAD MANNING FORD INC					
		117039	74.76	10/20/2022	194022	EXHAUST
	BRAD MANNING FORD INC Total		74.76			
4474	MEREDITH WATER COMPANY					
		115844	365.00	10/20/2022	0765877	RENTAL SERVICE
		115844	64.00	10/20/2022	0766494	DI RENTAL SERVICE
	MEREDITH WATER COMPANY Total		429.00			
4478	MECHANICAL INC					
		116239	3,920.00	10/20/2022	CHI187740	WELL # 8
		117051 116810	462.12 1,463.00	10/20/2022 10/20/2022	CHI187741 CHI187742	REPAIR CENTURY STATIONS EAST SIDE WW PLANT
	MECHANICAL INC Total	110010	5,845.12	10/20/2022	0111107742	LAST SIDE WWT LANT
4566	T AND T LANDSCAPE CONSTRUCTION	I 115873	152.00	10/20/2022	10296	BRICK R&R 1855 CHANDLER A\
	T AND T I ANDSCADE CONSTRUCTION		152.00 152.00	10/20/2022	10296	BRICK R&R 1000 CHANDLER AV
	T AND T LANDSCAPE CONSTRUCTION	i iotai				
4586	Ryan Pettit		0.40.00	40/00/0000	T000044074	DED DIEM II OIGA GONEEDENG
	· ·		242.00 242.00	10/20/2022	T000011671	PER DIEM ILGISA CONFERENC
	Ryan Pettit Total					
4590	JOHN J MILLNER & ASSOCIATES					
		115944 115944	2,400.00 2,400.00	10/20/2022 10/20/2022	186 187	PROFESSIONAL CONSULTING CONSULTING SEPTEMBER
	IOUN LAW INED & ACCOUNTED Take		4,800.00	10/20/2022	107	CONSULTING SEPTEMBER
	JOHN J MILLNER & ASSOCIATES Tota					
4592	FOUR KITCHENS LLC	440050	5 000 00	40/00/0000	0.40=	MONTHLY OF LINE SEPTEMBER
		116953	5,000.00	10/20/2022	3497	MONTHLY BILLING SEPTEMBER
		116953 116953	-5,000.00 3,250.00	10/20/2022 10/20/2022	3497 3497A	MONTHLY BILLING SEPTEMBER MONTHLY SUBSCRIPTION
	FOUR KITCHENS LLC Total	110955	3,250.00	10/20/2022	3 4 87A	MONTHET SUBSCIAL TION
400.						
4604	TRUE BLUE CAR WASH LLC	115707	120.00	10/20/2022	INV-4403	SEPTEMBER BILLING
		113707	120.00	10/20/2022	11N V -44U3	SEF LEWIDER DILLING

VENDOR	VENDOR NAME STAT PROC	PO_NUMBER	AMOUNT	DATE	INVOICE	DESCRIPTION
	TRUE BLUE CAR WASH LLC Total		120.00			
4632	LAKESIDE INTERNATIONAL LLC Total	116972	317.28 317.28	10/20/2022	7219739P	PUMP FUEL
	LAKESIDE INTERNATIONAL LLC Total					
4639	CREEKSIDE COMPOST LLC	115745	26.25	10/20/2022	22-06-2534	COMPOST HAULING
		115745	52.50	10/20/2022	22-06-2534	COMPOST HAULING
		115745	26.25	10/20/2022	22-09-3046	WOOD CHIPS
	CREEKSIDE COMPOST LLC Total		105.00			
4642	BUSINESS INFORMATION SYSTEMS					
-10-12		114149	570.00	10/20/2022	243901320	CONSULTING SERVICES
	BUSINESS INFORMATION SYSTEMS To	tal	570.00			
4647	NATIONAL HEAT & POWER CORP					
		116191	715.00	10/20/2022	27072	REPAIR WATER LEAK
	NATIONAL HEAT & POWER CORP Total		715.00			
4678	CLARK HILL PLC					
			319.50	10/20/2022	1242760	HR PROFFESSONAL SERVICES
			284.00	10/20/2022	1250979	LEGAL SERVICES THRU 9/30
	CLARK HILL PLC Total		603.50			
4680	PACE ANALYTICAL SERVICES LLC					
		116011	733.05	10/20/2022	19529878	WATER DEPT TESTING SERVIC
	PACE ANALYTICAL SERVICES LLC Total	al	733.05			
4690	MILIEU DESIGN LLC					
		115710	4,172.59	10/20/2022	165647	MOWING SERVICES 9/26/22
	MILIEU DESIGN LLC Total		4,172.59			
4691	ECO CLEAN MAINTENANCE INC					
		115928	20,003.00	10/20/2022	11089	MONTHLY CLEANING SERVICE
	ECO CLEAN MAINTENANCE INC Total		20,003.00			
4712	DIVERGENT ALLIANCE LLC					
		116906	392.04	10/20/2022	3373	HARD HATS
	DIVERGENT ALLIANCE LLC Total		392.04			

VENDOR	VENDOR NAME	PO_NUMBER	<u>AMOUNT</u>	<u>DATE</u>	INVOICE	DESCRIPTION
4719	BERRY DUNN MCNEIL &	STAT_PROC PARKER LLC				
		116092	18,818.41	10/27/2022	421512	STRATEGIC PLAN SERVICE
	BERRY DUNN MCNEIL &	PARKER LLC Total	18,818.41			
4720	THOMAS J TISCHHAUSE	ER .				
		115875	5,000.00	10/20/2022	STCHAR113	COACHING 4 OF 5
	THOMAS J TISCHHAUSE	R Total	5,000.00			
4775	SCHIPPER & CO USA INC	C				
		116831	4,095.75	10/20/2022	372894	FALL BULBS
	SCHIPPER & CO USA INC	C Total	4,095.75			
4777	SEMERSKY ENTERPRIS	ES INC				
			21,611.29	10/20/2022	101022	SALES TAX INCENTIVE JUNE 20
	SEMERSKY ENTERPRIS	ES INC Total	21,611.29			
4779	ROYAL WINDOW CLEAN	IING INC				
		116987	400.00	10/20/2022	8885	WINDOW CLEANING SERVICES
		116987	60.00	10/20/2022	8886	WINDOW CLEANING SERVICES
		116987	300.00	10/20/2022	8887	WINDOW CLEANING-CITY HALL
	DOVAL WINDOW CLEAN	117028	120.00 880.00	10/20/2022	9012	CLEAN WINDOWS POLICE STA
	ROYAL WINDOW CLEAN					
4783	ST CHARLES PROF FIRE	FIGHTERS	4 504 00	40/24/2022	LINE 224024424220ED	Union Duca IAFF
	0T 0114 DI E0 DD05 FIDE	TOUTEDO T. (.)	1,591.82 1,591.82	10/21/2022	UNF 221021131229FD	Union Dues - IAFF
	ST CHARLES PROF FIRE	FIGHTERS Total	1,551.02			
999001328	MERAJ A KHAN					
			4,005.00 4,005.00	10/20/2022	101922	REFUND - PAID IN ERROR UB A
	MERAJ A KHAN Total		4,005.00			

VENDOR NAME	<u>PO_NUMBE</u> STAT_PRO(<u>R</u> <u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	DESCRIPTION
	Grand Total:				
The above expenditures have be	en approved for payment:				
Chairman, Government Operation	s Committee		Date		
Vice Chairman, Government Oper	rations Committee		Date		
Finance Director			Date		

A	AGENDA	4 Iti	EM EXECUTIVE SUMMARY	Agend	da Item Number: IIA	
CITY OF ST. CHARLES	Title:	A Resolution Proposing a Redevelopment Plan and Project For, and the Designation of, the Pheasant Run Tax Increment Financing Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith				
ILLINOIS • 1834	Presenter:	Der	ek Conley			
Meeting: City Council			Date: November 7, 2022			
Proposed Cost: \$			Budgeted Amount: \$ Not Budgeted:		Not Budgeted:	

Background

On March 14, 2022, the City Council approved an Inducement Resolution for the Pheasant Run TIF District. The purpose of the Inducement Resolution is to simply express the City's intent to establish a TIF district. Subsequently, the City Council approved a contract with TIF consultant, Kane McKenna and Associates, to assist with the establishment of a TIF district for the Pheasant Run property. Since the approval of the contract, Kane Mckenna has created the Pheasant Run Tax Increment Financing Redevelopment Plan and Project. This plan includes an assessment of the area in need of economic assistance and demonstrates why the area needs redevelopment. The plan was filed at the City Clerk's office on August 26. It is attached to this agenda and available on the City website under City Studies & Initiatives. Note the preparation of this plan was delayed due to the fire at the Pheasant Run property earlier this year.

Resolution

Pursuant to the Tax Increment Allocation Redevelopment Act, the City of St. Charles is required to approve a resolution setting a date and time for a joint review board to convene and review the Pheasant Run Tax Increment Financing Redevelopment Plan and Project. Additionally, the City needs to establish a date and time for a public hearing. The purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area. The proposed resolution sets both the joint review board and public hear dates as follows:

Joint Review Board: December 1, 2022, 2:00pm, at St. Charles City Hall Public Hearing: January 3, 2023 7:00pm, at St. Charles City Hall

The approval of the proposed resolution only sets up the Joint Review Board meeting and Public Hearing and does not commit the City to officially establishing the TIF district.

Attachments (please list):

Resolution Convening a Joint Review Board and Calling a Public Hearing, Pheasant Run Tax Increment Financing Redevelopment Plan and Project

Recommendation/Suggested Action (briefly explain):

Recommendation to approve a Resolution Proposing a Redevelopment Plan and Project For, and the Designation of, the Pheasant Run Tax Increment Financing Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith

City of St. Charles, Illinois Resolution No.

A Resolution Proposing a Redevelopment Plan and Project For, and the Designation of, the Pheasant Run Tax Increment Financing Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith

Presented & Passed by the City Council on November 7, 2022

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, supplemented and amended ("Act"), the City of St. Charles, Kane and DuPage Counties, Illinois, ("City") is authorized to approve a redevelopment plan for and to designate redevelopment project area and adopt tax increment allocation financing therefor; and

WHEREAS, the Mayor and City Council ("Corporate Authorities") have heretofore caused a study to be conducted to determine the conditions in that part of the City legally described in Exhibit A attached hereto and made a part hereof and generally described as the former Pheasant Run Resort and Golf Course properties located along the south side of Main Street (a/k/a North Avenue/Illinois Route No. 64) between Keil Road to the east and Kautz Road to the west and depicted in Exhibit A-1, attached hereto and made a part hereof; and

WHEREAS, the Corporate Authorities have determined that said territory would qualify as a "redevelopment project area" as defined in the Act and that said territory on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan and the use of tax increment allocation financing as provided in the Act; and

WHEREAS, the Corporate Authorities have heretofore and it hereby is determined that it is advisable that the City afford itself of the provisions of the Act and by ordinances approve a redevelopment plan ("Redevelopment Plan") and a redevelopment project ("Project") and designate said territory as legally described in Exhibit A as a redevelopment project area to be known as the "Pheasant Run Tax Increment Financing Redevelopment Project Area" ("Redevelopment Project Area"), and also that the City by ordinance adopt tax increment allocation financing in order to pay all or a portion of the eligible redevelopment project costs for the various projects undertaken within the Redevelopment Project Area, as provided in the Act; and

WHEREAS, the Act requires the City to conduct a public hearing prior to the adoption of ordinances approving the Redevelopment Plan and Project, designating the Redevelopment Project Area, and adopting tax increment allocation financing, at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of a tax increment allocation financing therefor; and

WHEREAS, the Act further requires that prior to holding a public hearing, the City shall convene a joint review board consisting of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the City, and a public member selected in accordance with the Act, to consider the subject matter of the public hearing; and

Resolution No. _____Page 3

WHEREAS, the Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the Act further requires that not less than ten (10) days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the City must make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area qualifying as a "redevelopment project area" under the Act; and

WHEREAS, the firm of Kane, McKenna & Associates, Inc., has conducted an eligibility study of the proposed Redevelopment Project Area and has prepared its report (the "Report") that said proposed area qualifies as a "redevelopment project area" as defined in the Act, which study and findings have been presented to the Corporate Authorities and are now on file in the official files and records of the City; and

WHEREAS, the Report and Redevelopment Plan and Project has heretofore been on file and available for public inspection for at least ten (10) days in the office of the City Clerk prior to the adoption of this Resolution as required pursuant to the Act; and

WHEREAS, the Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Act requires that the City shall provide notice of the availability of the Redevelopment Plan and Project and Report, including how to obtain such information, by mail within a reasonable time after the adoption of this Resolution, to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the exterior boundaries of the proposed Redevelopment Project Area; and

Resolution No. _____Page 4

WHEREAS, implementation of the Redevelopment Plan and Project shall not result in the displacement of residents from 10 or more inhabited residential units within the Redevelopment Project Area and the Redevelopment Project Area does not include 75 or more inhabited residential units.

NOW, THEREFORE, be it resolved by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

<u>Section 1.</u> That the foregoing recital clauses to this Resolution are adopted as findings of the Corporate Authorities of the City of St. Charles and are incorporated herein by specific reference.

Section 2. The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefore are hereby proposed.

Section 3. A public hearing shall be held by the City Council of the City of St. Charles, at 7:00 p.m. on the 3rd day of January, 2023, at the St. Charles City Hall, Two East Main Street, St. Charles, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.

Section 4. Notice of public hearing, substantially in the form attached hereto and made a part hereof as Exhibit B, shall be published at least twice, the publications to be not more than 30 nor less than 10 days prior to the public hearing, in a newspaper of general circulation within the taxing districts having taxable property in the Redevelopment Project Area. In addition, notice shall be mailed by certified mail not less than 10 days prior to the date set for the public hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each

Resolution No. _____Page 5

lot, block, tract, or parcel of land lying within the Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

Section 5. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) not less than 45 days prior to the public hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) to submit written comments prior to the date of the public hearing to the City, to the attention of the City Clerk, Two East Main Street, St. Charles, Illinois, 60174, concerning the subject matter of the public hearing. Each such mailed notice shall include a copy of the proposed Redevelopment Plan and Project and Report.

Section 6. Notice of availability of the Redevelopment Plan and Project and the Report, including how to obtain information, shall also be given by mail within a reasonable time after the adoption of this Resolution to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the exterior boundaries of the Redevelopment Project Area.

Since August 26, 2022, a draft of the Redevelopment Plan and Project and the Report has been on file in the Office of the City Clerk at the St. Charles City Hall, Two East Main Street, St. Charles, Illinois, 60174, and since such date has been available for public inspection.

Section 8. A joint review board as set forth in the Act is hereby convened and the board shall meet, review such documents, and issue such report as set forth in the Act. The first meeting of

esolution Noage 6
aid joint review board shall be held at 2:00 p.m. on the 1 st day of December, 2022, at the St. Charles
ind joint review board shart be field at 2.00 p.m. on the 1 day of December, 2022, at the 3t. Charles
ity Hall, Two East Main Street, St. Charles, Illinois.
Section 9. This Resolution shall be in full force and effect upon its passage and approval
accordance with law.
PRESENTED to the City Council of the City of St. Charles, Illinois, this 7 th day of ovember, 2022.
PASSED by the City Council of the City of St. Charles, Illinois, this 7 th day of November, 022.
APPROVED by the Mayor of the City of St. Charles, Illinois, this 7 th day of November, 022.
Lora A. Vitek, Mayor
TTEST:
ancy Garrison, City Clerk
OUNCIL VOTE:
yes:
ays:
bsent:
bstain:

Resolution No.	
Page 7	

EXHIBIT A

Proposed Pheasant Run TIF District - Legal Description

THAT PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS ALONG WITH THAT PART OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PHEASANT RUN RESORT ASSESSMENT PLAT #2, AS RECORDED APRIL 6, 2021 AS DOCUMENT NO. R2021-054229;

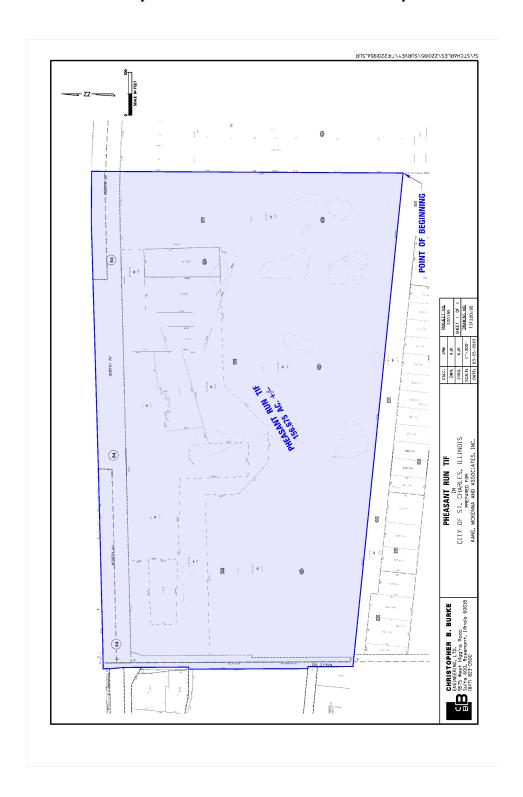
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PHEASANT RUN RESORT ASSESSMENT PLAT #2 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KAUTZ ROAD;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF KAUTZ ROAD AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 64 (AKA MAIN STREET);

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 64 (AKA MAIN STREET) TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID PHEASANT RUN RESORT ASSESSMENT PLAT #2;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF SAID PHEASANT RUN RESORT ASSESSMENT PLAT #2 TO THE POINT OF BEGINNING

EXHIBIT A-1
Proposed Pheasant Run TIF District - Map



Resolution No.	
Page 9	

EXHIBIT B

Notice of Public Hearing

CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS PHEASANT RUN TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

Notice is hereby given that on January 3, 2023 at 7:00 p.m. at the St. Charles City Hall, Two East Main Street, St. Charles Illinois, a public hearing will be held to consider the approval of a redevelopment plan ("Redevelopment Plan") and project ("Project"), for the designation of a redevelopment project area ("Redevelopment Project Area") to be known as the "Pheasant Run Tax Increment Financing Redevelopment Project Area," and the adoption of tax increment allocation financing therefore. The Redevelopment Project Area consists of the territory legally described as follows:

THAT PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS ALONG WITH THAT PART OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PHEASANT RUN RESORT ASSESSMENT PLAT #2, AS RECORDED APRIL 6, 2021 AS DOCUMENT NO. R2021-054229;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PHEASANT RUN RESORT ASSESSMENT PLAT #2 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KAUTZ ROAD;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF KAUTZ ROAD AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 64 (AKA MAIN STREET);

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 64 (AKA MAIN STREET) TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID PHEASANT RUN RESORT ASSESSMENT PLAT #2;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF SAID PHEASANT RUN RESORT ASSESSMENT PLAT #2 TO THE POINT OF BEGINNING

The Redevelopment Project Area is generally described as the former Pheasant Run Resort and Golf Course properties located along the south side of Main Street (a/k/a North Avenue/Illinois Route No. 64) between Keil Road to the east and Kautz Road to the west.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area, the designation of the Redevelopment Project Area and the adoption of



tax increment allocation therefore. The Redevelopment Plan and Project as proposed is on file and available for public inspection at the office of the City Clerk, Two East Main Street, St. Charles, Illinois. The proposed Redevelopment Plan and Project includes the acquisition and conveyance of land in the Redevelopment Project Area, demolition, clearance and related site preparation activities, the construction, acquisition and installation of certain public works and improvements, if any, including, but not limited to, streets, storm sewers, water mains, sanitary sewers, electric, traffic signalization, curbs, gutters, landscaping and parking facilities and related costs and expenses, all as provided in the Tax Increment Allocation Redevelopment Act, as supplemented and amended.

Prior to the date of the public hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) may submit written comments to the City, to the attention of the City Clerk, 300 Civic Center Drive, St. Charles, Illinois, 60174.

There is hereby convened a joint review board to consider the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that has authority to directly levy taxes on the property within the Redevelopment Project Area; a representative selected by the City; and a public member selected in accordance with the Act. The first meeting of said joint review board shall be held at 2:00 p.m. on the 1st day of December, 2022, at the St. Charles City Hall, Two East Main Street, St. Charles, Illinois, 60174.

At the public hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Mayor and City Council or continued without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/ Nancy Garrison
City Clerk
City of St. Charles

CITY OF St. CHARLES PHEASANT RUN TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT

Prepared By:

Kane, McKenna and Associates, Inc.

Prepared For:

The City of St. Charles, Illinois

August, 2022

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I. <u>INTRODUCTION</u>

The City of St. Charles (the "City") is a home rule municipality located approximately thirty-five (35) miles west of Chicago and straddles both Kane and DuPage Counties. The City lies adjacent to the municipalities of Wayne to the north, West Chicago to the east, Geneva to the south, and Campton Hills to the west. St. Charles has three commercial centers and numerous residential neighborhoods surrounding them. The City is situated approximately equidistant to the major arterials I-88, I-90, and I-355, and is bisected by IL Route 64 (North Avenue/Main Street) St. Charles is located approximately 36 miles from Chicago O'Hare International Airport. The City is served by the Metra rail service station (Union Pacific West commuter line) located in neighboring Geneva.

The City was founded under the name "Charleston" in 1834 and later incorporated as "St. Charles" in 1839. The City has a population of almost 33,000 according to the Census in 2020. The City continues to focus attention on redevelopment that can maintain and increase the local tax base and non-residential revenues (including sales taxes) for the community. The City currently utilizes its Comprehensive Plan, adopted in 2013 ("Comprehensive Plan") to guide the City's economic development efforts. The Comprehensive Plan sets forth long-range recommendations for the future growth and development within the community and for the maintenance of and enhancement to the existing image and character of the City.

Among "Commercial and Office Area" goals within the Comprehensive Plan are: "Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the city's residents, and in some areas, a larger regional market.", and "Enhance the economic viability, productivity, appearance, and function of the City's commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road. The Comprehensive Plan's "Economic Development" goals include: "Prioritize improvements to existing areas and developments including adaptive reuse and redevelopment" Pursuant to this goal, one of its objectives is to ". . . consider using incentives such as Tax Increment Financing as a means of fostering redevelopment in Downtown, the Charlestown Mall site, and other areas of the City identified as priority investment locations." In addition, the Comprehensive Plan's goals include "Continue to support a diversified light industrial /business park/commercial service economic base that provides employment opportunities within the community."

Source: Comprehensive Plan

The City intends to encourage retail, commercial, and industrial uses to locate, upgrade, or expand and/or modernize their facilities within the City as part of its ongoing economic development planning. In pursuing these uses, a necessary strategy for the City will be to eliminate certain existing adverse conditions within some portions of the community, and to find new means to preserve and strengthen the City's tax base.

The area discussed in this Pheasant Run Redevelopment Plan and Project (the "Plan" or the "Redevelopment Plan and Project") is the proposed Pheasant Run Project Area (the "Redevelopment Project Area", the "RPA" or the "TIF District"). The RPA consists primarily

of the former Pheasant Run Resort and Golf Course properties located along the south side Main Street (North Avenue/IL Route 64) between Keil Road to the east and Kautz Road to the west. The RPA includes five (5) tax parcels. A boundary map of the RPA is attached as <u>Exhibit A</u>. The RPA is legally described in Exhibit B.

A significant proportion of the Pheasant Run buildings was completely destroyed by fire in May 2022 (the Fire"). This fire exacerbated already existing building and site improvement conditions within the RPA that contributed to the emergence of certain qualification factors as defined by the Tax Increment Allocation Redevelopment Act of Chapter 65 ILCS Section 5/11-74.4 et seq., as amended (the "TIF Act" or the "Act") such as obsolescence, excessive vacancies, deterioration, dilapidation, code violations, inadequate utilities. In addition, the EAV of the RPA has lagged behind the EAV for the rest of the City for three (3) of the last five (5) years.

On balance, the combination of factors described above, now aggravated the Fire, may not only inhibit potential for private reinvestment within and around the RPA but may also serve to provoke further economic decline of RPA and areas adjacent thereto. This is because these conditions negatively impact the possibility for coordinated and substantial private sector reinvestment in the overall RPA. Without the use of City planning and economic development resources to address certain issues, potential redevelopment activities are not likely to be economically feasible. These factors potentially weaken the likelihood for redevelopment opportunities, limiting employment and contributing to a lack of future investment in the area. To address these conditions the City seeks to adopt the Pheasant Run TIF, in order to enhance future opportunities for viable redevelopment.

Coordinated redevelopment efforts by the City using the TIF Act, will put the City in a better position to take advantage of redevelopment opportunities that meet new market conditions and trends. Accordingly, under this Redevelopment Plan and Project, and as part of its comprehensive economic development planning, the City intends to attract and encourage retail, commercial, light industrial/warehouse developers and tenants to locate, upgrade, expand and/or modernize their facilities within the City. Through the establishment of the RPA, the City will implement a program to redevelop RPA; in so doing, it intends to stabilize the area, extend benefits to the entire community, and assist affected taxing districts over the long term.

A. The Redevelopment Plan

The City recognizes the need for implementation of a strategy to reposition and revitalize existing properties within the boundaries of the RPA, as well as to stimulate and enhance redevelopment. The permanent closure of the Pheasant Run Resort and Golf Course, along with the resort's physical demise and partial destruction by the Fire, and the resulting impacts in this strategically critical area of the City, especially in light of the decline of the Charlestowne Mall across the street, requires the City to be proactive in encouraging its redevelopment. The City's ability to respond to marketplace demands is a key component of the City's strategy to promote private redevelopment within key parts of the City. The RPA will likely attract the necessary private investment only if tax increment financing (TIF) is adopted pursuant to the TIF Act. Incremental property tax revenue generated by the redevelopment will play a decisive role in encouraging private redevelopment. Existing conditions, such as those associated with properties and site improvements located within the RPA, that may have precluded intensive private reinvestment in the past, will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project detailed herein will benefit the City and all the associated taxing districts, in the form of a stabilized and significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the City to address deficiencies within the RPA, by taking the following steps:

- Establishing a pattern of up-to-date retail, commercial, and light industrial/warehouse land-uses that will increase valuation and address evolving market trends, especially as such uses complement adjacent uses;
- Providing efficient vehicular access and connections to regional transportation networks
- Entering into redevelopment agreements in order to facilitate and guide the redevelopment and adaptive re-use of underutilized and obsolete properties;
- Improving area appearance through removal, reconstruction, and renovation of obsolete structures and deleterious conditions, and undertaking state-of-the-art industry landscape, streetscape and signage programs;
- Coordinating land assembly to provide sites for more modern redevelopment plans; and
- Providing infrastructure that is adequate in relation to redevelopment plans.

The area, on the whole, would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of this Redevelopment Plan and Project. The City has prepared the Redevelopment Plan and Project to utilize tax increment financing to address area needs and to meet the Ciy's redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the RPA. By means of public investment, the City will strengthen the RPA, thus setting the stage for attracting private capital for redevelopment. This, in turn, will lead to the retention, expansion and attraction of commercial, retail and mixed residential use development into the City in general, and the RPA in particular.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements, thereon, substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the City will serve as the central force for marshaling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the City and all the taxing districts, which encompass the RPA in the form of a stabilized and expanded tax base, the retention of existing businesses, and the creation of new businesses and employment opportunities within the City, because of induced private sector investment within the area.

B. Summary

The City, through legislative actions as required by the Act, finds:

- That the RPA, as a whole, has not been subject to growth and development through investment by private enterprise.
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of the RPA must be undertaken;
- To alleviate the adverse conditions, it is necessary to encourage private reinvestment and stabilize and enhance the tax base in the RPA for the benefit of the taxing districts through redevelopment of the RPA;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That the Redevelopment Plan and Project conforms to the City's Comprehensive Plan (2013);

- That without the development focus and resources provided for under the Act, and as set forth in this Plan, redevelopment and growth is not reasonably expected to be achieved; and
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the City, in connection with the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will <u>not</u> result in the displacement of ten (10) inhabited residential units or more, and that the RPA contains less than seventy-five (75) inhabited residential units. Therefore, this Plan does <u>not</u> include a Housing Impact Study as would otherwise be required.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

II.	DEDEVELOPMENT DEGLECT ADEA LEGAL DESCRIPTION		
11.	REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION		
	The Redevelopment Project Area legal description is attached in Exhibit B.		

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in accordance with the City's Comprehensive Plan, which is considered the City's comprehensive planning process, and other relevant planning efforts (any amendments thereto).

The RPA, as redeveloped, is expected to achieve a balance of commercial and light industrial redevelopment that is responsive to market trends. A large, obsolete and deteriorating former resort and golf course, located along a key commercial corridor, will be adaptively repositioned to thrive in ever evolving economic climate. It will be redeveloped in a manner consistent with current market development trends and surrounding land uses.

Lacking specific direction in relation to market changes, redevelopment in the RPA is currently stalled. The RPA will provide better guidance for future development and improve coordination between the City, developers, investors, and business owners.

A. General Goals of the City

- 1) Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the city's residents, and in some areas, a larger regional market.
- 2) Enhance the economic viability, productivity, appearance, and function of the City's commercial corridors, including Main Street (North Avenue/IL Route 64).
- 3) Continue to support a diversified light industrial/business park, commercial service economic base that provides employment opportunities within the community.
- 4) Prioritize improvements to existing areas and developments including adaptive reuse and redevelopment.
- Maintain high quality, environmentally friendly, and efficient infrastructure systems and networks through regular investment and maintenance to meet the changing needs of the City today and in the future

B. Specific Objectives for the RPA

- 1) Maintain a range of retail and service activities throughout the City.
- 2) Build upon the existing commercial zoning district structure to design and designate more specific functional roles for the various commercial areas with their the City distinguished by developments with local, community, and/or regional service markets

- 3) Continue to evaluate the costs and benefits of using incentives and other techniques to initiate redevelopment of key opportunity sites
- 4) Initiate programs to encourage the improvement and rehabilitation of older commercial buildings and areas which are, or are becoming, functionally obsolete, including improvements to infrastructure, technology, functionality, access, and operational footprints.
- 5) Promote a healthy and mutually reinforcing mix of commercial, retail, and service uses along key corridors within the City, including Main Street (North Avenue/IL Route 64)
- 6) Utilize a "character node" approach by requiring high quality development along Randall Road and Main Street (North Avenue/IL Route 64) at key intersections with other arterial or collector streets that serve as the "front door" into the primary commercial areas.
- 7) Establish design and improvement standards for commercial areas to guide the scale, appearance, orientation, and overall character of new development.
- 8) Require all industrial development to meet specific applicable performance standards for noise, air, odor, and any other forms of environmental pollution
- 9) Utilize appropriate setbacks, screening, buffering, and site design to minimize the negative impacts of industrial uses on adjacent areas, such as noise, vibration, air pollutants, odor, truck traffic, large shadows, etc
- Build on and continue to implement the 2007 Economic Development Plan as a for strengthening retail, retail, service, and industrial uses throughout St. Charles.
- Where appropriate, consider using incentives such as Tax Increment Financing as a means of fostering redevelopment in Downtown, the Charlestowne Mall site, and other areas of the City identified as priority investment locations.
- 12) Renovate or redevelop aging commercial areas in order to maximize their contribution to the City's tax base.

C. Redevelopment Objectives

The purpose of the RPA designation will allow the City to:

- 1) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal and to conform to City planning efforts;
- 2) Reduce or eliminate the negative factors present within the area;
- 3) Accomplish redevelopment over a reasonable time period;
- 4) Provide for high quality public improvement projects within the RPA; and
- 5) Provide for an attractive overall appearance of the area.

The implementation of the Redevelopment Plan and Project will serve to improve the overall quality of life within the RPA and contribute to the economic development of the City as a whole.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the RPA

As documented in <u>Exhibit C</u> of this Plan, the RPA would qualify as a "blighted improved" area. Properties within the RPA would not likely experience coordinated redevelopment without the designation of the RPA.

The proposed RPA exhibits various conditions which, if not addressed by the City, would eventually worsen. For example, structures and site improvements within the RPA reflect obsolescence, excessive vacancies, deterioration, dilapidation, code violations, inadequate utilities, lag in EAV, deleterious land use, and lack of ventilation, light or sanitary facilities. These various conditions discourage private sector investment in business enterprises or in redevelopment sites.

B. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the City to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project is expected to have a positive impact on the affected taxing districts by arresting and avoiding potential declines in assessed valuations.

Since there is no residential development with the RPA, the City has made no allowances in this Redevelopment Plan and Project to provide for distributions to school taxing districts. In the unlikely event of any unforeseen residential development, the City will follow the guidelines provided by the Act to compensate the school taxing districts at levels dictated by any actual increase in students caused by residential redevelopment, as provided by the Act.

To the extent any surplus exists, any resulting surplus Special Tax Allocation Funds will be proportionately shared with the various taxing districts, including the City, based on their respective tax rates for a given year, after all TIF eligible costs either expended or incurred as an obligation by the City have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act. The exception to this provision will be the very unlikely event that the City utilizes TIF funding to assist in the redevelopment of residential units with the impact described above to the school district and library district. In such cases, the City will provide funds to offset the costs incurred as prescribed by the Act.

V. <u>TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA</u>

A. Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/Art. 11 Div. 74.4, the "*TIF Act*"). It was determined that the area, as a whole, qualifies as a TIF District under Illinois law based upon "blighted improved area" factors. Refer to the Qualification Report, (Exhibit C) which is attached as part of this Plan.

B. <u>Eligibility Survey</u>

The RPA was evaluated, from time to time, over a period from December 2021 through the date of this Redevelopment Plan and Project. Analysis was aided by certain reports and information obtained from the City and from other sources, including DuPage County and Wayne Township.

VI. HOUSING IMPACT STUDY FINDINGS IN THE REDEVELOPMENT PROJECT AREA

Findings

The RPA was studied to determine if a housing impact study would need to be conducted pursuant to the TIF Act. The City has found that the plan will not displace ten (10) or more residents and that the RPA contains less than seventy-five (75) inhabited residential units, thus a housing impact study is not required to be completed.

VII. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The City proposes to realize its goals and objectives of encouraging the redevelopment of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- By implementing a plan that provides for the retention and expansion of existing businesses and bolsters the attraction of users to redevelop existing or new structures, as well as vacant or underutilized parcels that are, or may become available, within the RPA.
- 2) By constructing public improvements which may include (if necessary):
 - i. Street and sidewalk improvements (including new street construction, widening of current streets, and multi-use pedestrian and bicycle paths);
 - ii. Utility improvements (including, but not limited to, electric, water, storm water management, flood control and sanitary sewer projects consisting of construction and rehabilitation);
 - iii. Signalization, traffic control, and lighting;
 - iv. Off-street parking (structured and/or grade);
 - v. Landscaping, streetscape, and beautification; and
 - vi. Improve public facilities and institutional uses.
- 3) By entering into redevelopment agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) By providing for land assembly, site preparation, environmental remediation (if necessary), clearance, and demolition, including grading and excavation.
- 5) By the redevelopment of certain buildings or sites through necessary rehabilitation and improvement of structures.
- 6) By exploring and reviewing job training programs in coordination with any City, federal, state, and county programs.
- 7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the City will implement a coordinated program of actions, including, but not limited to, site preparation, clearance, acquisition, demolition, construction of public infrastructure and related public improvements, and rehabilitation of existing structures and improvements, if necessary.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved using site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly and Relocation

Certain properties or interests in properties in the RPA may be acquired or purchased by private entities. These properties may be assembled and reconfigured into appropriate redevelopment sites. The City may facilitate private acquisition through reimbursement of acquisition and related costs through the write-down of acquisition costs. Relocation activities may also be undertaken by the City.

Public Improvements

The City may provide public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including the improvement of water mains as well as flood control, sanitary, storm sewer, and electric distribution systems;
- Beautification, identification makers, landscaping, lighting, and signage of public rights-of-way; and
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for retail/commercial and light industrial uses, including parking facilities.

Rehabilitation

The City may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to City code provisions. Improvements may include exterior and facade related work as well as interior related work.

Interest Rate Write-Down

The City may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on an annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The City may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

School District Tuition Costs

The City will provide for the payment of eligible tuition costs as provided for in the TIF Act.

C. General Land Use Plan

Existing land use generally consists of commercial/retail and recreational uses. Future land use would include light industrial, retail and commercial uses. Existing and future land uses are shown in $\underline{\text{Exhibits D}}$ and $\underline{\text{E}}$ attached hereto and made a part of this Plan.

D. Additional Design and Control Standards for Development in the City

The appropriate design controls, as set forth in the City's Comprehensive Plan, Zoning Ordinance, or other relevant codes shall apply to the RPA.

E. <u>Estimated Redevelopment Project Costs</u>

"Redevelopment Project Costs" mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to the Redevelopment Plan and Project. Private investments, which supplement Redevelopment Project Costs, are expected to substantially exceed the Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

- 1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
 - 1.1 After July 1,1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
- 2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- 3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

- 4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- 5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- 6. Costs of job training and retraining projects including the costs of 'welfare to work' programs implemented by businesses located within the redevelopment project area;
- 7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

- 9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
 - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act:
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- For alternate method districts, flat grant districts, and foundation districts b) with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.
 - Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects.

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this

paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

- 11. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
- 12. Payment in lieu of taxes;
- 13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
- 14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any

- property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
- e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

- 15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
- 16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
- 17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;
- 18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

CITY OF ST. CHARLES PHEASANT RUN REDEVELOPMENT PROJECT ESTIMATED PROJECT COSTS

Program Actions/Improvements	Estimated Costs (A)
1. Land Acquisition, Assembly Costs	\$ 9,000,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 16,500,000
3. Infrastructure/Public Facilities Improvements	\$ 3,000,000
4. Rehabilitation Costs	\$ 1,500,000
5. Interest Costs Pursuant to the Act	\$ 5,500,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 1,000,000
7. Job Training	\$ 100,000
8. Statutory School District Payments	\$ 6,000,000
TOTAL ESTIMATED PROJECT COSTS	\$ 42,600,000

(A) All project cost estimates are in year 2022 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for annual interest costs, capitalized interest and reasonably required reserves. Adjustments to the estimated line-item costs above are expected. Each individual project cost will be reevaluated considering the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The line-item amounts set forth above are not intended to place a not to exceed limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the amount of payments for the Total Estimated Project Costs shall not exceed the combined overall budget amount shown above. Adjustments may be made in line items within the total, either increasing or decreasing line-item costs for redevelopment.

Pursuant to the Act, the City may utilize net incremental property tax revenues received from other existing or future contiguous redevelopment project areas to pay eligible redevelopment project costs or obligations issued to pay such costs in the proposed RPA, and vice versa.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Act

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

"Redevelopment Project Costs" specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the City's corporate authorities, only to leverage and commit private redevelopment activity.

The tax increment revenues, which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2021 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

The City may also direct incremental revenues from the Redevelopment Project Area to any existing or future contiguous redevelopment project areas for redevelopment activities in conformance with the provisions of the Act and it may also receive incremental revenues from any existing or future contiguous redevelopment project areas in order to further the redevelopment activities described in this Plan.

G. Nature and Term of Obligations to be Issued

The City may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Plan and Project Area pursuant to the Act or such other funds as are available to the City by virtue of its home rule powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the City pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after the year of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the City may determine.

H. <u>Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area</u>

The most recent estimate of equalized assessed valuation (EAV) for tax year 2021 of the property within the RPA is approximately \$3,440,470.¹

I. <u>Anticipated Equalized Assessed Valuation (EAV)</u>

Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the RPA will be within a range of approximately \$50,000,000 to \$75,000,000.

Redevelopment Plan and Project-Pheasant Run TIF Financing City of St. Charles, Illinois

¹ Pending verification from the Kane County Assessor's Divisions Department.

VIII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing and other necessary approvals for appropriate projects. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

<u>Land Assembly:</u> Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

<u>Demolition and Site Preparation:</u> The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain structures and grading of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the site for desired redevelopment projects.

<u>Rehabilitation</u>: The City may assist in the rehabilitation of private or public facilities, buildings or site improvements located within the RPA.

<u>Landscaping/Buffering/Streetscaping:</u> The City may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer, Electric and Other Utility Improvements: Certain public and private utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention ponds may also be undertaken by the City. Public and private utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

<u>Public Infrastructure/Facility Improvements:</u> Widening of existing road improvements and/or vacation of roads may be undertaken by the City. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Public facilities including parking may be constructed that would be available to the general public.

<u>Traffic Control/Signalization:</u> Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

<u>Public Safety Related Infrastructure:</u> Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

<u>Interest Costs Coverage:</u> The City may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as permitted by the Act.

<u>Professional Services:</u> The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The City may reimburse itself from annual tax increment revenue if available.

<u>Tuition Payments to School and Library Districts</u>: The City may fund payments to the school district pursuant to the provisions of the Act.

B. <u>Commitment to Fair Employment Practices and Affirmative Action</u>

As part of any Redevelopment Agreement entered into by the City and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices, which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance with this policy and the compliance requirements of applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. <u>Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment costs</u>

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) calendar years after the year of adoption of an ordinance designating the RPA. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year of the initial adoption of the ordinance approving the RPA.

IX. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT A BOUNDARY MAP

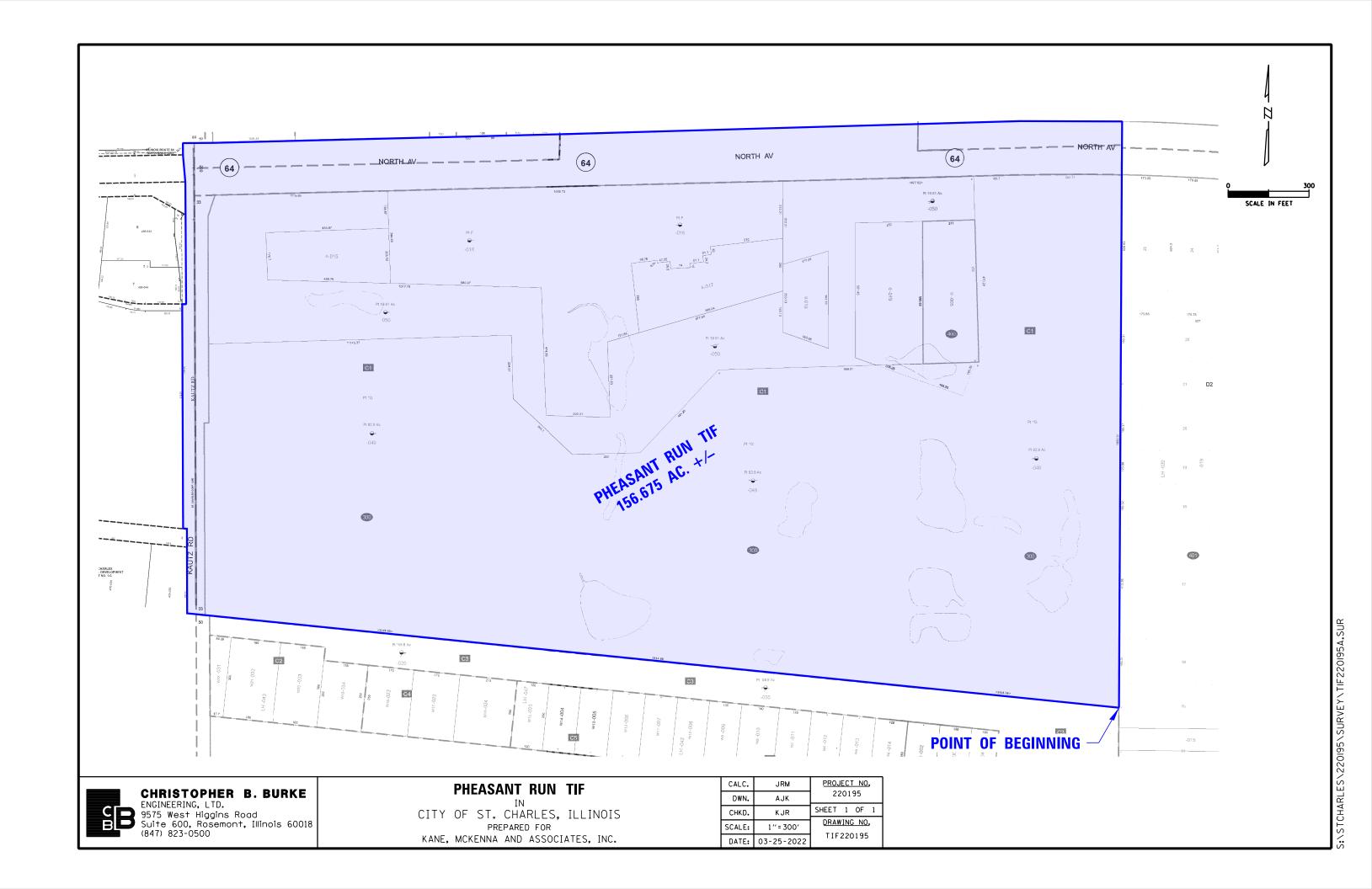


EXHIBIT B LEGAL DESCRIPTION

LEGAL DESCRIPTION (Pheasant Run TIF – St. Charles):

THAT PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS ALONG WITH THAT PART OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PHEASANT RUN RESORT ASSESSMENT PLAT #2, AS RECORDED APRIL 6, 2021 AS DOCUMENT NO. R2021-054229;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PHEASANT RUN RESORT ASSESSMENT PLAT #2 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KAUTZ ROAD;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF KAUTZ ROAD AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 64 (AKA MAIN STREET);

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 64 (AKA MAIN STREET) TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID PHEASANT RUN RESORT ASSESSMENT PLAT #2:

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF SAID PHEASANT RUN RESORT ASSESSMENT PLAT #2 TO THE POINT OF BEGINNING.

EXHIBIT C TIF QUALIFICATION REPORT

CITY OF ST. CHARLES, ILLINOIS PHEASANT RUN TIF QUALIFICATION REPORT REDEVELOPMENT PROJECT AREA

A preliminary analysis to assess the likelihood that all or a portion of an area located in the City of St. Charles could qualify as a "blighted improved area" as defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared for: City of St. Charles, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

PROPOSED PHEASANT RUN REDEVELOPMENT PROJECT AREA TIF QUALIFICATION REPORT

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of St. Charles, Illinois (the "City") to conduct an analysis of the potential qualification and designation of certain property located in the City, to be addressed herein as the proposed Redevelopment Project Area (the "RPA" or "Study Area") and included in the map attached as Exhibit A. Essentially the Study Area includes the former Pheasant Run Resort and Golf Course properties generally bordered by Main Street (Route 64) to the north, Kautz Road to the west, Keil Road to the east, and Tower Road to the south. The qualification review is being carried out pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the "TIF Act").

The City is pursuing the Study Area designation as part of its ongoing review of the former, vacant, and now partially destroyed (by fire) Pheasant Run Resort and Golf Course, in order to assist in the redevelopment of the Study Area. By undertaking the designation, the City will help restore the Study Area as a significant contributor to the City's overall economic base.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the Study Area as a TIF District:

- 1) Improved land within the proposed TIF District qualifies as a blighted-improved area under the Act. Overall, all land within the proposed TIF District is found to be "improved" pursuant to the Act and to be in a "blighted condition" as defined in the Act that prevents, or threatens to prevent, the economic and physical development of properties in a manner that the community deems essential to its overall economic health.
- 2) The blighting conditions found within the proposed TIF District present impediments to the area's successful redevelopment. The blighting factors negatively impact coordinated and substantial private sector investment in the proposed TIF District. Without Village planning and use of economic development resources to eliminate such factors, potential redevelopment projects, along with other activities that require private sector investment, would not be economically feasible.
- 3) The redevelopment of the proposed TIF District will provide the potential to produce incremental property tax revenue. Said revenue, if used in combination with public resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF district.
- 4) Formal designation is recommended. To eliminate the existing blighting conditions, to promote the economic viability of the proposed TIF District, and to foster private sector investment and redevelopment, KMA recommends that the Village proceed with the formal TIF designation process.

Because the City will not consider the redevelopment of residential parcels that would dislocate ten (10) or more residential units within the proposed TIF District, the City will not conduct a housing impact study pursuant to the TIF Act.

I. INTRODUCTION AND BACKGROUND

Current Land Use. The Study Area is generally bounded by Main Street (Route 64) to the north, Kautz Road to the west, Keil Road to the east, and Tower Road to the south. The uses consist primarily of the former, and now partially destroyed, Pheasant Run Resort/Convention Center and Golf Course, which served as an iconic suburban entertainment destination for decades that helped put St. Charles on the map. Pheasant Run had been woven into the fabric of St. Charles's identity since 1956, as it drew vacationers and business professionals from across the Chicago area and beyond for decades. The resort and convention center brought many conferences and other large events to the City, generating significant economic activity for the City. In 2011, the resort fell into foreclosure partly due to the economic downturn. Three years later, the resort was purchased by an investment group. In 2016, the DuPage County Airport Authority filed a condemnation suit against the golf course portion of the resort to block a proposed residential development at the time, a use deemed incompatible by the Airport Authority. The resort continued to operate the golf course until the resort's closure. Resort management later restructured its operations and cut its staff by 75% until the resort's closure in March, 2020. Shortly thereafter, the resort was listed for sale and put up for auction, unsuccessfully. In May, 2022, a significant proportion of the resort's buildings were completely destroyed by fire (the "Fire") ". The cause of this Fire is still under investigation.

The Study Area consists of approximately 156 acres and, before the Fire, was improved with the nine (9) buildings which comprised the former Pheasant Run Resort and convention center and golf course. The nine (9) buildings consisted of the main resort building, built in 1963, five (5) two-story buildings containing the original guest rooms, also built in 1963, the convention center built in the early 1970s, a meeting hall (Gallery Hall) built in the 1970s, and one (1) maintenance/storage building. The golf course also contains one ancillary building consisting of likely a caddy or snack shack. The main resort building included, among others, the original lobby, a 15-story tower containing 202 guest rooms (added to the main building in 1982), the country's very first indoor/outdoor pool, a second indoor pool and spa, seven restaurants and bars, banquet and meeting facilities, a fitness center, golf shop, comedy club, and theatre added to main building in 1985. The Fire destroyed three of the five two-story guest room buildings, the lobby, the "Bourbon Street" entertainment area, and indoor pool sections of the main resort building, leaving the rest of the main resort building, convention center, Gallery Hall, the resort tower, and the maintenance/storage building some of which incurred ancillary damage from the Fire or are severely damaged from vandalism.

General Redevelopment Objectives

The redevelopment of the proposed RPA would further the City's overarching land use objectives, which are contained in its *City of St. Charles 2013 Comprehensive Plan* (the "2013 Plan"). In the 2013 Plan the City has articulated a number of public policy goals and objectives, and related strategies, which would be supported by the City's adoption of the proposed RPA as a TIF District (see Table 1 below).

As part of its vision through 2028, the 2013 Plan noted the City's intention that the Pheasant Run Resort continue as a revenue generator for the City when it said "the east side of the community

has benefitted from the redevelopment of the Charlestowne Mall, the continued presence of Pheasant Run, and the strong employment base provided by industrial development." The 2013 Plan further states that, "Collectively, they act as an attractive 'front door' to St. Charles . . .". Based on these observations in the 2013 Plan, Pheasant Run's subsequent closure and the Fire, the impacts of which have been exacerbated by the decline of the Charlestowne Mall since the adoption of the 2013 Plan, are detrimental to the east side of the St. Charles Community. Given the gap between the City's goals for the area and the conditions described in this report, the City has determined that the redevelopment of the proposed RPA is necessary to the community. With a redevelopment strategy in place, the economic base associated with the RPA would be restored – thereby benefiting the community as a whole. Without such a redevelopment strategy, the adverse conditions identified in this report would likely worsen.

Table 1
Redevelopment Policy Goals – St. Charles Comprehensive Plan (2013) (Excerpt)

• Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City's residents, and in some areas, a larger regional market.

Policy Goals

• Maintain a range of retail and service activities throughout the City.

Objectives and Strategies

- Build upon the existing commercial zoning district structure to design and designate more specific functional roles for the various commercial areas within the City distinguished by developments with local, community, and/or regionals service markets.
- Continue to evaluate the costs and benefits of using incentives and other techniques to initiate redevelopment of key opportunity sites
- Initiate programs to encourage the improvement and rehabilitation of older commercial buildings and areas which are, or are becoming, functionally obsolete, including improvements to infrastructure, technology, functionality, access, and operational footprints.
- Enhance the economic viability, productivity, appearance, and function of the City's commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road
- Promote a healthy and mutually reinforcing mix of commercial, retail, and service uses along key corridors within the City, including Randall Road, Main Street, Lincoln Highway, and Kirk Road.
- Utilize a "character node" approach by requiring high quality development along Randall Road and Main Street at key intersections with other arterial or collector

- streets that serve as the "front door" into the primary commercial areas.
- Establish design and improvement standards for commercial areas to guide the scale, appearance, orientation, and overall character of new development.
- Identify underperforming and underutilized parcels and sites, such as the southeast corner of Main Street and Kirk Road, and work with property owners and development to promote their redevelopment, encouraging parcel assembly where appropriate.
- Promote the modernization of and/or redevelopment of the Charlestowne Mall and other outdated commercial sites.
- Require all industrial development to meet specific applicable performance standards for noise, air, odor, and any other forms of environmental pollution
- Utilize appropriate setbacks, screening, buffering, and site design to minimize the negative impacts of industrial uses on adjacent areas, such as noise, vibration, air pollutants, odor, truck traffic, large shadows, etc.
- Build on and continue to implement the 2007
 Economic Development Plan as a basis for strengthening retail, service, and industrial uses throughout St. Charles.
- Where appropriate, consider using incentives such as Tax Increment Financing as a means of fostering redevelopment in Downtown, the Charlestowne Mall site, and other areas of the City identified as priority investment locations.
- Renovate or redevelop aging commercial areas in order to maximize their contribution to the City's tax base.

 Continue to support a diversified light industrial/business park, commercial service economic base that provides employment opportunities within the community.

 Prioritize improvements to existing areas and developments including adaptive reuse and redevelopment. Overall, the area faces a number of potential redevelopment impediments as described in Section IV of this report. Additionally, while the area has certain beneficial locational assets, the current state of the local and national economy, characteristics of parcel sizes, existing uses, and redevelopment challenges associated with older buildings and destroyed buildings contribute to constraints related to redevelopment. The City has determined that the redevelopment of the proposed Study Area would be beneficial to the community. With a redevelopment strategy in place, the economic base of the Study Area would be increased, thereby benefiting the community as a whole.

General Scope and Methodology. KMA performed its analysis by conducting a series of discussions with City staff, starting in December, 2021 and continuing periodically up to the date of this report. The purpose of the review was to gather data related to the preliminary qualification criteria for properties included in the Study Area. These discussions were complemented by a series of field surveys (pre- and post-Fire) for the entire area to evaluate the condition of the Study Area. The field surveys and data collected have been utilized to determine that the Study Area could qualify for TIF designation. The qualification factors discussed in this report would assist in the qualification of the Study Area as a blighted improved area, as the term is defined pursuant to the TIF Act. For additional information about KMA's data collection and evaluation methods, refer to Section III of this report.

II. QUALIFICATION CRITERIA

With the assistance of City staff, Kane, McKenna and Associates, Inc. assessed the proposed Study Area to determine the likelihood that qualifying factors listed in the Act would be present. The relevant provisions of the Act are cited below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (Study Area). By definition, a "redevelopment project area" is:

"An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

Under the Act, "blighted area" means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where certain conditions are met, as identified below.

TIF Qualification Factors for a Blighted Improved Area. In accordance with the TIF Act, KMA assessed the following factors to determine TIF qualification for the proposed RPA characterized as blighted-improved. Per the statute, such an area meets state standards provided that:

If *improved*, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

- (A) <u>Dilapidation</u>. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
- (B) <u>Obsolescence</u>. The condition or process of falling into disuse. Structures become ill-suited for the original use.
- (C) <u>Deterioration.</u> With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

- (D) <u>Presence of Structures Below Minimum Code Standards.</u> All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (E) <u>Illegal Use of Individual Structures</u>. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (F) <u>Excessive Vacancies.</u> The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- (G) <u>Lack of Ventilation, Light, or Sanitary Facilities.</u> The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (H) <u>Inadequate Utilities.</u> Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.
- (I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.
- (J) <u>Deleterious Land-Use or Layout.</u> The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.
- (K) <u>Environmental Clean-Up.</u> The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant

recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

- (L) <u>Lack of Community Planning.</u> The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.
- (M) <u>Lagging EAV.</u> The total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

III. EVALUATION METHODOLOGY

In evaluating the proposed Study Area's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the Study Area were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Preliminary surveys were completed of properties located within the Study Area.
- KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as dilapidation and obsolescence. Additionally, KMA reviewed the following data: 2015-2021 tax information from DuPage County, Wayne Township Assessor, tax maps, aerial photos, site data, local history (including discussions with City staff), and an evaluation of area-wide factors that have affected the area's development (e.g., obsolescence, deleterious land-use and layout, etc.).
- 3) KMA also obtained documentation and data from the City regarding building and site conditions within the Study Area, including code violations data.
- 4) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act factors applicable to specific structures and site conditions of the parcels.
- 5) The Study Area was examined to assess the applicability of the different factors required for qualification as a TIF District. Examination was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The Study Area was evaluated to determine the applicability of the thirteen (13) different factors, as defined under the Act, which would qualify the area as a TIF District.

IV. QUALIFICATION FINDINGS FOR PROPOSED STUDY AREA

Based upon KMA's evaluation of parcels in the proposed Study Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support preliminary qualification of the proposed Study Area as a blighted area under the TIF Act – to be supplemented by additional data, if the City decides to proceed with the designation. These factors are summarized in the table below.

Exhibit 1
Summary of TIF-Qualifying Factors

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed Study Area
13	3	 Lag in EAV Obsolescence Deterioration Dilapidation Excessive Vacancies Code Violations Inadequate Utilities Deleterious Land Use Lack of Ventilation, Light, or Sanitary Facilities

Findings for Study Area. The proposed Study Area meets the qualifications for a "blighted improved" area under the statutory criteria set forth in the TIF Act. KMA reviewed the 13 aforementioned criteria needed to qualify the area as a blighted improved area, determining that nine (9) factors were present:

1. <u>Lagging or Declining EAV</u>. The Act states that if the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than either the balance of the municipality for three (3) of the last five (5) calendar years or the annual Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last five (5) tax years for which information is available. The EAV of the Study Area has lagged behind the balance of the City's EAV for three (3) of the last five (5) years. Therefore, a finding of declining or lagging EAV is made pursuant to the TIF Act.

Exhibit 2
EAV Trends for Proposed Study Area

	2021	2020	2019	2018	2017	2016
Total EAV						
for TIF						
District	3,440,470	3,142,400	5,197,610	5,026,160	5,045,910	4,474,490
EAV Change						
(%)	9.49%	-39.54%	3.41%	-0.57%	12.97%	5.75%
City-wide						
EAV						
(Excluding						
TIF)	1,607,875,299	1,577,108,442	1,540,036,585	1,483,332,684	1.424.433.052	1,370,503,442
City EAV						
Change (%)	2.15%	2.81%	3.82%	4.15%	3.91%	3.32%
CPI	7.0%	1.20%	1.80%	2.40%	1.30%	0.10%

Source: DuPage County and Kane County Clerks, Wayne Township Assessor, and U.S. Bureau of Labor Statistics

2. <u>Obsolescence</u> – The Study Area includes both functional and economic obsolescence. Obsolescence is defined as the condition or process of falling into disuse. Structures have become ill suited for the original use.

The Study Area consists primarily of the Pheasant Run Resort property and golf course which was opened in 1963 as an entertainment resort for leisure and business guests to conveniently unwind in a quiet rural setting just a short distance from Chicago. Since that time, the market appeal of Pheasant Run slowly declined over the years, as its rural ambiance had given way to surrounding shopping malls, subdivisions, and heavy traffic on nearby roads. The property went into bank foreclosure for five years, during which time the property's operations suffered, despite a \$24 million renovation to the tower guest rooms, theatre, and expo center. In addition, the reduced market appeal of the golf industry nationally, along with the acquisition of the golf course by the DuPage County Airport in 2016 also contributed to the Study Area's loss in market position. The resort property eventually closed in 2020 and has remained closed since, and the golf course has been sold for an alternate use. Even prior to the Fire, destruction of a significant portion of the building improvements, the Study Area no longer met today's modern market demands for hotels, resorts, or conference centers. The remaining structures have been severely damaged by chronic vandalism, requiring the City, at one point, to install temporary police security 24 hours per, day seven days per week.

Functional obsolescence is present due to age, physical condition (including partial destruction by the Fire), poor layout and building orientation that makes them unsalvageable for rehabilitation. The main building at Pheasant Run is 59 years old and is severely damaged partially by the Fire and partially by vandalism, and the "patchwork" nature of additions made over the last 59 years had resulted in awkward and uninviting experiences for guests. Before the Fire, guest room wing buildings were also 59 years old, obsolete, did not have elevators, and had fire sprinkler systems dating back to 1963. Two of the five guest room wings had been permanently closed due to defective fire sprinkler systems while the resort was still open. Gallery Hall and the storage/maintenance building were and remain in poor condition and Gallery Hall had been kept

closed prior to the closure of the resort, except for one specific meeting event each year, because half of the HVAC system was not functional, and it had no sprinkler system. The 16-story guest tower is 40 years old and was in need of complete renovation to bring it up to today's hotel standards and has been severely damaged by chronic vandalism.

3. <u>Deterioration of Buildings and Site Improvements</u> – With respect to buildings, defects include, but are not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas exhibit deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Prior to the closure of the resort buildings, the buildings suffered from significant deferred maintenance/replacement, which resulted in major defects in secondary building components. These conditions had worsened since that time, and have now been significantly exacerbated by the Fire, broken window seals and deteriorating windowsills were found throughout the common areas, such as at the indoor pools, as well as in guest rooms, resulting in building up of excessive condensation. Ceiling damage from roof leaks were found throughout the buildings, along with drywall damage either from water penetration caused by defective sprinkler heads, or wear and tear. Wall coverings were torn, frayed, or scratched at various locations in the buildings. Broken terra cotta kitchen floor tiles had been replaced with floor patch material. Pool deck stone tiles had been haphazardly re-patched where grout had failed, and the outdoor pool deck had shown signs of settlement and uneven tile paving. The hardwood flooring in the Terrace Café had been severely worn, stained and discolored. Most of the wall-to-wall carpeting throughout the buildings had either been worn, frayed, wrinkled from stretching, or dated. Some Herculite door frames had been corroded, and wood veneer guest room doors had been delaminating. The pool mechanical systems had been outdated and were in need of replacement.

At building exteriors throughout the RPA, window openings buildings had been and remain boarded up partly due to chronic vandalism. Exterior masonry at certain buildings needed tuckpointing. Fascia and soffit, along with gutters and downspouts, exhibited peeling and faded paint, and exterior metal flashings were deteriorated and rusted. The front face of the monument sign at the main entrance to the property was rusted and discolored and faded, with prior repairs to the concrete base obvious to any observer.

Deterioration of the surface improvements was and remains widespread among all of the various parking lots, and storage areas. Nearly all of the asphalt paving exhibits surface cracking and crumbling, and loose paving material. Weeds protruding through the paving can be seen in various locations. Parking space striping is either cracked, corroded or faded throughout all of the parking lots. Some curbs are crumbling, and caution paint on curbs is also cracked and faded. Exterior wood fencing is falling apart or discolored at some locations.

Deterioration of site improvements is also found at the golf course. Since the golf course was closed in 2020, it has not been maintained. Accordingly, all of the greens, fairways, and other vegetation are overgrown, weed growth is extensive, and the paved golf cart roads are deteriorated with weed growth in them.

4. <u>Dilapidation</u> – An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

The recent Fire destroyed a significant portion of the improvements in the Study Area. Prior to the Fire, some of the structural components of some of the Pheasant Run Resort buildings were already in an advanced state of disrepair and neglect, requiring major repair or building removal. As an example, the roof of one of the west storage/maintenance building was previously partially collapsed. Two of the guest room wings buildings had been shut down before the resort was permanently closed because the water system had been shut off since various sprinkler shut off valves were rusted, making it impossible to shut off the sprinklers when they were activated. Except for one limited use, the Gallery Building had also been shut down before the resort was permanently closed because half of the HVAC system was no longer working and it had no sprinkler system at all.

Following the closure of the resort properties in May 2020 and prior to the Fire, deterioration throughout the RPA accelerated. For example, the canopy/porte cochere at the main entrance had collapsed in a heavy rainfall, damaging the front entrance of the building. The collapsed canopy was demolished in August 2020. In addition, in the Fall of 2020, Nicor gas had shut off its gas service to the property due to gas leaks within the building, making the fire suppression system unusable in freezing weather. This resulted in the City's imposition on the owners of a requirement for 24/7 fire watch. In addition, deterioration within the resort complex had led to the electric service through the site being shut off due to safety issues as portions of the system were no longer safe to energize. In January 2021, the City's building and code enforcement department had posted a notice that the building is unsafe for occupancy. In January 2022, windows in the tower building were boarded up due to windows broken by vandalism. The vandalism to the windows has continued.

All of the above issues are identified in a report prepared by the City of St. Charles and provided to KMA on March 25, 2022.

5. <u>Excessive Vacancies</u> - There is a presence of buildings that are unoccupied or under-utilized that represents an adverse influence on the area because of the frequency, extent or duration of the vacancies.

The Pheasant Run Resort and golf course are both permanently closed, and most of the resort recently destroyed by the Fire. Prior to its permanent closure, the Pheasant Run Resort had been operating at occupancy rates well below industry standards for success for several years. This was partly due to the fact that all corporate bookings had been lost for several years, because of the resort's declining buildings' and grounds' physical condition and obsolescence. In addition, the resort bookings associated with the golf course had also declined, since the golf course lost much of its market appeal, especially for dedicated golfers who had better options elsewhere.

Wedding bookings had also fallen below industry standards for resorts like this, again, due to the deteriorating conditions of the property. Also contributing to low occupancy rates was the permanent closure of two of the two-story guest wings. The resort had originally operated with 474 guest rooms, and now none are in operation, and most are destroyed. Prior to the resort's permanent closure, the resort's four restaurants had been open only sporadically throughout the year, depending on room occupancy and utilization.

6. <u>Presence of Structures Below Minimum Code Standards.</u> All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

A significant portion of the structures within the Study Area has been destroyed by the Fire. Prior to that time, in May, 2020, the City's Building and Code Enforcement Division had found numerous violations including, but not limited to:

- Front canopy partially collapsed due to roof leaks which led to rotting wood trusses
- Possible structural deficiencies with the roof due to extensive water damage and leaks over the kitchen.
- Multiple holes in the roof in the kitchen and pool area, actively leaking during rain events.
- Due to the roof leaks there are multiple areas of standing water on the floor.
- Underside of metal roof in kitchen showing signs of rust and possible structural issues
- Entire facility has electrical issues from open boxes with wiring hanging out and outlets missing cover plates.
- Pump in main lodge does operate but the electrical feed is not correct. Ownership stated this would not be repaired due to cost.
- Fire alarm is operational but has multiple trouble alarms for smoke detectors, fire pump, sprinkler system flow switch.
- Fire alarm panel does not send notification to Tri-Comm to provide alert of fire alarm activation.
- Some doors do not allow Fire Department access because they are chained and padlocked. Fire Department is working with maintenance to address this issue.
- A fire watch advised by the Fire Department due to fire alarm issue.

Since May 2020, the City has continued to monitor the conditions of the buildings in the Study Area. As described previously, in the Fall of 2020, Nicor had shut off its gas service to the property due to gas leaks within the building, making the fire suppression system unusable in freezing weather. This resulted in the City's imposition on the owners of a requirement for 24/7 fire watch. In addition, deterioration within the resort complex had led to the electric service through the site being shut off due to safety issues as portions of the system were no longer safe to energize. In January 2021, the City's building and code enforcement department posted a notice that the building is unsafe for occupancy. In January 2022, windows in the tower building were boarded

up due to windows broken by vandalism. According to the City, this vandalism to the windows has continued.

7. <u>Inadequate Utilities</u> - Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

The Pheasant Run Resort property's underground utilities are either deteriorated, antiquated, obsolete, insufficient, or in disrepair based on prior reports by management when the resort was still open. In addition, the RPA is located at the far east end of the City's utility systems and modernizing these services will require significant extension of main lines and all utilities to service the property. Compounding these conditions is the fact that the Study Area is served by its own private utility systems which is not sized for sufficient capacity to serve redevelopment of the Study Area.

Water Service

No public water infrastructure exists for the Study Area. The water supply for the former Pheasant Run resort and golf course came from three original proprietary on-site deep-water wells. One of those wells was dedicated to the golf course. Of the remaining two, according to former management, one had failed, so that only one well eventually served the entire resort. Offsite public water service will need to be extended and improved comprehensively as the site is redeveloped. Specifically, water main will need to be extended into the property and looped to provide adequate water pressure for the Study Area. This existing water main infrastructure on the west side of Kautz Road will need to be upgraded to a high capacity main (from a 12" to a 16" main) to feed the main distribution points into the Study Area.

Sanitary Sewer

No public sanitary sewer infrastructure exists for the Study Area. A private sanitary sewer lift station system previously served the Study Area. According to City officials, this system is deteriorated, and the lift station does not appear to be in working order. Public sanitary sewer service exists offsite and will need to be extended and improved comprehensively as the site is redeveloped. Specifically, due to the topography of the Study Area relative to the depth of the public sewer on Kautz Road, sanitary sewer lift stations will be necessary to provide sewer service to the Study Area. The Study Area is served by the City's main Fox River Treatment plant. Trunk sewer mains serving the far east side of St. Charles, which extend east to Kautz Road and then north along Kautz, along the frontage of the property, are undersized to accommodate future development in the area and require replacement with larger mains. Some of this additional capacity is needed to serve the Study Area.

Storm Sewer

There is no stormwater management system specifically designed for the Study Area. Rather, the pond system that exists through the golf course has been adapted to provide drainage and some volume to store stormwater that enters the system. This system does not meet current standards for

design and would need to be reengineered and or replaced upon any redevelopment of the property, since the topography of the golf course will no longer be able to be relied upon to control storm water. In addition, the resort's storm water management system is connected to the now abandoned outdoor pool, which is an outmoded method for managing storm water.

Electrical Service

The City of St. Charles has its own municipal electric utility that is the exclusive service provider within its corporate limits. City codes and policies require that all costs to provide service to a property are the responsibility of the customer, to be paid upfront, including costs to design and install the service up to where the service is connected to a building. For larger development projects, this includes network extensions to provide service to an area or subdivision or to complete a loop to connect two locations for redundant service, such as for the redevelopment of the Study Area. As a municipal utility, the City is not able to share costs or defer costs based on future customer usage.

The electric system that had served the RPA is antiquated. The properties are served from a single feed at the corner of Kautz & Rt. 64, and power is fed through the site through a system of private infrastructure. While the City has limited information about how this private infrastructure was designed or maintained, its age/condition is similar to the Pheasant Run resort buildings. Deterioration within the resort complex had recently led to the electric service through the site being shut off as safety issues and portions of the system are no longer safe to energize. Eventual redevelopment of the Study Area will require a significant service size increase due to the high electric demands associated with any future development. Because the site has existed as golf course, no new system capacity has been planned or allocated for the development of the Study Area. This substantial upgrade to provide service to the RPA is an extraordinary cost for any development project. Without this service upgrade, the site cannot be redeveloped. In order to extend an adequately sized service to the Study Area, new, large capacity cables will need to be extended from two different off-site substations.

8. <u>Deleterious Land-Use or Layout.</u> The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

The recent destruction of a significant portion of the Study Area by the Fire, and the resulting debris which remains in place, as well as the chronic vandalism that preceded the Fire and continues to occur makes the Study Area noxious, offensive and unsuitable for the surrounding area. In addition, the absence of maintenance of the golf course grounds since its closure also contributes to the Study Area's deleterious land use.

9. <u>Lack of Ventilation, Light, or Sanitary Facilities.</u> The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the

absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

The recent destruction of a significant portion of the Study Area by the Fire, and the resulting debris which remains in place, as well as the chronic vandalism that preceded the Fire and continues to occur has created an absence of adequate ventilation for light or air circulation and requires the removal of all of the debris related to the Fire and vandalism. The Fire and vandalism has also created inadequate sanitary facilities including inadequate garbage storage, inadequate bathroom facilities, inadequate hot water, and structural inadequacies that prevent ingress and egress to and from all rooms and units within the buildings.

V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the City's potential designation of the proposed TIF District.

- 1. The area is contiguous and is greater than $1\frac{1}{2}$ acres in size;
- 2. The proposed TIF District will qualify as a Blighted Improved Area. Further, the Blighted Improved Area factors found in the RPA are present to a meaningful extent and are reasonably distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section IV. of this report;
- 3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
- 4. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area; and
- 5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the City with sufficient justification to consider designation of the property as a TIF District.

Exhibit A

Boundary Map

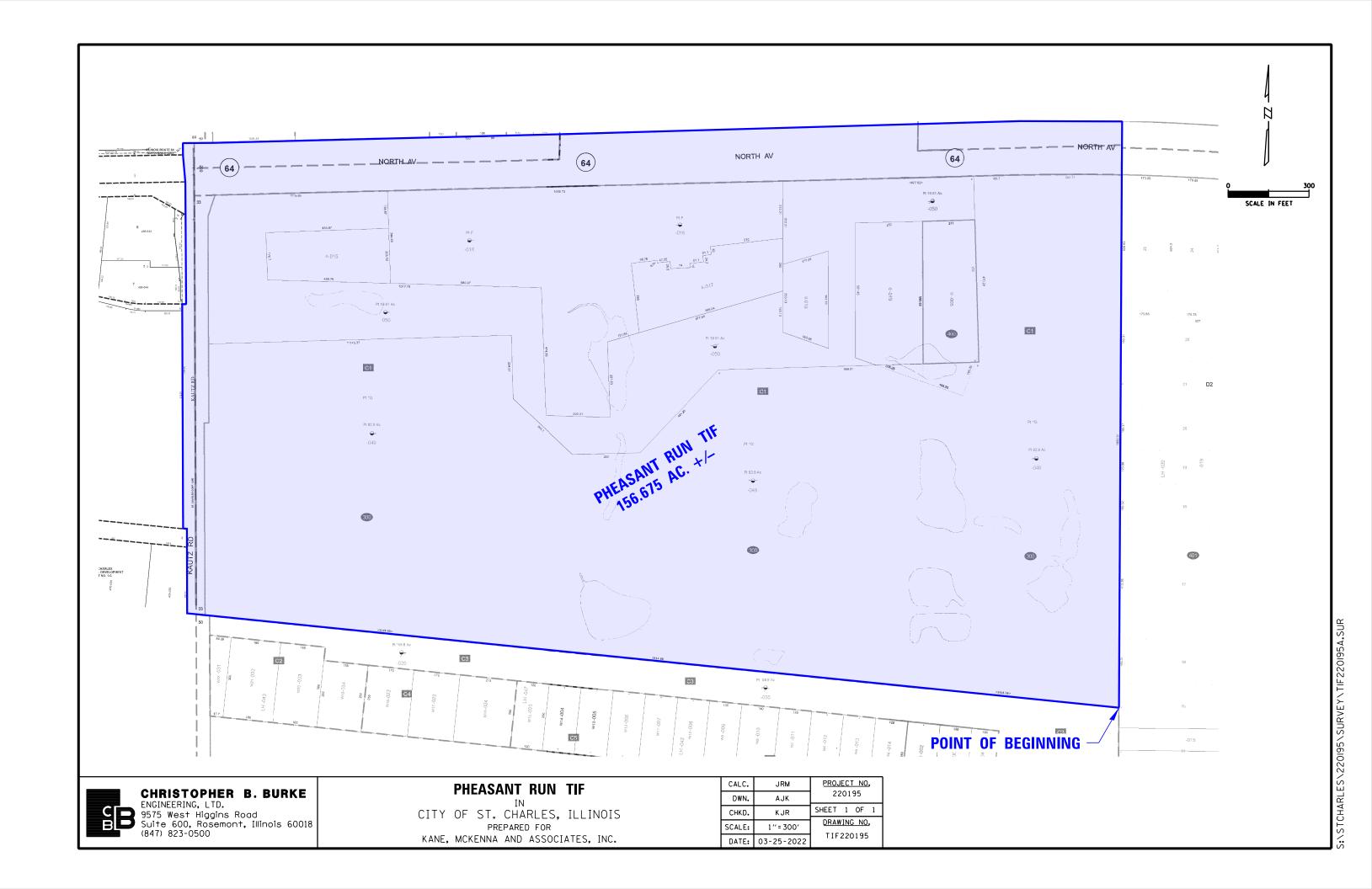


Exhibit B

Tax Parcel List

PHEASANT RUN TIF CITY OF ST. CHARLES PARCELS

01-30-300-015

01-30-300-016

01-30-300-017

01-30-300-018

01-30-300-019

01-30-300-048

01-30-300-049

01-30-300-050

01-30-300-051

01-30-300-052

01-30-300-053

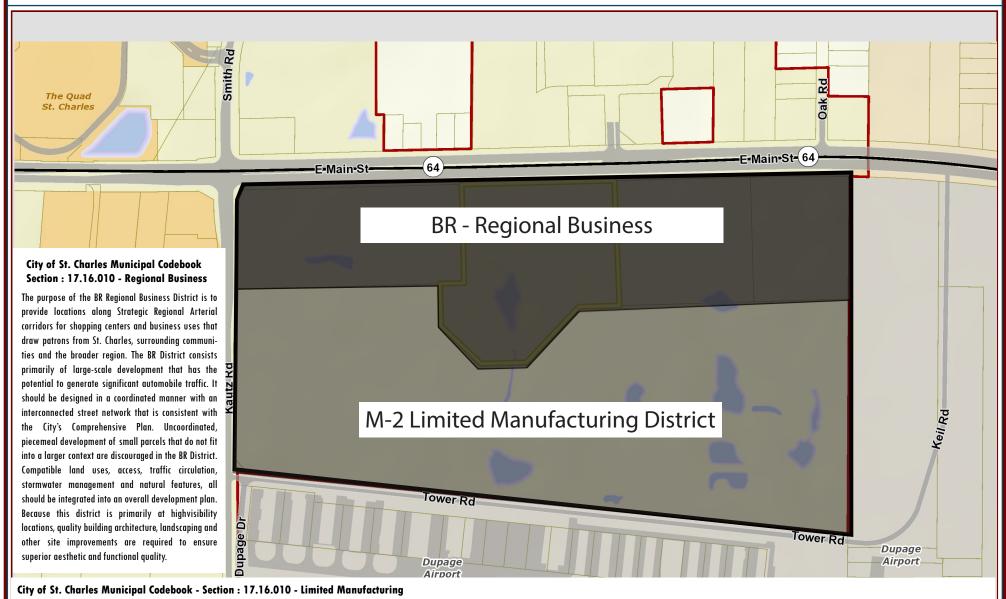
01-30-300-055

01-30-300-056

01-30-400-005

EXHIBIT D EXISTING LAND USE MAP

Current Land Use Map



The purpose of the M-2 Limited Manufacturing District is to accommodate a wide range of manufacturing, assembly, processing, warehousing and office/research activities, both as individual users and in a business park setting. New development and redevelopment in this District shall focus on providing sufficient setbacks, and adequate landscaping and buffering from adjacent nonindustrial uses and public rights-of-way. Outdoor storage and loading, and other outdoor activities, shall be adequately screened.



Data Source: City of St. Charles, Illinois Kane County, Illinois DuPage County, Illinois Projection: Transverse Mercator Coordinate System: Illinois State Plane East North American Datum 1983

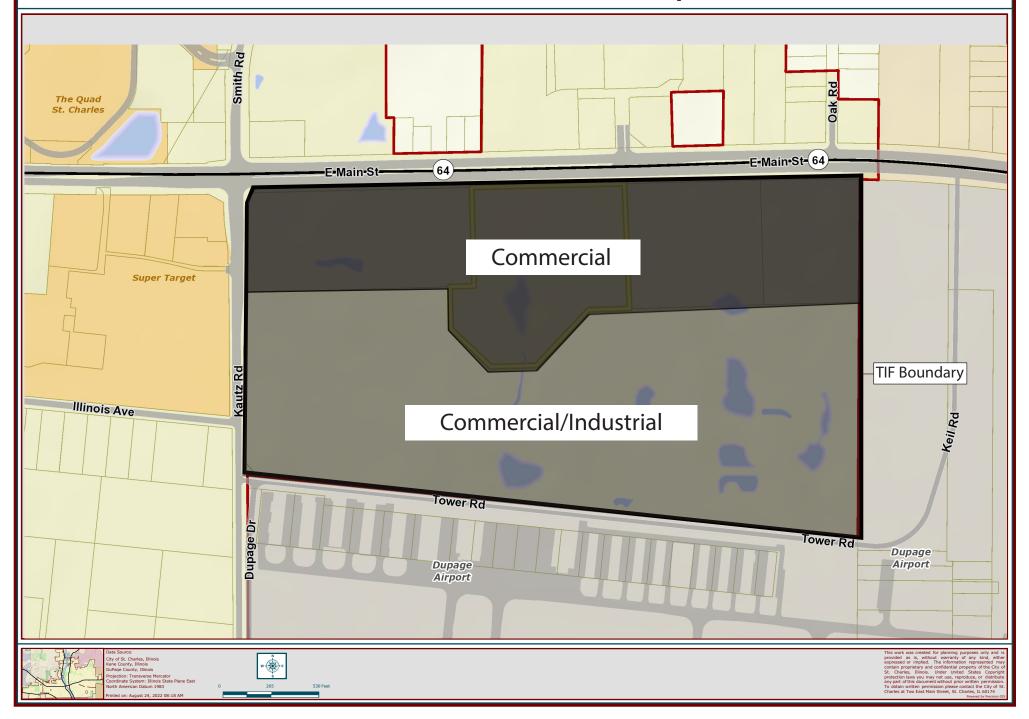


530 Fee

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EXHIBIT E FUTURE LAND USE MAP

Future Land Use Map



MINUTES

THE CITY OF ST. CHARLES

GOVERNMENT OPERATIONS COMMITTEE ALD. RON SILKAITIS, CHAIR

MONDAY, OCTOBER 17, 2022

1. Call to Order

The meeting was called to order by Chair Silkaitis at 7:12 pm.

2. Roll Call

Present: Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber.

Absent: Ald. Kalamaris, Ald. Bessner

3. Administrative

- a. Fuel Tax September 2022 No comments
- b. Video Gaming Statistics September 2022

In response to a question from the dais, Chief Keegan and Russel Colby explained that Enforcement related penalties will be determined by the Police Department, and signage violation penalties will be determined by Community Development.

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.

Motion by Ald. Bancroft, second by Ald. Wirball to approve the Omnibus items.

Roll Call Vote: Ayes: Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber. Nays: None. Absent: Ald. Kalamaris, Ald. Bessner. Ald. Silkaitis did not vote as Chair. **Motion Carried**

5. Police Department

*a. Recommendation to Approve A Resolution to Execute an Intergovernmental Agreement for One Year with the County of Kane for Animal Control Services.

Motion by Ald. Bancroft, second by Ald. Wirball to recommend the approval of a Resolution to Execute an Intergovernmental Agreement for One Year with the County of Kane for Animal Control Services.

Roll Call Vote: Ayes: Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald.

Pietryla, Ald. Wirball, Ald. Weber. Nays: None. Absent: Ald. Kalamaris, Ald. Bessner. Ald. Silkaitis did not vote as Chair. **Motion Carried**

6. Finance Department

 Recommendation to authorize the Finance Director to execute the risk insurance program renewal for the year beginning December 1, 2022, in the amount of \$955,129.

Bill Hannah introduced the item, sharing that this insurance renewal coverage is for the City's risk management program. Coverage includes property, worker's compensation, liability, auto, cyber, and other insurance. Due to the work of the Information Systems team and other staff, the City was able to get competitive quotes for cyber coverage this year. The overall cost increase is 1.7% for comparative coverage.

Bill introduced Bob Davidson of Assurance Agency, the consulting company which handles several aspects of the City's insurance coverage. Incumbent carriers remain competitive, and the recommendation to change property insurance carrier from Chubb to Travelers was based on rates. An IPRF Safety grant is expected, in the same value range as last year's amount of \$19,363.

Motion by Ald. Payleitner, second by Ald. Bancroft to recommend the authorization of the Finance Director to execute the risk insurance program renewal for the year beginning December 1, 2022, in the amount of \$955,129.

Roll Call Vote: Ayes: Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber. Nays: None. Absent: Ald. Kalamaris, Ald. Bessner. Ald. Silkaitis did not vote as Chair. **Motion Carried**

*b. Budget Revisions September 2022.

Motion by Ald. Ald. Bancroft, second by Ald. Wirball to approve Budget Revisions September 2022.

Roll Call Vote: Ayes: Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber. Nays: None. Absent: Ald. Kalamaris, Ald. Bessner. Ald. Silkaitis did not vote as Chair. **Motion Carried**

7. Public Comment - None

8. Additional Items from Mayor, Council, or Staff - None

9. Executive Session

Motion by Ald. Bancroft, second by Ald. Lencioni to enter executive session at 7:20 pm for Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)

Roll Call Vote: Ayes: Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber. Nays: None. Absent: Ald. Kalamaris, Ald. Bessner. Ald. Silkaitis did not vote as Chair. **Motion Carried**

10. Reconvene Regular Session

The meeting was reconvened at 7:22 pm.

11. Adjournment

Motion by Ald. Weber, second by Ald. Wirball to adjourn the meeting at 7:23 pm.

Roll Call Vote: Ayes: Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Weber. Nays: None. Absent: Ald. Kalamaris, Ald. Bessner. Ald. Silkaitis did not vote as Chair. **Motion Carried**

:sb

MINUTES

CITY OF ST. CHARLES, IL

GOVERNMENT SERVICES COMMITTEE MEETING CHAIRPERSON ED BESSNER MONDAY, OCTOBER 24, 2022

1. CALL TO ORDER AT 7:00 p.m.

2. ROLL CALL

Present: Silkaitis, Kalamaris, Payleitner, Bongard, Lencioni, Pietryla, Wirball, Bessner, Weber

Absent: Bancroft

3. ADMINISTRATIVE

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.

Motion by Ald. Pietryla, second by Ald. Lencioni to approve the Omnibus vote.

Roll Call Vote: Ayes: Aldr. Wirball, Aldr. Weber, Aldr. Silkaitis, Aldr. Kalamaris, Aldr. Payleitner, Aldr. Bongard, Aldr. Lencioni, Aldr. Pietryla; **Nays**; None. Chairperson Bessner did not vote as chair. **Motion Carried.**

5. PUBLIC WORKS DEPARTMENT

A. Recommendation to approve a Resolution authorizing a Professional Service Contract for Construction Engineering of the Well #8 Reservoir Repairs.

Motion by Ald. Pietryla, second by Ald. Lencioni to approve Omnibus Item 5.A.

Roll Call Vote: Ayes: Aldr. Wirball, Aldr. Silkaitis, Aldr. Kalamaris, Aldr. Payleitner, Aldr. Bongard, Aldr. Lencioni, Aldr. Pietryla; **Nays**; Aldr. Weber: Chairperson Bessner did not vote as chair. **Motion Carried.**

B. Recommendation to approve a Resolution awarding the Capacity, Management,
Operations and Maintenance Plan (CMOM) Phase II Sewer System Evaluation Survey
of Subbasin WOR to RJN Engineering.

Motion by Ald. Pietryla, second by Ald. Lencioni to approve Omnibus Item 5.B.

Roll Call Vote: Ayes: Aldr. Wirball, Aldr. Silkaitis, Aldr. Kalamaris, Aldr. Payleitner, Aldr. Bongard, Aldr. Lencioni, Aldr. Pietryla; **Nays**; Aldr. Weber: Chairperson Bessner did not vote as chair. **Motion Carried.**

C. Recommendation to Update Title 13 "Public Utilities" of the City Ordinance to Include Modifications to Chapter 13.12 "Sewers".

Motion by Ald. Pietryla, second by Ald. Lencioni to approve Omnibus Item 5.C.

Roll Call Vote: Ayes: Aldr. Wirball, Aldr. Silkaitis, Aldr. Kalamaris, Aldr. Payleitner, Aldr. Bongard, Aldr. Lencioni, Aldr. Pietryla; **Nays**; Aldr. Weber: Chairperson Bessner did not vote as chair. **Motion Carried.**

D. Recommendation to approve a Resolution authorizing the Purchase of Untreated Rock Salt through the State of Illinois Joint Purchasing Program.

Motion by Ald. Lencioni, second by Ald. Pietryla to approve Item 5.D.

Roll Call Vote: Ayes: Aldr. Wirball, Aldr. Silkaitis, Aldr. Kalamaris, Aldr. Payleitner, Aldr. Bongard, Aldr. Lencioni, Aldr. Pietryla; **Nays**; Aldr. Weber: Chairperson Bessner did not vote as chair. **Motion Carried.**

E. Recommendation to approve a Resolution authorizing Consideration of Public Utility Regulatory Policies Act 2021 IIJA Act – Item 21, EV Charging Programs.

Aldr. Payleitner asked about the Energy Policy Act of 2005 regarding Metering and Utility Billing software. Mr. Hopkins stated that time of use billing means you get a cut rate at odd times and the only way to determine that is to have metering in place to register those times; we do not have that yet. When we go to AMI Metering, then we will have the capability to do those things.

Motion by Ald. Wirball, second by Ald. Pietryla to approve Item 5.E.

Roll Call Vote: Ayes: Aldr. Wirball, Aldr. Silkaitis, Aldr. Kalamaris, Aldr. Payleitner, Aldr. Bongard, Aldr. Lencioni, Aldr. Pietryla; **Nays**; Aldr. Weber: Chairperson Bessner did not vote as chair. **Motion Carried.**

Government Services Committee Meeting
Monday, October 24, 2022
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6. PUBLIC COMMENT

None.

7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS

None.

8. EXECUTIVE SESSION

None.

9. MOTION TO ADJOURN GOVERNMENT SERVICES COMMITTEE MEETING

Motion by Ald. Wirball, second by Ald. Pietryla to adjourn the meeting at 7:06 pm.

Roll Call Vote: Ayes: Aldr. Wirball, Aldr. Weber, Aldr. Silkaitis, Aldr. Kalamaris, Aldr. Payleitner, Aldr. Bongard, Aldr. Lencioni, Aldr. Pietryla; **Nays**; None. Chairperson Bessner did not vote as chair. **Motion Carried.**

:kd

MINUTES CITY OF ST. CHARLES PLANNING & DEVELOPMENT COMMITTEE MONDAY, OCTOBER 10, 2022 - 6:00 PM

Members Present: Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft, Lencioni,

Pietryla, Wirball, Bessner, Weber

Members Absent: None

Others Present: Lori Vitek; Mayor, Heather McGuire; City Administrator, Russell

Colby; Director of Community Development, Derek Conley; Director of Economic Development, Rachel Hitzemann; City Planner, Ellen Johnson; City Planner, Peter Suhr; Director of Public Works, Lisa Garhan; City Administration, Bill Hanna; Director of Finance, Fire Chief Scott Swanson, Asst Fire Chief Kevin Christianson, Police

Chief Jim Keegan, Police Officer Erik Mahan

1. CALL TO ORDER

The meeting was convened by Chair Weber at 7:06 p.m.

2. ROLL CALL

Roll was called:

Present: Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft (via Zoom), Lencioni,

Pietryla, Wirball, Bessner, Weber

3. OMNIBUS VOTE

None

4. COMMUNITY & ECONOMIC DEVELOPMENT

a. Presentations for Request for Concepts Proposals for Former Police Station Site Area Redevelopment

Chair Weber addressed the audience letting them know there are three overflow rooms set up, two on the second floor just outside the Council Chambers, and one in the lobby. Each room has a large screen and sound to view and listen to the meeting over Zoom. A City of St. Charles Staff member will be taking the names of people viewing the meeting from the overflow rooms who would like to speak during Public Comment and they will be brought to the Council Chambers when Public Comment begins.

Mayor Vitek clarified that no decisions will be made at this meeting and the concepts that were reviewed are not final plans, they are concepts that are subject to change based on questions and requests made by the City Council and the public. Mayor reviewed the timeline of the process to reach this point, including closure of the old Police Station, Comprehensive Plan Amendment in 2019-2020 for a Catalyst Site, development of a draft Request for Proposals by

City Council in 2020, and later a Request for Concepts issued in Nov. 2021. She noted that between these major milestones, from 2019 to today, there have been multiple discussions in both Plan Commission and Planning & Development Committee meetings, a public hearing, and plenty of press coverage about the project. During this process and series of discussions, the outcomes were the same from both policy making bodies which included two mayors and many different Council members. Tonight, City Council members will ask questions, however not discuss the concepts at this meeting. Members of the public are always welcome to provide feedback. Please understand that the concepts before you will likely change as we continue to refine the components of the project with the needs of the community. I also would like to add that everyone up here on this dais has the interests of all St. Charles residents and businesses in mind and are always working to ensure the continued vitality of our City.

Russell Colby, Director of Community Development, reviewed the timeline of the process for considering redevelopment of the Old Police Station site, including the Comprehensive Plan amendment process to add a "Catalyst Site", starting in early 2019 to formal adoption in Aug. 2020. "Catalyst Site" is defined in the plan as an "underutilized property where redevelopment could have a catalytic impact on the surrounding area." He reviewed the Land Use and Site Improvement exhibits of the Comp. Plan that were the basis of City Council drafting the original Request for Proposals in 2020, which was not issued. Document was later revised into a Request for Concepts, which would require less detail in the proposal responses, to encourage more creativity in responses from developers, and Council could then consider what was presented, and decide how to proceed. Request for Concepts was issued in Nov. 2021.

Derek Conley, Director of Economic Development, reviewed the process of reviewing the four proposals that had been received by the City. Mr. Conley instructed where the public could find information on the four proposals submitted by going to the City by going to the City Website; www.stcharlesil.gov - City Studies and Initiatives – Request for Concepts Downtown Riverfront Property.

Murphy Development Group

Mr. Dave Ariola; Murphy Development Group, introduced the Murphy Development Group team.

Mr. John Murphy; Founder Murphy Development, gave a brief history of Murphy Development Group and reasoning behind why their development does not include a hotel.

Mr. Floyd Anderson gave a brief overview of Wight and Company.

Mr. Chris Cable; W.E. O'Neil, gave a brief overview of W.E. O'Neil Construction.

Mr. Ariola and Mr. Rick Van Zeyl; Wight and Company, presented the Murphy Development Group proposal as submitted.

Mr. Silkaitis thanked the residents for participating. Mr. Silkaitis commented he liked that the developer was not asking for any tax payer money for the project, likes that the project is smaller, likes Murphy Development is going to purchase the property, likes that Murphy Development is going to work with the city for something that will work for everybody, likes

the green space, likes the keeping of the parking lot north of the municipal building, and not removing any of the city buildings.

Mr. Kalamaris thanked the residents for participating and thanked Murphy and team for all their thought and effort. Mr. Kalamaris likes the green space, the restaurant space and small concert venue. Questioned with the loss of Pheasant Run the community has weakened a little when it comes to being an entertainment destination. Help me understand the decision not to include a hotel.

Mr. Ariola responded to keep a downtown viable you need residents who are committed to downtown. By bringing an apartment building to downtown it is beneficial for business and least impactful on traffic. The environment for hotels right now is risky. It's hard to run a hotel on weekend weddings, you need business travelers during the week. It's feasible and we would consider it but we wanted to get something that we could get going right away. This is going to generate close to \$700,000 a year in real estate taxes, so if you wanted to put a TIF in place around this you are going to have a lot of flexibility and maybe at other sites get those complementary uses you wanted that will further enhance the downtown.

Mr. Kalamaris asked in terms of price per square foot what would the rental be?

Mr. Ariola responded at minimum they would need rent of \$2.75 per square foot. Will continue to tweak the size of the units. If a 600 square foot studio would be \$1600 per month.

Ms. Payleitner had four questions which were answered by the presentation by Murphy Development. Ms. Payleitner added she appreciates the thoughtful use of the footprint and appreciates making sure that the project is economically feasible now.

Mr. Bongard asked what the chances of down the road we would have to revisit a TIF.

Mr. Ariola responded they don't have a survey of the site or geotechnical or engineering data on the site so there is a series of cost questions. If selected they would go through all those costs and verify what the engineering conditions really are. It is not the intent of Murphy Development and based on what we know so far, they think they can do the project without a TIF.

Mr. Bongard asked if Murphy Team had interest in making this project less residential and more mixed use.

Mr. Murphy said they would be open to look at it, but the data they have collected indicates it really isn't feasible without a fairly significant subsidy from the City. The question on the TIF, if the city says they need more parking and we have to go to a structured parking, that would trigger a need to revisit the TIF.

Mr. Bongard questioned if this project design would draw people from Pottawatomie.

Mr. Ariola responded they have kept this as green and inviting as possible. It would be a 24/7 public use area, the sites at the grade of the river, there are no steps down to the river.

Mr. Bancroft commended Murphy Development for following the process. The material shows they listened to the feedback from the public. The slide image that was presented from 3rd and State intersection shows the consideration to the program with its placement and impact from the river.

Mr. Weber commented I don't like the public is losing 65 parking spaces. Likes that they are open to possibly adding a parking deck. Thought into utilizing the river more? Who would own the courtyard area?

Mr. Ariola said he presented their ideas but are open to other ideas to enhance the Riverwalk and would love to work with the City.

Mr. Lencioni stated it is a really good plan. I would love to see more mixed use component. Thought the green space along the river was interesting. It had a park feel to it. I would like to see something that wows me architecturally. Would like to see something signature worthy. I was disappointed losing the elevated deck. What do you expect the total value of this project? How much of that are you considering financing?

Mr. Ariola agreed on the architecture. The total budget right now is \$65 million for this project. In the model we have 65% financed.

Mr. Lencioni asked if they were planning on owning the building long term.

Mr. Ariola responded typically they get it stabilized and sell. But they are open to holding it longer if it makes sense. Mr. Ariola added, we are open to mixed use, but it does take up service parking and adds parking requirement and adds traffic.

Mr. Lencioni stated we talk about adding parking but what are we adding parking for? We are taking out the police use for parking. But, we can afford to pay for parking if it's getting paid through sales tax dollars.

I want to see something that shines, because that will bring people to take a look at this, we've got this opportunity to add a jewel to St. Charles which heightens where we're at in driving people down as an entertainment district and where they want to spend time regardless and driving people down regardless of where they live.

Mr. Pietryla thanked everyone for being at the meeting. Overall likes the green space. Architecture he understands is a place holder. Likes the municipal building has not been touched, the statues are still there, love the amphitheater. Orientation and basic use, it's a good plan.

Mr. Wirball thanked Murphy Development for presentation, asked if all the green space is open to the public? Mr. Wirball commented he too thought the architecture needs work to blend in with the Pottawatomie neighborhood. Would you consider something like the Batavia Boardwalk which is small retail for startup businesses, if successful they move into a bigger footprint downtown?

Mr. Ariola responded that the green space will be open to the public. He doesn't know how a project like the Batavia Boardwalk would be funded but is open to it.

Mr. Wirball asked if they were flexible on the unit count. Mr. Ariola responded they are flexible but they think this is what the minimum they would go to get the quality they are anticipating.

Mr. Wirball confirmed with Murphy Development they were not touching the municipal buildings. Mr. Ariola responded that is correct, they would not be proposing anything with the municipal buildings.

Mr. Wirball followed he likes they are confined to the police department site and are willing to pay something for the site and not asking for any subsidies.

Mr. Wirball asked if you are willing to work with residents with a neighborhood meeting if we get to that point.

Mr. Ariola responded yes, they anticipated that would be part of the process.

Mr. Bessner thanked Murphy Development for their presentation. He likes the green space, would like to see it 100% interactive with the river walk. I know parking is an issue but would be interested in more restaurant and/or additional retail. Regards to hotel feasibility, do you believe there is demand for a hotel space on the river in St. Charles?

Mr. Ariola responded that yes, he agrees there is demand but is there enough demand? I don't know. We wanted to stay away from subsidies from the city. A hotel would be subsidized. But we would look at it, just not sure it would work right now.

Mr. Weber added there is always a concern with height of buildings by the river and asked if Murphy Development had to do the building in all 5 stories, would it be feasible?

Mr. Ariola responded the 5 story helps structurally a lot cost wise. This site is appropriate for this scale. We are open to 5 stories but we would not be able to move the utilities; it would require a subsidy.

Mr. Bancroft asked if Murphy Development thought a hotel or retail was the way to go from an investment standpoint you would have advised it?

Mr. Murphy responded we would be happy to share our analytics and data on this site as to why it doesn't appear to be feasible and what level of subsidy it would be required in order for it to move forward.

Frontier Development

Mr. Curt Hurst; Frontier Development, introduced himself giving a brief history of his business and involvement in St. Charles.

Mr. Mike Reschke; CEO Prime Group, Chicago, gave a history of Prime Group.

Mr. Hurst, Mr. Reschke, Mr. Victor Lucien; Lucien Lagrange Studio, and Victor Krasnopolsky; Lucien Lagrange Studio, presented the Frontier Group proposal as submitted.

Mr. Silkaitis thanked Frontier for their presentation. Mr. Silkaitis questioned Mr. Hurst's comment of thinking outside the box. The RFP stated do not remove any of the City Hall buildings yet all the renderings from Frontier show City Hall buildings gone. That is the point of the RFP, we had discussions about it, we were very specific that we're not going to take down any City Hall buildings. That concerns me. If this project is built as you presented, when people come to City Hall, where are they going to park?

Mr. Hurst responded if they don't change anything out front then you still have those parking stalls that are still there. We do have to have a net neutral impact on public parking, there is a parking deck that is on the corner of State and Riverside Ave. We are not reducing the amount of parking the public is using, just relocating it.

Mr. Silkaitis continued, if you do build this center and you have conventions, do you consider the participants in the conventions in your parking study?

Mr. Hurst responded they use the following metric, 4 rooms per parking stall is a standard metric and 10 parking stalls per thousand square feet of retail or commercial space. That's how we get to 268 spaces for the demand that we will generate.

We see this as an opportunity to promote the rest of downtown St. Charles and other businesses throughout the community not just our hotel, and not just our restaurants. We think induced demand will present a great opportunity for other businesses downtown.

Mr. Kalamaris thanked Frontier for coming out. Mr. Kalmaris stated I like the open space but would like to see a little more greenery. I like that we can make this the center point of the community, having a concentrated area I think would be nice for the community. The question I have is sustaining a profitable business with this level of overhead in off peak times, do you have any examples in other communities, not Chicago, where this has worked really well for a long period of time?

Mr. Hurst responded the ones in the study they provided, Hotel Indigo in downtown Naperville. It's very similar size hotel.

Mr. Kalamaris questioned where hotel guests would go to register.

Mr. Reschke replied the entry to the hotel would be on the front of the building facing Riverside. There will be a circular drop off.

Mr. Kalamaris asked has Frontier has considered any impact to the fire station.

Mr. Reschke responded they could get a traffic engineer to comment on the number of vehicles and fire station. Mr. Hurst added they will not be changing the width of Riverside Ave., we don't see it as conflicting with it. This is a circular drive that goes inside the hotel that gets the guests inside the building, so we are not congesting Riverside Ave. Another opportunity from design standpoint. We understand that old City Hall is very important to the

City. We don't have any interest in that and if it stays it stays. Mr. Reschke added event drop off will be off to the side of the building.

Ms. Payleitner asked concerning the hotel study, why wasn't the Q Center incorporated in that? Right now, it's our main Corporate space.

Mr. Hurst responded HVS doesn't really consider it a hotel, there's convention business, but it's not a direct competitor.

Ms. Payleitner commented as shown in the presentation, it's important to get that during the week business and get those events. Q Center is very much involved in all that. On your charts I saw corporate use was one of the those, I would think Q Center would be one of those, a competition for corporate events.

Mr. Hurst responded yes, they will bring corporate events, weddings, charitable events, yes, they are complementary to a use standpoint and will bring potential hotel guests to downtown. But we also have the opportunity to do those events, self-contained.

Ms. Payleitner added I think it speaks to the feasibility and that's why I was wondering why it wasn't included, even though it's not your traditional hotel. If there's ever an event there they house everybody. That's an important comparable if you're looking for event space and I think it should have been incorporated in that comparison.

I've heard from your supporters, you've met with over 300 residents and you have indeed engaged the public. In some of the feedback we are getting from your supporters they say this plan incorporates river activity, how so?

Mr. Hurst responded you start with, this is looking from the river at the Riverwalk it's hard to capture every component in there but the idea is we want to make sure that we completely revitalize the Riverwalk, that's why we have a new barrier wall, pavers, connectivity from the standpoint of landscaping from the Riverwalk to the plaza. The steps up is very intentional because this is all in the flood plain, so we have to address those items. No differently than what was done across the river by First Street plaza. It's got the Riverwalk that's lower at the river elevation then you step up to the plaza. You definitely have to address that. Drawings show cars, we can have a small car show on the plaza. You can have farmers markets on a Saturday morning, we see that as an opportunity to bring the public to that.

Ms. Payleitner added, engagement of the river, I think it's a beautiful, great plan, I just think it's the wrong location. When I hear people say, it engages the river, except for a lovely walk and a view, how does it engage with the river?

Mr. Hurst responded I don't see a lot of difference between what we're proposing here as a riverwalk and a plaza that has a lot of activity on it than what currently exists right now with some green space and mostly parking. If you look at that current existing space it's a parking lot. It's close to the municipal center. So, as you introduce people and activity to the plaza and that area, we get to the point we can get the Active River corridor project going, then how do we envision that being part of this? I think it's very important and having the hotel there gives you the opportunity to generate additional revenues for the city that gives you the seed money to start working with the grants and getting the design work that you need to do to fully engage the river through the active corridor. No different than the Union Pacific, I

know that the park district currently has grant money for the Union Pacific acquisition. If you have shovel ready projects with seed money and engineering and it's all paid for, it may move a little bit easier. I think that the revenue model that we're proposing gives you the opportunity to start doing those things. So from the perspective of engaging the river and the Union Pacific we hope that revenue model generates the opportunity to design and implement those plans that are already being talked about. If you think about how that current plan works, it anticipates a lot of extra green space coming from what is currently our existing wall as a perimeter and moving into the river to add green space as opposed to just water. We see this as a catalyst to engage the river.

Ms. Payleitner responded, I do have an overall concern with project feasibility. It's much easier to add on to a project than it is to nip and tuck and take away. So the concerns of the feasibility, could this be too much? The plan has a lot of huge asks of the City and the neighborhood and these concerns on project feasibility are traffic and parking and for a project this big, a study should have been done prior to commitment. The financing you explained how you see the TIF happening, perhaps that's a conversation for us to have with Derek and Bill going forward. Neighborhood buy in is huge, I know that was your hope with your meetings. I talked to Russ and what was taken out when we changed from an RFP to and RFC was the geotechnical analysis. I know when Century Station was built it didn't take long for that to go under, and a lot of it was because it was too expensive to do the infrastructure, they couldn't get what was required of the city to get the utilities under the ground. What if this can't be built? When you have so much parking that is going to be underground, a building this size needs a good strong foundation, what happens if when we get in here it can't be built? What's the plan B?

Mr. Hurst responded that as in the presentation they are expecting there will be some form of partnership with the city, on a non-recourse basis, for revenue sharing. We are not going to be able to anticipate every component that's in there. Have we thought about the design, certainly we have, it's one of the reasons we elevated the Riverwalk and the plaza because that partly takes away some of the requirement to be underground. We didn't go 3 stories underground for that reason. We didn't want to try and anticipate those costs. We feel like we're going to try and find that balance, and there's definitely going to be those geotechnical studies that you have to do to understand those things more fully. And it will require some level of partnership from the city, but its on a non-recourse basis.

We have an HVS hotel study, it was a critical component to what we want to do. As we work through this plan we will find what the best mix is both from a residential and hotel component and restaurant component. We see there is opportunity for demand in downtown St. Charles for all of this. What layer is that? Maybe it's only 3 stories of hotel, maybe it's 4 stories. This is our bold dream and as we dream through it we will figure out exactly what that means. And that will take into account the interaction we've had with the community. It's currently 58 feet tall with the exception of an area, just the gabled part is 86 feet. This plate is 70 feet, but everything from here all the way around is 58 feet. There are some components within the downtown area, the municipal center is 86 feet plus or minus, the tower on hotel baker is approximately 81 feet. The reason I point this out, we see this as our boldest effort at this, and as we try to figure out what the right mix is both economically and what the community wants, I'm wide open if the community wants this to be 3 stories we will figure out how to work through that.

Ms. Payleitner responded, that's fine, I'm sure there will be some flexibility. But, you keep pointing to the fact you want to partner with the City and a good start is not, not following directions, taking out buildings and not putting them back when you're asked to put them back. And, when you're asking for financial partnership that's a huge ask too.

Mr. Bongard asked can you convert a hotel into luxury apartments? What I appreciate about this is when developers come we get a more traditional, here's what can work here. What I like the most about this is it was absolutely outside the box. What I like is it shows we are going to try and do something different. If we get to the different points about funding and height and it's just not doable then it's just not doable but I do appreciate we're taking a swing at doing something different and we're not just coming in and say, well we can build 140 apartments here. I think we are a long way away given the amount of questions, and topics and concerns. I'm not sure we will be able get there but I absolutely appreciate the attempt and taking a swing. Who maintains ownership over this long term?

Mr. Hurst responded that a hotel can be converted to luxury apartments and Frontier would retain ownership.

Mr. Bongard stated, the reality that a project like this, assuming we can get past all the hurdles, can be done, considering all the other things that are going on around town. I mean Frontier being able to manage this project with the rest of its portfolio around town with River East, Arcada, everything.

Mr. Hurst stated he thinks this project enhances it, doing this for 30 years, yes I'm a smaller developer, what I found was when I was a bigger developer, 25 years ago, I had a bigger footprint. I had 300 employees and I sold my company to Lennar. It's the 2nd largest home builder in the country. I sold it because we knew how to manage those assets. I have intentionally done different things over the years, and now I'm focused on St. Charles because that's where I want to be personally. I have a younger son who is involved in the business, and he has similar opportunities and desires. When we decide what we are going to do from the management standpoint, an ownership standpoint, we make sure that we can develop the footprint in order to manage that. And, as our assets grow in St. Charles our footprint will grow as well. So I'm very comfortable with it, I've managed and owned a company that had 300 employees, so we're comfortable in our ability in addition to have partnered with Mike Reschke of the Prime Group, who's got a much bigger footprint than we do as well as in depth in hotel, and that was a very intentional decision to partner with him.

Mr. Bancroft stated he loved being bold, won't comment on the design, it's an opinion. A lot of responsibility comes with being bold. One responsibility is trust, you've heard from this Council so far, exceeding expectations isn't always a good thing. Second thing, communicating with the community, great that you reached out, great that you garnered support, but you also divided the community. Something to think about if you're looking to partner with these folks up here. Third thing with being bold is when you throw around non-recourse as if it's a get out of jail free card, it ain't. There's reputational risk and there's no question that it's just meaningless for a city to walk away from its obligations or not feel the pressure to owning up to them. My fourth comment is, studies aside, feasibility aside, this Council's responsibility is the success of the entire community. So, the hotels going to be successful, great, what's its impact on the Baker Hotel? What are you doing to think about that? How are you approaching that? Because again, being bold brings big responsibility.

How are you thinking what the impact is going to be on the rest of the community and specifically 1st Street, which was a different vision for this city years ago. You have got to think about all those things. You don't get to just sit and produce a fancy drawing with a bold statement and not think about all of that. My expectation is if this was to move forward is you, Curt, you need to think about this.

Mr. Hurst responded my attorney of 25 years knows full well what we do and we look heavily to him in terms of how are we going to put that financing partnership together, so we don't take that lightly. The other point about being bold with the community, we have another project that has recently been approved, thank you for working with us for a year and a half to get to that. One of the things we heard in the very beginning of that process, have you talked to the community. And my answer at the time was no. We did it in the concept review process. We turned that around this time, we're going through a concept review process, but I want to understand what the city wants. And I was very open when we had meetings. And some of the meetings were 80 people, some were 20 people at a time, some were 5 at a time. I was very transparent about what we were doing. I asked questions, they asked questions, I told them what my honest opinions were, and they landed where they thought they should land. I did not try and create a division if that's what the result was. I was trying to be as transparent as I possibly could. Some of the meetings there were a lot of tough questions and I answered them as honestly as I could. I think those are probably the two biggest things I can respond to from your comments.

Chair Weber stated speaking of financing and tough questions I'm going to ask you an uncomfortable one right now. Reading some newspapers this weekend I noticed that some of your developments, the taxes were not paid on time. Is that something we should be concerned about?

Mr. Hurst responded, it's a typical practice for me, I don't know how anybody else handles it, but we do most of that in the fourth quarter, unless it's in escrow with a lender. Anything we own on our own we typically do from a tax perspective in the fourth quarter. All of those are paid now that it's the fourth quarter.

Chair Weber asked if records would reflect that taxes have been paid?

Mr. Hurst responded, yes, and history will show tax records of things that I own, it's the same pattern. It has nothing to do with anything other than the way we do our tax planning.

Chair Weber asked, a building on this scale, based on some other projects in town. Who would be the General Contractor?

Mr. Hurst responded, a building this scale would look outside for a General Contractor. This is what the Prime Group and us have done in the past for scaled projects. I don't envision General Contracting on this on my own.

Mr. Lencioni asked, the size of this project, based on current projections what do you anticipate the total cost for the current concept to complete?

Mr. Hurst responded their budget is about \$153 million plus or minus.

Mr. Lencioni asked do you have thoughts on the hotel component, pro forma, annual revenue, ball park?

Mr. Hurst responded, ballpark, the hotel component is about close to \$10 million in hotel room sales; the restaurant, bar component is approximately \$4 to 4.5 million; the spa component is somewhere between \$750k to a \$1 million. The hotel is based on 164 rooms at an average daily rate and occupancy of high 60%, low 70% range.

Mr. Lencioni stated, Victor Lucien, the architect, I loved everything you said. I always said let's not talk about stealing ideas from Geneva or Naperville. If you're going to borrow ideas lets borrow them from Paris, London, Venice. In taking a look at this open space, I find it incredibly exciting. The amount of things the community can do in there and one of the things that will be very important to me is how is that owned, what access does the public have? I want to make that the public has as much access to that as possible. That's a place where you can spend your time. I want to see a great partnership on that space, it has to go that way. I think it's absolutely spectacular. When you say do something that's bold also do something beautiful. I remember back 40 years and we had a gravel parking lot 3 blocks off the city center and St. Charles wasn't going in the right direction, we were dying. I remember Craig Frank telling me we should reinvest in the Baker Hotel because it was an old folks home. We have come a long way as a city and the things that we did to make us great in the last 125 years was because people had vision and did some exciting things. It's really big and really dense, we have a lot of things to think about. I don't mind you took a shot at some of the buildings in city hall, I just also don't support it all. I don't mind thinking of creative amazing things we can do because the second when we start to be okay with standard, mediocre, that's just starting to die and we are going in another direction. We have to have courage. We have to be able to do it. We have to know we can do it in the right way. Appreciate some of the vision I've seen from you in St. Charles. We took a dead burned out bank that nobody did anything with and turned it into the best patio that I could ever imagine, and nobody else saw it. It takes looking at the things right in front of you and seeing them in a different way. When I go back to the things that are important to me, I appreciate parking, there's not parking convenient to the Municipal Center, but we're suburban we can walk an extra half block. I appreciate this gorgeous open space. I think that you've made a huge impact.

Mr. Pietryla stated it is a bold plan, perhaps for another site. I want to focus on the hotel component. I read the study, I just don't see any data that suggests to me that we are dying to have a hotel like the Arista in downtown St. Charles. Was there any consideration that the prime competitor hotels are off of major highways? To me that's an important consideration.

Mr. Reschke responded he doesn't think the Hotel Arista on Route 59 is going to be competitive to this hotel, it's the closest competitor that HVS could find in a five mile radius. There are very few opportunities to build a five star boutique hotel on the Fox River in the center of a city like St. Charles.

Mr. Pietryla added the boldness doesn't fit this particular site nor do we have the infrastructure, the highways, I hesitate to compare St. Charles to Naperville, I don't want St. Charles to be Naperville. I want to be different from Naperville. My last comment on the plaza, the last time I checked I thought the 1st Street plaza was supposed to be the center of

our town, we're kind of drawing our eyes to this side and I want to keep our attention on that particular area.

Mr. Wirball thanked Frontier for their presentation. To echo Mr. Weber's comments, I had the Chronicle from last week, and these are tax delinquent properties, are you saying they are all paid up, the ones listed in this newspaper and our staff can confirm it? Because I looked at the accessors site at 5:00 PM today and they were still showing as unpaid.

Mr. Hurst responded, you can stamp it, you can confirm it. I answered the question regarding how I do it that on a tax paying standpoint.

Mr. Wirball added taking down 2 historical buildings when we asked you not to is a breach of trust. To me that's a problem. That's not a collaborator with the people. The other thing with the plaza that would be privately owned, correct?

Mr. Hurst responded we currently envision the plaza, the elevated portion to be privately owned.

Mr. Wirball stated I don't know how we can have community gatherings where the public can enjoy something that is privately owned. I got emails from constituents saying it would be great to have 2 acres of open public space we can use, and that's not an accurate statement, it's privately owned space that you can use when they're ready to let you use it. I don't envision a wedding allowing people just to walk by and use it. We'll get the sidewalk and we'll get to take a look at it. I ask myself, where is the public benefit from this development? And I don't see anything in here that benefits the people in the community. And the biggest thing is what is the impact of quality of life for people who live in the Pottawatomie neighborhood. They're going to have to deal with traffic, parking, who knows what they're going to deal with over there. So that concerns me. It's a beautiful drawing for a different location. You did a wonderful job with it. I think the hotel study is not conclusive, there's nothing in there that says we have to have a hotel here. I can appreciate the thought behind it but there's nothing in there that's screaming we need a hotel. And I was looking at the Statement of Assumptions, there's a lot of assumptions in there, things that have to happen to make sure it's successful. I'm not giving away any land in that area to anyone for free, that land belongs to the people of this community. If you want it, you have to pay for it, plain and simple. I'm not giving it away to anyone.

Mr. Bessner asked about the public interaction, what would people be allowed to do in that plaza.

Mr. Hurst responded the way to describe that is when the public being up there benefits everybody, whether it's us as the owners of the hotel, we are incentivized obviously from an economic standpoint to have as many people up there on the plaza as possibly can. If you look at plazas all over the world, which is really our inspiration, not Naperville. We did not look to Naperville to say let's figure out what we can build that looks like Naperville. We went all over the world and said how do we design something that engages the public. That's what they've been doing for centuries. They are public spaces and we see that as a very similar experience. From ownership perspective it's a hybrid of that, some of those spaces are owned by the private developers that are doing things along the front of their building. The way we looked at it was we wanted to come at it from a different direction, we're open to all

the robust programing, we're open to working with the City. If they want to do farmers market on Saturday morning. How you do that is licensing. You can schedule out farmers markets for the next five years. The city can license that from us, whether it's a fee or the people in the farmers market pay a fee, it's really the same thing that's already happening. And we plan on working with the community, the city, and anybody else that wants to use that plaza on a long term basis.

Mr. Bessner asked, if people are walking along the river walk that you are going to redevelop, they will have access to walk through the plaza?

Mr. Hurst responded, yes, the only difference between this and other experiences where public is engaged in what's happening in an open space, yes, it's privately owned, yes, we want to manage it so we can license it back to the city, it's an opportunity that we think can be a partnership.

Mr. Bessner asked, outside you show the possibility of having a car show but there's not going to be traffic on the plaza.

Mr. Hurst responded no, it's going to be a hard surface that can be driven on but it doesn't mean there is going to be a traffic pattern.

Mr. Besler asked, on the Riverwalk you are going to redo it is coming from the municipal center to the end of your property?

Mr. Hurst responded, yes, is there an opportunity to redo some of the south of the RFP boundary, that's to be left to the partnership.

Mr. Bessner asked, the wall along the river walk, how high is that?

Mr. Hurst responded, to be determined by the engineers. What's the interactivity of what could be an opportunity for the active river corridor project? Leaving as it currently exists, number one it's failing, it needs to be repaired and why don't we address it in the opportunity we're putting on.

Mr. Bessner added he envisioning something that might have mirrored or bookend what's been developed on First Street. I think it blends in very well with this building. I do like this style a lot.

5. PUBLIC COMMENT

Chair Weber reminded no decision would be made tonight, we will open up for public comment.

Ms. McGuire added, this will not be an opportunity for the public to ask questions directly at the developer, just comments directed at the committee.

Mr. Mike Kanute, St. Charles resident, addressed the board giving a history of his family's connection to the city of St. Charles. He presented a petition with over 400 signatures for public record.

Mr. Kanute continued presenting four points for the board to consider.

First point, failure to follow directions that the city set forth by Frontier Development. Mr. Kanute cited ordinances, the Comprehensive Plan Update, and the Central Historic District for which the property sits. Mr. Kanute also cited the City's invitation to developers to send proposals. Frontier design does not fit St. Charles. Frontier Development did not listen to City, it ignored the request for proposal, and it broke the rules.

Point number 2, traffic, the plan does not talk about traffic. Where will all that traffic go? No study was done. Both plans point to First Ave as the ingress and egress, it will simply be a choke point making our already bad traffic unbearable. Where else will that traffic go, right up into the neighborhood. The site where this proposal is to be built is landlocked. This neighborhood not set up to handle the traffic of these proposals.

Point number 3, the Frontier Development plan calls for the city to give away property to the developer for no cost. The police station land currently belongs to the City which means it belongs to the residents of St. Charles and people do not want you to give away that land. Mr. Kanute presented an expert opinion letter written by a professor of architecture and urban development from the University of Washington received by resident, Mr. Greg Taylor. Point number 4, open space and green space, simply the Frontier plan tramples on the notion of green space and open space, it walls off the neighborhood from the river. The proposal calls for hardscape, about 85,000 square feet of hardscape. Hardscape is not open space. Placing planters, a row of prairie grass and a few trees is not green space.

I am a bit encouraged by hearing from the Murphy team. They have more green space; their building sits on part of the property that allows for access from State Ave. and Cedar Ave. and it preserves the views. I still think it's too big for the space there but at least it's better than what Frontier has.

Danielle Penman, St. Charles resident, would like to know if all stakeholders have truly been engaged? I know the process started prior to the pandemic but a lot of the conversation happened during the pandemic. I don't think people were engaged during that time. I don't think it's fair to say you have been truly transparent and communicated effectively during that time. Offering informational sessions does not adequately engage all the key stake holders. Has the city sat down with District 303 leadership on how this will affect our schools? East side school buildings are already facing capacity issues and academic challenges. Has the city considered the increased bussing issues we will have? As an east side resident, I'd like to remind the city, the Charlestowne Mall closed in December of 2017 and has yet to be redeveloped. Pheasant Run is an eyesore and a safety concern for our community, police station has been recently vacated. I believe the focus should be on redeveloping these other locations first. Maintaining our river front is important for our community but that does not mean it should redevelop for additional housing and retail space. Has the city thought of all possibilities using the old police station, including allowing the St. Charles Historical Museum to use the space? There's a lot of ways to reutilize the space we have. I believe more time is needed to evaluate the use of the riverfront space. The city has an obligation to all key stake holders, including tax payers, before any financial decisions are made. I would like to remind everybody, whether you're for or against, our City Council members brought these plans to us and April 4th there is an election, so if you agree or disagree with them know that you can run for alderman.

Mr. Bancroft responded, to the transparency question, I completely disagree with what was said. The hundreds of hours spent by every person on this dais, on these projects and getting all the information together, that is insulting to say that it wasn't transparent.

Ms. Penman said, I'm saying there's a lot of people in the community that do not know about this and they're showing up now.

Mr. Dean Bemis, St. Charles resident, spoke of a petition being circulated, reading the verbiage of the petition. Mr. Bemis advised the petition has currently been signed by 400 people. Mr. Bemis addressed the Historic District borders and the standard for treatment of historic properties.

Mr. Bemis reviewed four of the conditions of the Historic District new construction including buildings, location, protecting the historic site, massing, size and scale.

Beth Patnamora, St. Charles resident, has concern over traffic in the area based on the two plans proposed. Concern of the plaza being privately owned is concern. People on the west side are concerned about this project.

Mr. Paul McMahon, St. Charles resident, said the plan violates the RFQ in terms of height and historic building, it violates the 2020 Comprehensive Plan, it violates Five Year Strategic plan. At that meeting you brought in urban planners to take the temperature of the community. The temperature that night was we need to preserve and protect the Fox River, the green space needs to be preserved, any architecture should be low level architecture. We were led to believe that you had 4 choices in July, you picked 2 to go forward with. We didn't know about this until August 1. The feedback at the Five Year Strategic Plan was very good, a lot of discussion of the future of our city. This has nothing to do with what was talked about at the Five Year Strategic Plan meeting. There is a disconnect between that community conversation and this plan.

Mr. Wirball challenged that the July 25th meeting was transparent. Time of the meeting was changed from to 5 PM, Zoom link was removed from the meeting. We didn't do a very good job on July 25th. Just to clarify everyone should have a chance to speak.

Mr. Bancroft disagreed that the meeting wasn't transparent.

Mr. Lee Kolodziej, St. Charles resident, asked City Council what is the purpose or need to build hotel, condos, on public land? We have a limited space of tremendous value, if we are going to sell it we should get a lot of money for it, that is expensive land on a limited resource. The developer's purpose is to make money for themselves, they don't need our partnership to do that. How can we develop that land and return it to natural public use? Earlier this year I attended a meeting where people mentioned the Army Corp of Engineers is conducting a study of Fox River from Algonquin to Aurora to take out the dams, if that happens, how would that change these presentations? I don't see greenspace in any of these presentations.

Mr. Jim Ciaula, St. Charles Resident, questioned what are we trying to decide? I thought the decisions have already been made that we're going to rebuild on the old police station property. We had presentations in front of us, it was asked to be creative, unique, be a center

of our city. You have the presentations in front of you. This has been out there for a very long time. I thought we were here to talk about what options we needed. I think you got a creative proposal and you have one that is status quo and you have to decide what it is that we want for our city.

Mr. Al Watts, Presentation Partners of Fox Valley, stated Preservation Partners is not opposed to any of these projects, we don't take a position, we are here to educate. The city's Historic District is a significant asset. It is a financial asset, studies show historic districts have a higher property value than any areas that are not historic. They also tend to bring in more people. Historic district gives a sense of place.

The municipal center is the focal point of St. Charles, it's on the logo for the city. Whatever is going to be put near it needs to not detract from that. Both proposals have elements that are much greater in mass and scale than the Municipal Center.

Murphy Development proposal has a significant buffer between it and the Municipal Center, which respects the Municipal Center's prominence in the city. The Frontier Development proposal almost connects to the Municipal Center which causes its greater mass and scale to interfere with the Municipal Center.

Chair Weber asked if there was anyone that would like to comment on Zoom.

Ms. Rachel Hitzmann, City Planner, advised Mr. Michael Dixon on Zoom had a comment. Ms. Hitzmann read his comment having designed many outdoor theaters you never have people face into the sun in the evening.

Chair Weber advised the audience if anyone had any additional questions they can email anyone on the board or email cd@stcharlesil.gov. also, this meeting will continue on November 14, 2022.

6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF None.

7. EXECUTIVE SESSION

None.

7. ADJOURNMENT

Ald. Wirball made a motion to adjourn at 9:32 p.m. Approved unanimously by voice vote. Motion Carried.

The following emails were sent prior to the 10/10/2022 P & D Meeting in response to the proposals presented for the former police department site.

From: Ashley

Sent: Sunday, October 9, 2022 9:35 PM

To: CD

Subject: Old Police Station Redevelopment

Hello,

I've been a life long resident of STC. I love this town. I wanted to pass my thoughts forward about the old police station redevelopment... I love that we're thinking on what to do here...Thank you for allowing me to send my opinion.

I appreciate getting rid of police station. However Im not a fan of putting in a ton of apartments. I also dislike the style of these buildings. They have zero character. I love that STC is growing and changing but having two giant high rises is too much. We already put in several high rises near alter brewing. I'd personally rather see green space or something more community based! Maybe it becomes a festival park with a small amphitheater? Or a hotel with shopping? I'm worried that over time a huge apt complex and hotel could become dumpy... I really think that what you add should have an STC vibe. Something with personality. Not just giant brick buildings.

Thanks for reading, considering and doing what you do!

Ashley Cruose

Sent from my iPhone

From: Randall Tavierne

Sent: Monday, October 10, 2022 5:23 AM

To: CD

Subject: Old Police Station redevelopment

I am writing to protest the Old Police Station redevelopment plans that have recently been announced. The plans are way to dense for the area and will cause extreme crowding to our beautiful downtown area. We dont need more apartments and more people. We need more grass areas for people to walk and enjoy the beautiful river and downtown. We also dont need more retail space as we already have empty store fronts. We need to first have all of the store fronts in use before we build more. Please say no and stop these redevelopment plans which will hurt our town

Thank you for your consideration

Randall Tavierne



Sent from my iPhone

From: Mike and Molly Bryant

Sent: Monday, October 10, 2022 9:32 AM

To: CD

Cc: Payleitner, Rita; Bongard, Ryan

Subject: Re-Development of Old Police Station

Public Comment:

As you consider the two revised proposals for redevelopment, I would urge you to continue to work with Frontier on a design that is more consistent with the architectural style of our city and to preserve as much green, open space by our river for use for all.

Both of the current proposals are ostentatious and institutional in style. They are too big for the footprint of that property.

While I don't support either of the proposals, I would lean toward more Frontier as it offers more of a mixed use for the property rather than more residential apartments.

I am also concerned about parking and traffic (it takes forever to get across town now). This issue and the big picture need to be addressed.

Sincerely,

Molly Bryant

From:

Sent: Monday, October 10, 2022 9:50 AM

To: CI

Subject: Old Police Station Proposals

I wanted to voice my concern on the two proposals that are being considered for the redevelopment of the old police station. I moved to St Charles 20 years ago because I loved the beauty and quaint town atmosphere. I did not want to live in an area like Naperville with over development. Looking at these two proposals I believe they are too large of a scale for this property. I would like to see less dense development. I am not opposed to new condos or apartments but I don't think we need 140 new apartments.

I would also prefer to see townhouses or condos as opposed to rental units.

For the Frontier Development proposal I believe a 164 room hotel is way to large for this space. I think a hotel similar in size to the Herrington Hotel in Geneva would be a much better fit (60rooms). Also I would like to see the hotel have much better aesthetics.

This hotel looks like a block of nothing. It should be unique and have character. I am also concerned that a new hotel in the downtown area could hurt Hotel Baker. I would not like to see Hotel Baker suffer as it is a staple in our town. Please, please reconsider these proposals. We need to keep the green spaces in St Charles that we all love and use. Whatever ends up being put up, please do not allow such tall structures. I think 4 stories are plenty tall. Thank you for considering my input.

Kind Regards, Peg Tavierne

Sent from my iPhone

Kaleta, Cindy	
From: Sent: To: Subject:	Conti, Tracey Monday, October 10, 2022 10:42 AM Kaleta, Cindy FW: Riverfront Development
Another email for printing. Thank you.	
Tracey Conti	
www.stcharlesil.gov	
Original Message From: Judith Loof < Sent: Monday, October 10, 2022 To: Conti, Tracey <tconti@stchar development<="" riverfront="" subject:="" td=""><td>lesil.gov></td></tconti@stchar>	lesil.gov>
all your answers, but Madam Ma	rself why we live in St. Charles, and will the current proposals destroy that. Don't know yor I know it destroys the reason that you told me at the Corcoran's fund raiser for you first bought your house on Third Avenue.
The current proposals are not rig	ht for St. Charles. DON't DO IT!!
government did with post office	rtion/all the area to be developed on a long term lease, 50 to 100 years. Like the federal to Trump in Washington D C. (Being able to retain control of property for public use prporation) Advantage is you would have an income producing property rather than an
Will Loof,	

From: Mike <

Sent: Monday, October 10, 2022 11:17 AM

To: CD

Cc: Polly Hunt; Paul McMahon; Corbett, Mike; THOMAS

PRETZ; Tom

Subject: St. Charles Riverfront Development

Attachments: letterhead.docx

Attached are my comments regarding the proposed development of the Riverfront in St. Charles. Mike

Michael Dixon, FAIA/historic preservation architect



Michael A. Dixon, FAIA/architect

COMMENTS ON PROPOSALS TO DEVELOP THE RIVERFRONT IN ST. CHARLES, ILLINOIS October 10, 2022

Some years ago, Robert Hoge from the State Bank of St. Charles and I comprised the Image Awards committee of the St. Charles Chamber of Commerce and presented an award to the Police Department for their new building at the Chamber's annual meeting. I remember saying at the podium that if the Police Department would ever go out of business, it would be a great place for a restaurant. While my comment generated some laughter, I really did think it could be a wonderful place for a restaurant which could interact with the public riverwalk and relate to monuments and sculptures of interest along the pathway from Main Street to Pottawatomie Park. We felt that the new building by St. Charles architect James Hestrup provided a compatible blending on the Riverfront with its appearance and relationship to the Riverwalk.

In reviewing the proposals to develop the Riverfront, it is important to discuss the principles for compatible architectural design. First of all, new buildings should not dominate its setting but blend carefully with it. We must respect the **CONTEXT** of a historic district and, especially be respectful of buildings included in the National Register of Historic Places...namely the 1940 Municipal Building and the 1892 City Building.

SCALE also needs to be respected. Not just scale in relationship with downtown historic buildings but the relationship of buildings to people, both St. Charles residents but also visitors. New buildings need to be in harmony with existing structures as well as its people.

To enable new buildings to look as though they belong and enhance the immediate environment, proper **MATERIAL SELECTION** is very important as it does relate to scale and compatibility of new structures in the existing historic context.

The **RELATIONSHIP OF ART AND ARCHITECTURE** should be enhanced. St. Charles is fortunate to be an art enhanced community already. The Ekwabet and Reflections sculptures by Guy Bellaver and other memorials along the Riverwalk need to be respected and even enhanced by new projects which may affect their placement.

Having touched most of the buildings in the St. Charles historic downtown during my 32 years of practice there, I am concerned that the proposals I reviewed do not respect CONTEXT, SCALE, MATERIAL SELECTION and the RELATIONSHIP TO EXISTING SCULPTURES AND MONUMENTS. A request for proposals would need to outline these requirements.

Also, any proposals need to be reviewed with public input and with regard to compatibility with the River Corridor Master Plan developed in 2002 which shows a development of the Waterfront enhancing the downtown St. Charles experience.

Sincerely,

Michael A. Dixon

Michael A. Dixon, FAIA/Architect

From: Genevieve Zachas

Sent: Monday, October 10, 2022 11:23 AM

To: CD

Subject: Re: Proposals for Redevelopment

Quick correction: I would prefer Murphy (not Frontier) as their revised plan involves a smaller footprint and a mixed-use design. Thank you!

Genevieve Zachas

> On Oct 10, 2022, at 11:20 AM, Genevieve Zachas

>

> Good morning,

>

> As a citizen of St. Charles, my favorite aspect of our town is the public green space available. As you consider the two proposals today, I ask you to continue to work with Frontier on a revised mixed-use design that will preserve as much green, open space by our river for use for all. I would also like to see an architectural style that better matches the current aesthetic of our charming downtown. I do not support the residential apartment plan as it would take away from the public green space available for all.

>

> I am also concerned about parking and traffic in the downtown area, and I hope these issues will be addressed as these proposals for redevelopment are considered.

>

> Thank you so much,

> Genevieve Zachas

From: bnelson58

Sent: Monday, October 10, 2022 1:43 PM

To: CD

Subject: Old Police Dept. Property Development

I am strongly opposed to the commercial development of the old police department property. The property should be retained by the City, and used for recreational purposes. The property is already owned by the City, and should be used to benefit it's citizens.

Beth Nelson

St. Charles

Sent from my Galaxy

From:

Sent: Monday, October 10, 2022 2:09 PM

To:

Subject: Comment for P&D Committee Meeting

I am a long-time St. Charles resident. The former police station is a transitional area encompassing the park, river, residential and potential commercial space.

The Murphy proposal seems to recognize the site's importance, with attention paid to green space, sightlines to the river, public space, and maintaining existing monuments. The scope of the proposed buildings, however, is out of character with the surrounding area and buildings. Additionally, the residential units are very small--fewer, larger units in a smaller building would better fit with the site.

The Frontier proposal seems to drop an ornate and out of character development on the site with little thought as to surrounding area or any other part of the city. There is little to no green space in the plan, the building design is completely out of character for the area, the proportions of the building do not match with the surrounding area, and the river's accessibility and draw for entertainment/enjoyment would be greatly reduced.

In moving forward on the planning, I encourage the city to work with the Murphy Development Group to further develop a plan more in keeping with the character of St. Charles.

Sincerely, Jen Johnson

From: Bryan Kavanaugh

Sent: Monday, October 10, 2022 2:58 PM

To: CD

Subject: Planning & Development Committee Meeting 10/10/2022

Attachments: Waze Directions_West bound from Main St.jpg; State Ave_1 Car_Community Service

Vehicle.jpg; State Ave_Turning on State_Community Service Vehicle.jpg

Dear Committee Members,

I would like to make a safety concern regarding riverfront development projects. I am not objecting to development options, but want to make you aware of traffic flow patterns.

Like the projects of the proposed projects.

Like the proposed projects of the proposed projects.

State Ave. is not wide enough for two cars driving in opposite directions at same time. Pictures of a STC Community Service vehicle trying to turn onto State Ave. from 5th Ave./25 with other cars attempting to turn onto 5th/25 from State Ave. AND the STC Community Service vehicle driving down State Ave. with parked cars.

I have also attached Waze GPS directions to Fire Department Headquarters from Tincup complex heading Westbound from Main St. These were the top 3 recommended directions via Waze, none of which were turning right onto Riverside Ave. from Main Street. Every route takes a combination of 6th, 7th, 8th, 9th, or Cedar Ave. Then all these vehicles will have to cross 5th/25 to get to State Ave. (Please note this is Fire Station and proposed projects will be 1 block North, so all would be routed down State Ave.). None of these address everyone who will be coming South Bound via 5th/25.

I want to address the safety concerns of crossing 5th/25 and narrow side streets all these vehicles will be driving down. There are already multiple accidents annually on 5th/25.

Thank you for your consideration and I look forward to hearing this SAFETY concern being addressed by all developers and the city.

Warm regards,

Bryan





Kaleta, Cindy

From: AT&T Account Management <

Sent: Monday, October 10, 2022 4:55 PM

To: CD

Subject: First street redevelopment

Dear City Council Members,

My husband and I have reviewed the plans for the First Street redevelopment.

We feel the Frontier plans are what this community needs. With the loss of Pheasant Run, this would be an excellent replacement. Close to Main Street to bring business to downtown. We need a nice bandshell. We can use a nice hotel along with banquet rooms. Restaurants are always busy in town, so we could have more options.

We have a business in St. Charles and have reviewed this plan. We also, like the idea that some of the people involved in this plan live in the community. They have stakes here. This is an important aspect to consider when making a decision.

Cordially,

Maggie Arnold (Keven Arnold) Sent from AT&T Yahoo Mail for iPhone

Kaleta, Cindy

From: John Bayless <

Sent: Monday, October 10, 2022 7:11 PM

To: CD

Subject: Question regarding the old police station development project

Hi, I attended the meeting tonight on Zoom. Here are my questions:

- 1) What are the developers' plans to accommodate electric vehicle charging, for residents?
- 2) What are the developers' plans to mitigate the risk of flooding?
- 3) Has the city conducted a traffic study?

Thanks! John

Sent from my iPad

From: <u>Diane MacMillan</u>
To: <u>Conti, Tracey</u>

Subject: [BULK] PLEASE SHARE WITH MAYOR AND CITY COUNCIL

Date: Monday, October 10, 2022 5:02:16 PM

TELL THE CITY TO PROTECT OUR RIVER FRONT!
BUILD THIS MONSTER PROJECT ON THE WASTED CHARLESTOWN MALL PROPERTY!!!
YOU'D GET ACTUAL SUPPORT AND VOTES.

diane macmillan Sent from my iPhone From: <u>Carol McCabe</u>
To: <u>Conti, Tracey</u>

Subject: Attn: Mayor Vitek & City Council- Riverfront development

Date: Monday, October 10, 2022 4:42:42 PM

Ladies & Gentlemen,

I am very concerned with what seems to be the direction in which the city is going for the development of the former police station and the surrounding area.

Given the drastic shortcomings of both of the projects, shouldn't a decision be postponed so as to insure that the land is developed for the St. Charles community as opposed to its visitors? Not to mention the paramount issues surrounding the projects; lack of green space and access to the river front, the financial implications, lack of architectural cohesion with the existing downtown buildings, potential infringement for the fire department, the height of the structures, etc. These two projects are not in the best interest of downtown St. Charles. Please reconsider voting for either of them, and open up the possibility of a project that is truly in the best interest of the St. Charles community.

Sincerely, Carol McCabe From: Tom Anderson

To: Conley, Derek, Vitek, Lora; ; Pietryla, David; Weber Steve; Rita Payleitner; Hurst Curt;

Conti, Tracey; McGuire, Heather; ron@oshows.com; Clinton Anderson; Sonia ACP; Cris Cell; Bessner, Edward;

Suzana; Eric

Subject: Comments on Old P D RFC

Date: Sunday, October 9, 2022 8:02:30 AM

To: All STC aldermen and Rita...Mayor Lora.. Heather McGuire

I will be out of the USA for the 10/10 meeting... So here are my comments.

....Question? Did the RFC include any of the following considerations for the future of our existing City Riverside Campus?

1... Our landmark historic city hall.

Future uses?...office additions....parking for existing large meetings...citizen concerns and EASY parking access?

2...The fire dept Station #1. and the attached office building.

Ask the Fire Dept ...when and how often do they bring out all their trucks? And keep the street open or closed? Cleaning the floors...equipment checks...special events - kids love to be in a fire truck.

3... Our downtown public Riverwalk...from Main St. to the Pottawatomie golf course. This overlooks water that seems like a lake...wide and moving slow...peaceful. Keep this walk wide...the old PD accurately restricts the walk and the view.

Along the river...the Hotel Baker is private...the former BMO area is limited...1st street walk is overlooking a narrow river from high.

Parking for the city offices... Now and future?

4... Parking... yes for city business...but how about overflow from the successful and busy Arcada area?

?? What does our Parking Survey show??

The Arcada area has more venues to soon open..

The Arcada building...2 restaurants and a court seating area...And 11 Hotel rooms... Maybe Ron and Rich have more plans?

Dukes...The Moonlight Theater - how many seats?

Riverlofts Apartments has parking for its residents BUT The current parking will NO longer be available for ALL the other venues.

IDEA.. the old PD area could be temporary overflow parking until NEW decks are built...for the already successful entertainment venues!

- 5... Economic Development... I was impressed by all the creativity of all 4 proposals...But I was shocked by the size of everything.
-Does something have to happen now?... is the city short of revenue? If something has to happen? Consider only apartments...parking within the building....that residents will support the already new and exciting downtown St. Charles.
- 6.. For a new smaller RFC consider Frontier Development. They are local and have revived the Arcada and surrounding area.
-For a continuing exciting downtown St.Charles...

Sincerely...

Tom S. Anderson

An 80 year old resident...very fortunate to have enjoyed living in St. Charles this long.

From: <u>Colleen Fabing</u>

To: CD; Vitek, Lora; Kalamaris, Bill; Silkaitis, Ron; Payleitner, Rita; Bongard, Ryan; Bancroft, Todd; Lencioni, Paul;

Pietryla, David; Wirball, Bryan; Bessner, Edward; Weber, Steve; Garrison, Nancy; Harrill, John; City Admin

Subject: Downtown Riverfront Property - Former Police Station

Date: Tuesday, August 2, 2022 12:48:28 PM

I am writing to you today as a 22 year resident of St. Charles to express my concerns regarding your consideration of the proposals submitted for the redevelopment of the former police station site.

I regularly use this space as a pit stop on my bike rides to catch my breath and enjoy the view of downtown as it is a pleasant space to stop and relax for a moment before continuing up State Avenue or down Riverside Avenue onto the Fox River Trail. I appreciate the consideration in the proposal request to improve and enhance bike and pedestrian access in this area. I do wish that greater importance was placed on this by the city council as it appears to me that no consideration at all was given by any of the developers in the proposals submitted. The increased traffic that is undoubtedly to occur with the installation of a multilevel structure will provide increased hazards for cyclists, myself included, coming up and down the hill on State Avenue as it is already a poorly kept narrow and steep road that is difficult for cyclists to navigate. Cyclists are currently routed this direction via bike route signage even though no effort has been made by the city to ensure that this is a safe route for families trying to access the Fox River Trail. How might a years-long development project impact residents that use this route regularly to get onto the Fox River Trail?

I believe that further work needs to be done to assess the lack of capacity for increased traffic on Cedar, State, and Riverside Avenues and at the intersection of Route 64 where traffic congestion and hazards for pedestrians already exist. The city should consider more visible crosswalks and road adaptations to lend ways to cyclists and pedestrians to make our downtown more accessible to all. I believe the city should work with developers to make Riverside, Cedar, and State more accessible for bike and foot traffic rather than place exclusive focus on the riverfront directly.

Within the proposal request the Standards and Guidelines for Site Design specifically states: "Intent: Establish site development patterns that are compatible with the historic patterns of downtown St. Charles, while allowing the flexibility necessary to produce more intense, mixed use development that will foster a pedestrian-oriented environment. "It is obvious to me that all of these proposals completely missed the mark in providing pedestrian-oriented spaces that are reasonably accessible. It is even more obvious that many of these proposals basically copy-pasted the style of their buildings from other developments they've completed rather than take into account the character and style of our existing downtown. Frontier developments in particular seem to have looked no further into our city than the existing municipal building. While they provided beautiful artistic renderings, the reality is that unless they scale back the height and size, these multi-story developments will completely dominate the landscape of the riverfront as they are much larger in scale than the surrounding existing structures. The proposal request specifically states "the goal is to achieve a design where no single building stands out or overpowers the views or the natural landscape of the valley." These developers are proposing buildings that will stand out like a sore thumb. Should this really be the backdrop to our municipal center and the heart of our downtown? Clearly we need to seek more modest development proposals than this exorbitant batch.

I don't believe that any of these proposals reflect or enhance our town slogan of "Pride of the Fox". Wouldn't it be more inline with our town vision to return this space to the community, resurrect the natural prairie space with native plants and spaces for the public to sit, rest, and reflect along the Fox. I believe that would be a much more beautiful backdrop for our Municipal building and something our community can truly show pride in. Quite frankly it would be embarrassing for our city to approve any of the proposals currently being considered especially on the land that our city chose to erect the Ekwabet Statue in remembrance of the peoples that were forcibly removed from this land. Must we seek to squeeze profit out of every square inch of this land? For who will these developments most benefit? Certainly not I, nor the general public at large. I hope you take the community input on this into consideration and seek out alternative proposals to consider and pursue these no further.

Colleen Fabing

 From:
 KarenMasus

 To:
 Conti, Tracey

 Cc:
 Conti, Tracey

Subject: Former Police Station Site

Date: Wednesday, August 24, 2022 11:56:38 AM

Hi Tracey,

We have attached a letter of concern from the residents of River Glen Townhomes in St. Charles regarding the above subject. Could you circulate this letter to the mayor and all council members and the Director of Economic Development, Derek Conley? You'll notice page 2 is a scan of all the signatures. Thank you for all your hard work. It is sincerely appreciated.

Karen Masus, Ann Richards and Nancy Mickelson, River Glen Townhome residents.

To the City of St. Charles, Illinois Tracey Conti, Sr. Administrative Assistant

August 15, 2022

RE: St. Charles, Illinois Downtown Riverfront Property - Former Police Station Site Area

The below signed residents of River Glen Townhomes in St. Charles, would like to make it known to the City Council of St. Charles that we do not support the current four proposed concept plans for the Riverfront property – the former police station site area. The only concept plan that seems the most viable, i.e. maintaining the area strictly for the public use, is the Murphy project.

We object to using the aforementioned property for any use other than for the use of the public. This would exclude condominiums, townhomes, apartments, and hotels. The main reason is: this is prime river front property. It should "belong" to the public. Building a residential complex or hotel is not, in our opinion, the best use of this public land. In addition, we believe the car traffic would greatly increase and the existing capabilities of our side streets could not handle this traffic.

We would like to suggest starting small and adding on over time so that the needs of the next generation can also be incorporated. With this is mind, we'd like to see more alternative, truly innovative ideas generated, such as

- an educational satellite classroom complex where students can study water quality issues, urban development, showcase innovative solar and other green projects
- the police building itself (or a replacement) used as a museum and learning space for first responders. The St Charles History Museum could also use this space for functions/special events (their current space is limited in size, not the most conducive for small lectures, etc.) This area could also include a hands on working museum for children, incorporating the history of the fire and police departments. Children would become familiar with both departments, opening up an appreciation of both, and perhaps a future career path
- arts and cultural studios created for up and coming artists (such as Water St in Batavia)
- Picnic tables, trees and green space should also be included and become a focal
 point along the river's path, where anyone can stop and enjoy the scenery of the Fox
 River.

Whatever happens to the riverfront property (the former police station site), it is our opinion that much more can be envisioned with a blend of innovation to offer to the public, than the four proposed concept plans. How fortunate to have the wonder of the river, and the opportunity to create a space there that the public would enjoy now and for generations to come.

Thank you,

The Residents of River Glen Townhomes

1 Corprena Lugar	Mayrine Patter
3 Henri	4 Draight Juff
Harter Loca	6 Lyn aesters
7 Martha Brain	8 gestle Kanuto
9 Calob Balke	PEATRIZ PXCE Bentustuble
11 Jon Calm	12 Susan Harley
13 Norothe Washal	14 C. E. Lynn
15 Jage Lawrence	16 Kathlee affort
Pat Walker	18 Susanue Fuller
19 Darlow Kushow	20 Cenald Edward
21 Am Bichards	22 Lily Trant
23 Ron Richards	24
25 Paymend Leone	26
27 Karen Masus	28
29 A Mickey Cath	30
31 French	32
33 Ralfred Patters	34

From: Kristin Fischer
To: Conti, Tracey

Subject: Frontier Development, Please share with Mayor and STC City Council

Date: Saturday, October 8, 2022 4:10:37 PM

Our lovely, quaint downtown St. Charles does not need a massive convention center next to the Fox River as proposed by Frontier Development. I also object to the use of \$20 million in city funds they've asked for. We are so lucky to be able to find a place to park and enjoy many wonderful restaurants, stores, and peaceful vistas here in St. Charles. Let's keep it that way. I would like to see something on a much smaller scale that will attract patrons to our downtown but not ruin it for those of us who live here. Some sort of small entertainment complex with a several complementary restaurants would be wonderful. And please, no more parking lots or large buildings along the riverfront.

Thank you so much for your consideration,

Kristin Fischer

Kristin Fischer

From: Kristin Fischer
To: Conti, Tracey

Subject: Frontier Development, Please share with Mayor and STC City Council

Date: Saturday, October 8, 2022 4:10:37 PM

Our lovely, quaint downtown St. Charles does not need a massive convention center next to the Fox River as proposed by Frontier Development. I also object to the use of \$20 million in city funds they've asked for. We are so lucky to be able to find a place to park and enjoy many wonderful restaurants, stores, and peaceful vistas here in St. Charles. Let's keep it that way. I would like to see something on a much smaller scale that will attract patrons to our downtown but not ruin it for those of us who live here. Some sort of small entertainment complex with a several complementary restaurants would be wonderful. And please, no more parking lots or large buildings along the riverfront.

Thank you so much for your consideration,

Kristin Fischer

Kristin Fischer

Subject: FW: Downtown Riverfront Property
Date: Wednesday, October 5, 2022 9:12:41 AM

Sent: Wednesday, October 5, 2022 9:01 A

Cc: McGuire, Heather Cc: McGuire, Heather kalamaris, Conley, Derek kalamaris, Conley, Russell <rcolby@stcharlesil.gov>; Kalamaris, Bill kalamaris, Bill kalamaris, Bill kalamaris, Bongard, Ryan kalamaris@stcharlesil.gov; Bongard, Ryan <a href="mailto

Subject: Downtown Riverfront Property

Good Morning,

My name is Milupa King and I have been a resident of St. Charles for the last 12 years. I grew up in Germany and moved to America when I was 15. We lived in Texas when we arrived in America. Total Culture shock!! When we visited St. Charles in 2010 I immediately fell in Love with this town. The trails, the river, the parks, the people, the charming downtown etc. It reminded me so much of the town I grew up in, Leonberg. After moving here and cultivating relationships in the last 12 years, St. Charles is home now.

I have enjoyed and appreciated watching St. Charles change and become more vibrant, especially the downtown area. It's so fun to have access and enjoy all that St. Charles has to offer- the restaurants, coffee shops, boutiques, ice cream shops... It's even more touching that most of these business are owned by locals that love and care about this community.

With that I would like to say that I am putting my support behind Frontier's Development's proposal for the Riverfront project. I appreciate how timeless it looks, the different venues it will offer, the inclusivity for friends, neighbors and travelers to gather. I appreciate a good plaza area, especially since I grew up in Europe where most towns have one. I love how their design complements the Municipal building and the area surrounding it.

Most of all I think it takes real courage to take on a huge project like this in the town that you live in. I appreciate how Curt Hurst has engaged the community in conversation, making room for people to ask questions, share concerns and have a clear understating of the proposal. He loves this city, there is no doubt about that.

Blessings to all of you as you continue to serve our community day in and day out. And as you move forward with the times in creating a more beautiful and brighter place for our tomorrows. I feel incredibly fortunate to live in St. Charles.

Thank you for your time, Milupa King

Heather M. McGuire | City Administrator 2 E. Main Street, St. Charles, IL 60174-1984 phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov hmcguire@stcharlesil.gov

Heritage. Community. Service. Opportunity.

Subject: FW: Input Re: former police station site development

Date: Friday, October 7, 2022 9:27:35 AM

Heather M. McGuire | City Administrator 2 E. Main Street, St. Charles, IL 60174-1984 phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov hmcguire@stcharlesil.gov

Heritage. Community. Service. Opportunity.

From: Monica Eorgoff

Sent: Friday, October 7, 2022 8:55 AM

To: Vitek, Lora < lvitek@stcharlesil.gov>; McGuire, Heather < hmcguire@stcharlesil.gov>; Conley, Derek < dconley@stcharlesil.gov>; Colby, Russell < rcolby@stcharlesil.gov>; Kalamaris, Bill < bkalamaris@stcharlesil.gov>; Silkaitis, Ron < rsilkaitis@stcharlesil.gov>; Payleitner, Rita < rpayleitner@stcharlesil.gov>; Bongard, Ryan < rbongard@stcharlesil.gov>; Bancroft, Todd < tbancroft@stcharlesil.gov>; Lencioni, Paul < plencioni@stcharlesil.gov>; Pietryla, David < dpietryla@stcharlesil.gov>; Wirball, Bryan < bwirball@stcharlesil.gov>; Bessner, Edward < ebessner@stcharlesil.gov>; Weber, Steve < sweber@stcharlesil.gov>

Subject: Input Re: former police station site development

Hello Mayor Vitek, Ms. McGuire, Mr. Conley, Mr. Colby, Aldermen Bancroft, Bessner, Bongard, Kalamaris, Lencioni, Payleitner, Pietryla, Silkatos, Weber and Wirball,

My name is Monica Eorgoff. My husband Bob Zander and I live in the 4th Ward in the Brownstones. After decades of living in the Lincoln Park neighborhood of Chicago,

we chose St. Charles to be our new "home" in 2018. When many people at our stage in life choose to move to places like FL, AZ, TN etc, we chose St. Charles for so many reasons. Among them are the natural beauty, recreational opportunities and vitality.

We appreciate the opportunity to be heard by our government leaders.

Thus, this email.

We are in strong support of Mr. Hurst's proposal for development of the former police station location. The mixed use concept and blend of open space provides for beautiful aesthetics, increase in tax base and encourages new visitors to our beautiful city.

Appreciate Mr. Hurst's long-standing connection and commitment to St. Charles . His past projects speak for themselves.

Respectfully ask that you also support Mr. Hurst's proposal for development of the former police station location.

Respectfully,

Monica Eorgoff

From: Kaleta, Cindy

Conti, Tracey; Bringelson, Sharon To: Subject: FW: Old Police Station redevelopment Date: Monday, October 10, 2022 8:10:07 AM

Hi Tracey and Sharon,

Chris had said you had been receiving letters from the public about the old police station. We received 2 early this morning. I will forward the 2nd to you as well.

We usually print the letters that come in the day of the meeting and leave by the Alderman's seats. Do you agree we should do that for all that come in today? I'm guessing there will be more.

Your thoughts?

Cindy

Cindy Kaleta

ckaleta@stcharlesil.gov | phone:630.443.3677

www.stcharlesil.gov

----Original Message--

From: Randall Tavierne

Sent: Monday, October 10, 2022 5:23 AM

To: CD <cd@stcharlesil.gov>

Subject: Old Police Station redevelopment

I am writing to protest the Old Police Station redevelopment plans that have recently been announced. The plans are way to dense for the area and will cause extreme crowding to our beautiful downtown area. We dont need more apartments and more people. We need more grass areas for people to walk and enjoy the beautiful river and downtown. We also dont need more retail space as we already have empty store fronts. We need to first have all of the store fronts in use before we build more. Please say no and stop these redevelopment plans which will hurt our town

Thank you for your consideration

Randall Tavierne

Sent from my iPhone

 From:
 McGuire Heather

 To:
 Conti Tracey

 Subject:
 FW: Old police station

Date: Thursday, October 6, 2022 10:51:22 AM

Heather M. McGuire | City Administrator 2 E. Main Street, St. Charles, IL 60174-1984 phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov hmcguire@stcharlesil.gov

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From:

Sent: Thursday, October 6, 2022 9:58 AM

To: McGuire, Heather < hmcguire@stcharlesil.gov>

Subject: Old police station

Hi, My name is Tim Williams, I live at a live at a live at a live at a live and I like the idea of Frontier Development hotel and convention center. The project will bring much interest to the area. We have sent the idea to friends and family and they think it's a great idea. We also love the open space in the courtyard. We hope the city decides this for the community.

Thanks Tim and Connie

From: Conti, Tracey
To: Mayor and Council

Cc: McGuire, Heather; Conley, Derek; Colby, Russell
Subject: FW: Please share with Mayor and City Council
Date: Monday, October 10, 2022 8:23:00 AM
Attachments: Riverfront Petition Signatures.pdf

petition comments jobs 34597483 20221007163452.csv petition signatures jobs 34597483 20221007163444.csv Fwd Please share with mayor and city council.pdf

Forwarding another email.

----Original Message----

From: Eileen Kanute <

Sent: Friday, October 7, 2022 12:02 PM
To: Conti, Tracey <tconti@stcharlesil.gov>

Cc: Michael J. Kanute >; Paul McMahon

Bemis ; Trish Alberico <

Subject: Please share with Mayor and City Council

We would like to present the signatures collected from just !0/1-10/7 that are opposed the the riverfront development proposals- specifically the Frontier Development proposal. The online petition is still collecting more as I send this.. We have 153 paper signatures, 244 online signatures (and counting), 70 from another resident who started a petition after the July Plan Commission meeting that I will try to forward as well if possible. There are also comments from residents attached. There are three attachments. Thank you, Eileen Kanute

Subject: FW: Proposals for development of the old Police station and surrounding property

Date: Wednesday, October 5, 2022 11:05:47 AM

Heather M. McGuire | City Administrator 2 E. Main Street, St. Charles, IL 60174-1984 phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov hmcguire@stcharlesil.gov

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From: bluesgrl9@gmail.com

Sent: Wednesday, October 5, 2022 10:02 AM

To: Vitek, Lora < lvitek@stcharlesil.gov>; McGuire, Heather < hmcguire@stcharlesil.gov>; Conley, Derek < dconley@stcharlesil.gov>; Colby, Russell < rcolby@stcharlesil.gov>; Kalamaris, Bill < bkalamaris@stcharlesil.gov>; Silkaitis, Ron < rsilkaitis@stcharlesil.gov>; Payleitner, Rita < rpayleitner@stcharlesil.gov>; Bongard, Ryan < rbongard@stcharlesil.gov>; Bancroft, Todd < tbancroft@stcharlesil.gov>; Lencioni, Paul < plencioni@stcharlesil.gov>; Pietryla, David < dpietryla@stcharlesil.gov>; Wirball, Bryan < bwirball@stcharlesil.gov>; Bessner, Edward < ebessner@stcharlesil.gov>; Weber, Steve < sweber@stcharlesil.gov>

Subject: Proposals for development of the old Police station and surrounding property

Dear St Charles government officials,

I have lived in St Charles 4th ward for over 26 years. My family and I, (and now my grandkids), continually visit the downtown area and surrounding parks along the river. As we can all agree, St Charles is a wonderful place to live! Since the police station moved, we have wondered how the city will best utilize that space to enhance the access to the river and provide more family activity space. I have reviewed the two final contending proposals for the space. It appears the one proposal that in part includes a hotel, also allots 2 acres of space as an open plaza which will be accessible to St Charles residents and visitors. It will be available to host as many outdoor activities as the imagination can create to attract residents and visitors alike. The other proposal will be strictly residential use only. It will not provide any space for St Charles residents to enjoy along the river and will not attract visitors to our town.

The choice is very clear to me and my family. PLEASE choose the plan that will make our downtown MORE family-oriented and will bring more visitors into town who will, in turn, patronize ALL the merchants. In addition, it seems like a huge benefit to St Charles that there will be significant sales tax revenue from the proposal which includes a hotel, unlike the proposal for residential units which does not. Of course, parking and traffic flow issues will need to be managed.

Thank you for considering the point of view of a St. Charles resident.

Debi Craig

7th Street

Subject: FW: St Charles Downtown Development Date: Saturday, October 8, 2022 11:51:24 AM

Heather M. McGuire | City Administrator 2 E. Main Street, St. Charles, IL 60174-1984 phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov hmcquire@stcharlesil.gov

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----- Original message -----

From: Ed Strahota

Date: 10/8/22 9:59 AM (GMT-06:00)

To: "Vitek, Lora"
To: "V

Hello Friends of St Charles,

I am writing to let you know that I am greatly encouraged by the development plans of Frontier Development. Of all the plans submitted I believe that they have the most elegant proposal. I also believe that what they are proposing best utilizes the space via their approach to a "plaza", and that this will greatly enhance the downtown city scape. Along with this, their approach to a more "neoclassical" style of architecture brings charm and grace to a space that will potentially host and house many events in our future. What this brings to the downtown is more than a commercial building with residences, it puts a stake in the ground as a landmark destination for tourists seeking a small-town getaway, in an upscale environment.

Please consider Frontier Development as your development solution!

Respectfully yours, Ed Strahota

Subject: FW: St Charles Downtown Development Date: Saturday, October 8, 2022 11:51:24 AM

Heather M. McGuire | City Administrator 2 E. Main Street, St. Charles, IL 60174-1984 phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov hmcquire@stcharlesil.gov

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----- Original message -----

From: Ed Strahota <

Date: 10/8/22 9:59 AM (GMT-06:00)

To: "Vitek, Lora" < lvitek@stcharlesil.gov>, "McGuire, Heather" < hmcguire@stcharlesil.gov>, "Conley, Derek" < dconley@stcharlesil.gov>, "Colby, Russell" < rcolby@stcharlesil.gov>, "Kalamaris, Bill" < bkalamaris@stcharlesil.gov>, "Silkaitis, Ron" < rsilkaitis@stcharlesil.gov>, "Payleitmer, Rita" < rpayleitmer@stcharlesil.gov>, "Bongard, Ryan" < rbongard@stcharlesil.gov>, "Bancroft, Todd" < tbancroft@stcharlesil.gov>, "Lencioni, Paul" < plencioni@stcharlesil.gov>, "Pietryla, David" < dpietryla@stcharlesil.gov>, "Wirball, Bryan" < bwirball@stcharlesil.gov>, "Bessner, Edward" < ebessner@stcharlesil.gov>, "Weber, Steve" < sweber@stcharlesil.gov> Subject: St Charles Downtown Development

Hello Friends of St Charles,

I am writing to let you know that I am greatly encouraged by the development plans of Frontier Development. Of all the plans submitted I believe that they have the most elegant proposal. I also believe that what they are proposing best utilizes the space via their approach to a "plaza", and that this will greatly enhance the downtown city scape. Along with this, their approach to a more "neoclassical" style of architecture brings charm and grace to a space that will potentially host and house many events in our future. What this brings to the downtown is more than a commercial building with residences, it puts a stake in the ground as a landmark destination for tourists seeking a small-town getaway, in an upscale environment.

Please consider Frontier Development as your development solution!

Respectfully yours, Ed Strahota

From: <u>McGuire Heather</u>
To: <u>Conti Tracey</u>

Subject: FW: St. Charles Riverfront Projects
Date: Wednesday, October 5, 2022 9:06:00 AM

Heather M. McGuire | City Administrator 2 E. Main Street, St. Charles, IL 60174-1984 phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil.gov hmcguire@stcharlesil.gov

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From: Trotta, Christopher

Sent: Wednesday, October 5, 2022 12:35 AM

To: Vitek, Lora < lvitek@stcharlesil.gov>; McGuire, Heather < hmcguire@stcharlesil.gov>; Conley, Derek < dconley@stcharlesil.gov>; Colby, Russell < rcolby@stcharlesil.gov>

Subject: St. Charles Riverfront Projects

Hello St. Charles Executives,

I wanted to take a moment to discuss my concerns with regard to the St. Charles riverfront project. Being local to the Pottawatomie neighborhood, I'm already dealing with the insane traffic to the park via North Ave, and am worried we'll see a lot more traffic, that all of the roads in our neighborhood will be used to cut through for folks not wanting to wait in the traffic on 25.

Another concern is the size of the larger of these projects. I feel the project shouldn't exceed the existing Police station, and the included red building, that the Vista as you walk down Cedar or State streets be maintained. I walk a lot and typically walk south on 3rd, and turn right on Cedar, so I can walk to the river without dealing with Route 64, and then walk back North through Pottawatomie Park and home. I love that the St. Charles Bean Sprout, or Reflections as it's called, is visible as you come down the hill with the river in the background. I really think that, and the view as you walk down State street should remain. I also believe that parking is a necessity for those who work out of the City Building, as the front lot is often full. As of now, finding parking in the back lot is never a problem but it is often used heavily so is surely needed.

With regard to the height, I do think we should stay under the 65 feet, even if it is a multiuse space, that the folks who live above it can still have a view, and I do think it will overpower the river if you go too tall. I'd also like to remind everyone that there is a Veterans Memorial there and that we do host a Veterans Day Parade that will need someplace for those ceremonies, so would expect we'll need some green space for those. Being a Veteran, I do love that we host the parade so do hope that has been taken into consideration. Something else to think about is the existing dock which I do see folks use. We do have a river and if there were more places to dock, I'd expect you'd see more folks boating to town for dinner. this may also be good for the fire department, as their boats could be docked and more quickly accessible, whereas now I believe they load in via Pottawatomie park.

Lastly, but certainly not least, is the cost. I don't understand why we'd give away the land, and then another 20 million to boot. I already pay more in property taxes than I pay for my Mortgage which is nuts. Our Taxes have doubled since we've moved in here which I know we added space, but we certainly didn't double the value of our home. I'd like to get an idea what that land is worth, and have to believe that if we sold it, we could set restrictions on what goes in there as part of the sale.

With Regard to the Frontier proposal, I do like what he's done at the Arcada and Graceful Ordinary buildings, as well as with Polyanna so would be inclined to use him, but not with this plan. This project though is way too big for the space, so would like to see what he can come up with that isn't giant, and hopefully fits more into the St. Charles architecture as opposed to Las Vegas. Maybe after it's determined what that land is worth, maybe we can provide the land for the project but I don't believe we should kick in any more money. I do think the parking garage is not a horrible idea if there's a need for more parking, but I don't think that bill should be ours either. Thanks for taking the time to read through this please let's ask for something smaller and more in line with the existing architecture. Thanks again and have a great week.

Chris Trotta	9		
			48

Conti Tracev

FW: Upcoming City Council Meeting 10/10/2022 Subject Thursday, October 6, 2022 7:50:13 PM

Heather M. McGuire | City Administrator 2 E. Main Street, St. Charles, IL 60174-1984 phone: 630 377.4422 | fax: 630.377.6034 | www.stcharlesil gov hmcquire@stcharlesil.gov

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Original message -

From: DAVID GARAGIOLA

Date: 10/6/22 7:43 PM (GMT-06:00)

To: "McGuire, Heather" hmcguire@stcharlesil.gov, "Conley, Derek" <dconley@stcharlesil.gov, "Colby, Russell"

<rcolby@stcharlesil.gov>

Subject: Upcoming City Council Meeting 10/10/2022

We understand that the city council will be choosing the developer for the proposed riverfront project at the old police station site on 10/10/2022. We are writing to express our support for the choice of Frontier Development & Curt Hurst.

We feel that it is very important to choose a developer who lives in the community and has demonstrated a deep commitment to keeping St. Charles a unique and special place for all to enjoy. Mr. Hurst and Frontier Development are best positioned to address the many concerns of the community, and take these into account, as the riverfront project is modified going forward.

Recently, there have been community meetings to discuss the initial concept proposal submitted by Frontier Development. The residents have brought up many legitimate concerns such as traffic, parking, green space, proposed building height and density, pedestrian safety, land ownership and TIF funding. Unfortunately, there has been some misinformation spreading through the community about this proposal that has angered residents. Some are demanding that the entire project be put on hold. We would strongly encourage the city council to avoid delaying the process any further and select Frontier Development at your next meeting. There will be ample time to address the many concerns of our residents with the developer and the city as the process moves forward in the coming months. The final design will be the result of input from many interested parties, and compromise from all, to achieve the ultimate goal of a special place for everyone to enjoy.

In conclusion, the upcoming meeting should only focus on choosing a final developer for the riverfront project. We implore you to choose Frontier Development and Curt Hurst for this purpose since they are in the best position to listen, compromise and modify the plan for the benefit of all who live and visit St. Charles.

Sincerely, Dave and Maggie Garagiola



Tracey I found the other petition and would just like to submit a screenshot of it and the comments please. That is it for emails-thank you for every

12:08 PM

stood up to Hurst development @ the Chamber of council site.

Density is a manageable problem if the contractors can be held in check.

Unfortunately, some of our elected officials believe that progress means lots more people & traffic without quality of life of the residents that are affected.

♥ 0
Report



How would the current infrastructure support such a high density project? Once again, a proposed project being planned with streets that were never designed to handle large amounts of traffic.



2 0

Report



Christina Cokinos

2 days ago

More high rise buildings are not something pleasant to look at on our river front. The ligh rise on the west side blocks the first street natural light from the sun. We are a mall, charming town and we should keep that in mind when we decide to build. In my pinion this isn't enhanced by high rise buildings that increase density for the area.

2 0 Report



From: To: Vitek Lora

McGuire Heather; Conti Tracey Subject: Fwd: Safety Downtown Sunday, October 9, 2022 1:48:17 PM

Lora Vitek | Mayor 2 E. Main Street, St. Charles, IL 60174-1984 phone: 630 377.4444 | fax: 630.377.6034 | www.stcharlesil.gov lvitek@stcharlesil.gov

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Begin forwarded message:

From:

Date: October 9, 2022 at 11:29:02 AM CDT

To: "Wirball, Bryan"
 'bwirball@stcharlesil.gov>, "Pietryla, David" <dpietryla@stcharlesil.gov>, "Vitek, Lora"

<lvitek@stcharlesil.gov> Subject: Safety Downtown

I am concerned with he safety for walkers and bikers who like to travel along our beautiful river. A high rise apartment or hotel would bring sever conges ion to Main Street and 1st Avenue.

It appears that alternate plans for the former police department site have not been considered. That land needs to be developed for the

people who live in St. Charles and treasure its history.

Remember when here was a bar and restaurant across the street from the police station? It did did not last. Parking is horrible in that area.

Please do not allow plans to be pushed through the council . Lets look at other plans for that special green space.

Flora Lucas

Resident for over 40 years

From: Dave Ramont
To: Conti, Tracey

Subject: Please share with mayor & city council **Date:** Sunday, October 9, 2022 10:05:15 PM

Greetings-

my name is Dave Ramont. I'm a lifelong resident of St. Charles, my parents and grandparents (Ramonts & Carlsons) also spent their lives here, 2 other siblings still here as well. I've volunteered at parades, the park district etc. and always support local business and activities. I've moved away a couple times- TX & FL, but always came back for the great community. And the perk of being close 'ish to Chicago without our town being, say, Naperville or Rosemont. No offense to them but St. Charles has always maintained it's small town charm & vibe, and I hear that often from envious out of towners.

But seeing the proposal for the old police station property a few days ago, and then attending the "meeting" at Alley 64, I'm so disillusioned at the proposed developments. I own a home on Park Ave. above Pottawatomie, so of course it's close, and I can't imagine why you'd stick such a giant development on this pristine treasure! Except for money. But that's not why people who love this town live here. That type of development would murder the whole vibe of the park, riverfront, downtown. What about the old mall and other spots? —much better suited for that type of development. I sent out an email to a bunch of St. Charles folks (I play music and maintain a mailing list) and EVERY ONE of them was appalled, sad & angry, and echoed how they thought it would destroy that area and the town's charm- forget about the traffic etc. etc. NO one knew about it.

Please, PLEASE reconsider this and why we live here, and what a jewel that area is- for locals and visitors. I walk by there several times a week, and when it's nice out there's always folks strolling there, sitting on those benches etc. Please consider some open space, some green space, a place for reflection, art, music- something that's for the community, not for conventioneers or tourists. Though those ideas would certainly be a draw for visitors too, such a pretty spot.

I get that there's going to be growth and "progress", of course, but please don't sell our town, don't sell our charm and why we've made this home and lived & worked & supported & contributed.

Please don't rush this through- let's consider alternatives and try to include the community. I'm sure there was some discussion etc. but I or anyone else I've talked to this week had no idea developments were being entertained.

Thank you for your time-Dave Ramont From:
To: Conti, Tracey

Subject: Please share with mayor and City Council Date: Monday, October 3, 2022 10:58:49 AM

I am writing as a long time business owner in St Charles. I purchased the building that houses Town House Books and Cafe in 1992.

While I support the concept of developing the riverfront property surrounding the former police station, I do not support the proposals the city is currently reviewing.

The proposed buildings and development project is simply too massive and threatens to ruin the riverfront's beauty and accessibility.

Please, please consider other more appropriate ideas to best utilize this land. For the sake of our community and future residents.

Respectfully yours,

David Hunt

 From:
 Larry Zeno

 To:
 Conti, Tracey

Subject: Please share with mayor and city council Date: Sunday, October 2, 2022 6:55:42 PM

My family is totally opposed to the proposed riverfront development. If the mayor and city council approve this, I will sell my home that I have lived in for more than twenty years and leave St Charles. You will destroy the unique atmosphere in St. Charles and be like every other suburb in the area. If an election happens before I move, I will vote against the mayor and all city council members who vote for this proposal.

Lawrence and Carole Zeno



From: <u>Eileen Kanute</u>
To: <u>Conti, Tracey</u>

Subject: PLEASE SHARE WITH MAYOR AND CITY COUNCIL

Date: Wednesday, October 5, 2022 12:54:08 PM

I am not in favor of the current development plans for the north riverfront at site of old police station. The Frontier plan, especially is far too massive and dense for such a landlocked parcel.

- -There are only 3 roads out of that area, and two are into the adjacent neighborhood. There have been no traffic studies to determine where the traffic will go for a hotel, apartment complex, 4 restaurants, a large fitness center, and event space. I am also VERY concerned how it will affect bike path traffic. Our bike path essentially ends at Illinois street going north and cyclists, runners, and walkers, dogs, kids-everyone use this street and generally head up State Av to 3rd Av to connect to the river bike path. THIS WILL BE TOO DANGEROUS. There will be too much congestion. All answers to traffic concerns have been vague and short sited. Please plan for terrible traffic! Remember how bad Main St was before the Red Gate bridge? There is nothing you can do once you overbuild. Prepare ahead of time for our citizens please.
- -I am concerned that our city council is not following the 2020 comprehensive plan at all and seems to be pushing this proposal through quickly. Anything over the designated 50 feet is too high for this area. It will create a dark, walled River street. It has NO GREEN SPACE at all. What are you going to do with all of your trees? Do you know many of us enjoy your beautiful gardens there? A bandshell is great. Some plaza space is really cool. But please scale this back and keep the trees. FOLLOW THE 2020 PLAN
- -Most residents are clueless about this enormous costly plan. Most responses are that it "looks like Vegas". That is not the look most people want for the City of St. Charles. That definitely does not follow the historic look of the adjacent neighborhood. The residents there have to follow all sorts of guidelines. I think anything here should follow suit.
- Please take the time to publicize projects of this magnitude and cost so that all residents can attend meetings and voice their opinions. I follow your social media. I went to the city website. I had no idea you were this far along on anything at all. It is not ok to push things through and then scale back later if you have to. We want to think long term how to best use our riverfront. It is unique and beautiful. That area was literally the original historic district. I don't want Vegas there.
- -I am not at all in favor of giving this land away to the developer. I am also not in favor of giving \$20 million in tif money away to one developer. I heard a business owner say that it was frustrating that all tif money went to the 1st st development and "now we are going to give it all to one development?". I think the residents of St Charles need to be made aware of this before you vote on it.
- -It is not the responsibility of this parcel to make up for money lost from Pheasant Run. Please stop using that. This is an exceptional piece of property with great potential. There is no room here for a resort. If you want to develop a resort, put it out at the mall or somewhere NOT SO LANDLOCKED.
- It will be too crowded for our fire department. Spend time watching them pull the trucks in and out. How are they going to do that with the hotel entrance right there, cars going through to park int he 5 story parking garage, and bikes and pedestrians trying to get through too.
- -I also heard we had two wells here, a radon treatment and possible issues with the ground. Please do not vote "yes" to a development because they vaguely answered a question about those issues.. Make them do their due diligence FIRST please
- -Lastly. It is not ok to put a hotel in across the river from another hotel. Can we please be more original? I do not want to see a situation where the Hotel Baker or even this hotel goes out of business because we are so short sighted and want the money. No one wants empty buildings. I really did not like the "we can quickly change rooms to apartments if the hotel doesn't work" answer. Again, SO SHORT SIGHTED.

Please preserve the character of our riverfront. All four of the initial proposals were huge and did not at all follow the 2020 comprehensive plan. Please do not just "give" our riverfront away.

I appreciate what Frontier development has done with buildings in St. Charles. It has been great. The east side has so much action again. We love it. I appreciate the 1st AV project. It has also been great. It has created a ton of foot traffic in downtown, although I do not believe it is completely full yet. Please take your time, involve the community and follow the 2020 comprehensive plan.

Thank you, Eileen Kanute

-

From: Morgan
To: Conti, Tracey

Subject: Please share with mayor and city council **Date:** Wednesday, October 5, 2022 3:27:42 PM

I read the circular distributed at Alley 64 on Oct 4th.

I first want to express my desire to have a project like this replace the property that once housed the Police Department. We lost a major event venue with the failure of Pheasant Run and nothing to date has replaced it. While I won't mention it by name, the "other" hotel in downtown St. Charles, while having a famed ballroom, lacks the ability for large convention type events. The restaurant in this hotel is sub par at best and it is too small to attract name entertainment.

In early September, I attended a meeting where developer Curt Hurst, showed us his proposal. It really wasn't the development itself that struck me, I can see flaws in it with my untrained eye.

What impressed me and honestly all of those in attendance was his commitment to the city and his personal desire to bring something to our city that everyone can benefit from. He is LOCAL and he and his family are dug in here.

I hope he will be allowed a fair chance for revisions. I hope we can keep this project in the hands of a local businessman who has already brought so many enhancements to the city.

We are long time residents (46 years), we too are dug in and only want what is best for the city and all residents.

Darlene Morgan

From: Kanute, Michael J.
To: Conti, Tracey

Subject: PLEASE SHARE WITH MAYOR AND CITY COUNCIL

Date: Thursday, October 6, 2022 10:07:40 PM

I would like to register my STRONG OBJECTION to the proposed Frontier Development project on the riverfront at the site of the old police station.

I was born and raised in St. Charles and am a third generation resident of our city. I now live on the east side of the city with my spouse, Eileen, at the corner of State Avenue and Rt. 25, just four blocks from the proposed project. The proposed project is problematic and unacceptable for many reasons, some of which include:

- The proposed project not only fails to honor the Request for Proposal that the city issued, it completely ignores it. It violates the city's building height ordinance; it violates the 2020 Comprehensive Plan by failing to maintain open space along the riverfront; it is completely antithetical to the historic district on which the proposed building will sit and which encompasses the neighborhood directly to the east; and it ignores the standards and guidelines for building design set forth by the city in the RFP. The city's ordinances, the Comprehensive Plan, and the historic district were put together and enacted for a reason to preserve the character of our community. Why is this city council choosing to ignore all of these blatant violations? This project should never have made it past square one.
- Traffic. It is uncontested that this development will create massive traffic in fact, it is the intent of the project to create traffic for the benefit of all the proposed commercial establishments within the development. This traffic will overwhelm the intersection of First Avenue and Main Street and overwhelm traffic on the Main Street bridge. Further, the traffic will inevitably pass through the neighborhood to the east via State Avenue and Cedar Avenue, as well as Second Avenue and Third Avenue. This will change the character of that historic neighborhood which is populated by families with children, young couples, retirees, renters, and others who walk their dogs and ride their bikes on those streets.
- Why is this city council not doing anything to preserve our riverfront at this site? When the
 city sought community input through an urban planning group in meetings at the Baker
 Center for the five year strategic plan, there was a consensus among community members
 that the Fox River is the "crown jewel" of our town and it should be preserved at all costs. The
 proposed project will overpower, obstruct and privatize that riverfront parcel. That is
 unacceptable.
- Why is this city council even considering giving away this real estate to the developer at no cost, and underwriting this project in the amount of \$20 million?? The property currently belongs to the city, which means it belongs to the people of St. Charles. The Frontier Development proposal not only takes that parcel away from the people at no charge, we lose direct access, we lose views, and we lose a big part of the character of our downtown. If this city council wants to establish a legacy, it should be fighting to preserve the character of our riverfront, not racing to give it away.
- Finally, the appearance of this development, which many have characterized as looking like
 Caesar's Palace, does not at all fit in with the appearance or character of our city. It will stand
 out from every other building in our city, and not in a good way.

Finally, and importantly, in today's St. Charles Chronicle, page 59, there are several parcels listed on the Delinquent Tax List that I believe belong to Frontier Development, including St. Charles Idlehour LLC, STC Arcada LLC (3 parcels), and STC Morse LLC. The tax delinquency associated with those properties amounts to approximately \$85,000. Has the city looked into this? Good businesses pay their taxes. If this is accurate and this developer is tax delinquent, then I suspect the community will want to know that and be sure that the city has done its due diligence in investigating the current financial status of this developer before further considering this proposal.

I STRONGLY ENCOURAGE THE CITY COUNCIL TO REQUEST NEW PROPOSALS FOR THIS RIVERFRONT PARCEL THAT BETTER FIT THE PARCEL IN TERMS OF SIZE, SCOPE AND CHARACTER. THE FRONTIER PROPOSAL IS SIMPLY WRONG FOR THIS SITE AND WRONG FOR OUR COMMUNITY.

Mike Kanute



From: MaryAnn Maksinski To: Conti, Tracey

Subject: Please share with Mayor and City Council Friday, October 7, 2022 4:12:02 PM Date:

Attachments: petition comments jobs 34055292 20221007210246.xlsx

petition signatures jobs 34055292 20221007210236.xlsx

Re: Development of the former police department site

Petition on Change.org with title: More Green Space and Fewer High Rises

On Monday, July 25, there was a City Council meeting to review 4 sets of proposals submitted by developers for the former St. Charles police station. The council decided to go back to 2 developers to flush out the proposals further. The proposals include multi story buildings (residential, hotel and restaurants) and are very high density plans. Residents in attendance expressed concerns regarding parking, traffic, city wells, the dam -- and going directly to development instead of engaging the park district or forest preserve to retain public property. A council member stated that the land has no value and should be given to a developer. It is hard to believe that several acres of beautiful river-front property has no value. Residents also question if traffic impact, school impact, and fire department impact studies have been completed. Before we build hotels, shouldn't we consider giving people more reasons to visit St. Charles? Please sign this petition if you'd like to see alternative options such as open green space, beautiful gardens or interactive exhibits. To see the plans visit the city website for plans.

Attached you will find an update copy of signatures and resident's comments.

All the best, MaryAnn

petition_comments_jobs_34055292_20221007210246

Name	City	State	Postal Code	Country	Commented Date	Comment
MaryAnn Mak	St Charles	IL		US	2022-07-28	"I feel that it would be better to build high-rises on the old mall site and keep the riverfront green for the residents to enjoy."
Paula Mytych	St. Charles	IL	60175	US	2022-07-29	"More green space less buildings"
Lana Demes	Saint Charles	IL	60174	US	2022-07-31	"More green/nature…less big buildings."
Debra Nielsen	Geneva	IL	60134	US	2022-08-01	"The City of St. Charles has long called itself the Pride of the Fox. In the 1980's near this property the City dedicated a statue of a Pottawatomi Native American. They name the Statue Ekwabet - watching over. The river front should be maintained as open land. The property has long been owned by the City- creating further congestion in the downtown area takes away from the rivers beauty and the commitment to maintaining the river."
Suzanne K Myers	St Charles	IL	60174	US	2022-10-05	"I agree that the river should be a place to walk and enjoy the beauty. Hotel Baker doesn't need a huge new hotel as competition. Why not use Pheasant Run or the old mall for such density. Your latest development is hurting the beauty of STC."
Christina Cokinos	Geneva	IL	60134	US	2022-10-05	"More high rise buildings are not something pleasant to look at on our river front. The high rise on the west side blocks the first street natural light from the sun. We are a small, charming town and we should keep that in mind when we decide to build. In my opinion this isn't enhanced by high rise buildings that increase density for the area."
Sue Mroch	Saint Charles	IL	60174	US		"I sent the following email to Mayor Vitek on July 29, 2022 And I still think it's a good idea:"Lori,The purpose of my email is to recommend having a successful CULTURAL local artist exhibit such as the one in Wheaton that has been thriving for over 30 years:Link: "Home - The Dupage Art League" https://www.dupageartleague.org /a>Why just have 'art shows' when St. Charles can offer more than that!! We could have a section for student artist, classes, etc. Think of the awesome possibilities. Soooo cool!We could invite the director of the Dupage Art League to speak at one of the meetings to give specific details, financial information, what works and what didn't.Please give me your feedback and thoughts on how we can make this happen.Thank you.Sincerely""
Eric Mroch	Saint Charles	IL	60174	US	2022-10-05	"How would the current infrastructure support such a high density project? Once again, a proposed project being planned with streets that were never designed to handle large amounts of traffic."
Robert E. Carter	Saint Charles	IL	60174	US	2022-10-06	"I live @ 217 South 3rd Av. where we have stood up to Hurst development @ the Chamber of council site. Density is a manageable problem if the contractors can be held in check. Unfortunately, some of our elected officials believe that progress means lots more people & traffic without quality of life of the residents that are affected."

petition_signatures_jobs_34055292_20221007210236

Name	City	State	Postal Code	Country	Signed On
MaryAnn Maksinski	3			US	2022-07-28
Carol Rabe	Saint Charles	IL	60174		2022-07-28
	Saint Charles				
Margaret Gavin		IL 	60174		2022-07-28
jan kniewel	Chicago	IL	60639		2022-07-28
Catherine Collins	Saint Charles	IL	60174		2022-07-28
Barbara Gavin	Saint Charles	IL	60174	US	2022-07-28
Leah Beck	Saint Charles	IL	60174	US	2022-07-28
John Maks	Saint Charles	IL	60174	US	2022-07-28
Maria Smith	Saint Charles	IL	60174	US	2022-07-29
Juliet Manny	Saint Charles	IL	60174	US	2022-07-29
Paula Mytych	St. Charles	IL	60175	US	2022-07-29
Diane Goodman	Geneva	IL	60134	US	2022-07-29
Marybeth McGreevy	Saint Charles	IL	60174	US	2022-07-29
maureen allen	st. charles	IL	60174		2022-07-29
sandra kelly	Saint Charles	IL .	60174		2022-07-29
Mark Kelly	Saint Charles	IL	60174		2022-07-29
Charles Demes	Saint Charles	IL 	60174		2022-07-29
Bonnie Prokop	Geneva	IL 	60134		2022-07-29
Frank Snyder	Saint Charles	IL	60174		2022-07-30
Amy Snyder	Saint Charles	IL	60174		2022-07-30
Ellis Oakley	Altamonte Springs	FL	80233	US	2022-07-31
Flora Lucas	Saint Charles	IL	60174	US	2022-07-31
Debra Nielsen	Geneva	IL	60134	US	2022-08-01
Martha McBean	St Charles	IL	60174	US	2022-08-01
Rodney Allen	St. Charles	IL	60174	US	2022-08-03
Kimberly Marqui	Saint Charles	IL	60174	US	2022-08-03
Karen Johnsen	Saint Charles	IL	60174	US	2022-08-04
Sally Lind	Saint Charles	IL	60174	US	2022-08-04
Patricia Wheeler	Saint Charles	IL	60174	US	2022-08-04
Mary Sue Tranquilli	Saint Charles	IL	60175	US	2022-08-04
Amanda Miller	Saint Charles	IL	60174	US	2022-08-04
Emily Searcy	St Charles	IL	60174	US	2022-08-04
Joy Davidson	Geneva	IL	60134		2022-08-09
Nancy Teichmiller	Saint Charles	IL	60174		2022-08-09
Jam McChicken	St Louis		63123		2022-08-09
Matthew Rhead	Saint Charles	IL	60174		2022-08-09
Heather Rooney	Saint Charles	IL	60174		2022-08-10
Gene Piraino	Geneva	IL	60134		2022-08-11
	Saint Charles	IL	60174		2022-08-11
Rick Harrison					
Paul Peterson	Saint Charles	IL 	60174		2022-08-11
Paul Peterson	Arlington Heights	IL	60004		2022-08-11
Debra Owen	Saint Charles	IL	60174		2022-08-11
Elizabeth Rago	Saint Charles	IL	60174		2022-08-11
Barb Rowe	Saint Charles	IL	60174		2022-08-12
Julie Arnold	st charles	IL	60119	US	2022-08-13
Michael Heinrichs	Chicago	IL	60639	US	2022-08-13
Kathryn Baginski	Chicago	IL	60634	US	2022-08-13
Steve Dyon	Saint Charles	IL	60174	US	2022-08-14
SHANNON Giese	Chicago	IL	60634	US	2022-08-20
Sandra Ranney	Saint Charles	IL	60174	US	2022-08-25
Gary Glowacz	Gilberts	IL	60136	US	2022-08-25
Greg Taylor	Saint Charles	IL	60174	US	2022-10-05
Susan Lloyd	St. Charles	IL	60174	US	2022-10-05
Marilyn Shulski	Saint Charles	IL	60174	US	2022-10-05
Suzanne K Myers	St Charles	IL	60174	US	2022-10-05
Christina Cokinos	Geneva	IL	60134	US	2022-10-05
Eric Mroch	Saint Charles	IL	60175	US	2022-10-05
Sue Mroch	Saint Charles	IL	60174	US	2022-10-05
Susan Frankel	Saint Charles	IL	60174	US	2022-10-06
Robert Haley	Saint Charles	IL	60174		2022-10-06
Jennifer Mackey	St Charles	IL	60174		2022-10-06
Robert E. Carter	Saint Charles	IL	60174		2022-10-06
Nobell L. Galler	Jank Onancs	·-	00174		2022-10-00

From:
To: Conti, Tracey

Subject: Please share with Mayor and City Council Date: Priday, October 7, 2022 8:20:20 PM

Tell the City to request new proposals that protect our Riverfront.

Mary Lynn Yarter Resident of St Charles since 1978

Sent from the all new AOL app for iOS

 From:
 ROBERTO Avendano

 To:
 Conti, Tracey

Subject: Please share with mayor and city council Date: Sunday, October 9, 2022 7:48:10 PM

We would like to request new proposals that protect our riverfront. The development proposal we've seen is too big for our beautiful riverfront.

PLEASE protect our riverfront.

Thank you for listening,

Roberto Avendano

St. Charles IL Resident.

From: Darlene Kudron
To: Conti, Tracey

Subject: Please share with mayor and city council. **Date:** Tuesday, October 4, 2022 5:03:35 PM

TELL THE CITY TO REQUEST NEW PROPOSALS THAT PROTECT OUR RIVERFRONT.

From: pauline berberian
To: Conti, Tracey

Subject: Please share with mayor and city council. Body: Tell the city to request new proposals that protect our riverfront!

Date: Tuesday, October 4, 2022 6:07:18 PM

Tell the city to request new proposals that protect our riverfront!

From: <u>Eileen Kanute</u>
To: <u>Conti, Tracey</u>

Cc: <u>Michael J. Kanute</u>; <u>Paul McMahon</u>; <u>Dean Bemis</u>; <u>Trish Alberico</u>

Subject:Please share with Mayor and City CouncilDate:Friday, October 7, 2022 12:02:51 PMAttachments:Riverfront Petition Signatures.pdf

petition comments jobs 34597483 20221007163452.csv petition signatures jobs 34597483 20221007163444.csv

We would like to present the signatures collected from just !0/1-10/7 that are opposed the the riverfront development proposals- specifically the Frontier Development proposal. The online petition is still collecting more as I send this.. We have 153 paper signatures, 244 online signatures (and counting), 70 from another resident who started a petition after the July Plan Commission meeting that I will try to forward as well if possible. There are also comments from residents attached. There are three attachments. Thank you, Eileen Kanute

WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

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2. Sarah Marchaschi	60/34 (work in St Charles)
3. Sum Austin	GENEVA OL 60/34
4. JILL WALKER	St. Charles 60174
5. David Hunt	St charles, 60174
6. Julie Longo à	Elgin 60123 (work in st. Chas.)
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8. Martha madmell	Wayn, IL 160184
9. Tim Jeffreys	Wome / L 60184
10. Sharon Bergland	St. Charles 60174
11. Carol Lwanson	St. Charles 60174
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Frontier Rendering Dam View



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WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

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11. From Stringer Genera, 12 (6013)

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7. CHARLES 60175



WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

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WE, the undersigned, think the buildings currently proposed at the riverfront are MASSIVELY INAPPROPRIATE for this site. We need the city to reconsider smaller, more appropriate options to complement this valuable public Fox River site for future generations.

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1. ZACHBRY COCTOF	St Charles
2 Kumberly Drab	Dr. St. Charles IL GO175
3 Joshua Willia	Chicas, de 60640
1 Jell Korak	St. Charles, IL 60174
3. Joshua Willix 4. Jeff Kozak 5. CLOE SMITH-WESTPHALL	STC.12 60175
6. Amanda Flick	StC. 1L 60174
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Name	City	State	Postal Cod Country	Commented E Comment
Margaret Showalter	Wayne	IL	60184 US	"I'm signing because this huge proposal has not received the necessary amount of research and scrutiny to deem it as as safe addition to a small neighborhood. Traffic flow issues, bike path issues, extraordinary \$\$ for developing property with no green space just concrete/asphalt and in direct contrast to the quaint river town that is \$\$ Charles and the small neighborhood that exists next to this 10/3/2022 monstrous structure"
Colleen Clay	South Elgin	IL	60177 US	"Too big of a development for that space. Need to evaluate traffic flow, usage of 10/4/2022 bike / running paths."
Elizabeth Suwanski	St Charles	IL	60108 US	"Id like to see a space that compliments the riverfront rather than overwhelming it. Id like to see something more geared towards public use for the community 10/6/2022 rather than private use. And we should not lose green space."
Paula Tirado	Roselle	IL	60172 US	"I enjoy the Riverwalk area every time when visiting my sister. It is the prettiest riverfront around and is meant to be enjoyed by residents and visitors alike. It is a huge draw to people from all over and helps to stimulate the local economy. 10/6/2022 Please don't change the charm and beauty of St. Charles."

"The city of St Charles has a gem running through the center of it in the form of the Fox River and the green spaces lining it-perfect for public recreation, nature and interaction amongst the community. On any given day, you see the space frequently being used by families taking a stroll through the park with their kids and pets, people reading on benches and on picnic blankets in the grass looking over the river, people using the canoe/kayak launch and dock, biking, etc. Now a proposal that we take this community space AWAY from the community, gifting it to a developer for free and using community tax dollars to support? We already have enough wasted riverfront potential in the form of private businesses and parking lots lining the Fox (Salerno's ever so quaint weedy parking lot/dumpster showcase backed straight up to the river, anyone? The massive parking lot next door to that? The view across the river from the proposed development spot is a riverfront already completely composed of

A Peredna

US

10/6/2022 parking lots.) Why de"

"The last thing STC needs is another strip mall development right on the river. The fox is the biggest asset this city has and this would completely ruin the feel

Carol D'Alessandro	Saint Charles	IL	60174 US	the abandoned buildings we already have 1st. Replace all the bars with restaurants & shopping. People still want to be drawn to Town House boos & 10/6/2022 cafe, but not with that as their back drop."
Christine Hopper	McHenry	IL	60050 US	10/6/2022 "This is an awful addition to this quaint town."
Randy Tavierne	Saint charles	IL	60174 US	10/6/2022 "We want to keep the charm of our town!"

"We don't need to be another Naperville. This is why I moved from there. Fix up

"We need to stop putting buildings where people can enjoy the riverfront with Mandy Neitzel Elgin IL 60123 US 10/6/2022 parks and beautiful scenery not buildings."

Ellen Maglio US 10/6/2022 "Ellen J Maglio"

Christi Kessler	Saint Charles	IL	60174 US	10/6/2022 "I am against ruining the river front. This development is unnecessary."
Jackie Obrien	Saint Charles	IL	60174 US	10/7/2022 "We don't need such a large monstrous structures on our beautiful Fox River"
Sondra Carroll	St. Charles	IL	60175 US	"What is proposed will destroy a significant part of the beauty of St. Charles. 10/7/2022 Unbelievable this is even being considered."
Janet Swihart	Randle		98377 US	10/7/2022 "Be Legal. Be Smart."
Chris Parker	St Charles	IL	60714 US	10/7/2022 "This will"
Donald wleklinski	Terre Haute	IN	47803 US	10/7/2022 "Needs attention."
Catherine Sibert	Saint Charles	IL	60174 US	10/7/2022 "this is hideous"
Susan Hoppenrath	St. Charles	IL	60174 US	"Traffic is horrible already. Don't bring that name people into the area but, 10/7/2022 instead, a nice park or green space area for residents and visitors to enjoy."

Name	City	State	Postal Cod Country	Signed On
Eileen Kanute	Saint Charles	IL	US	10/3/2022
Steve Hunt	Saint Charles	IL	60174 US	10/3/2022
Dean Bemis	Saint Charles	IL	60174 US	10/3/2022
Beverly Miller	Saint Charles	IL	60174 US	10/3/2022
Patricia Pretz	St. Charles	IL	60174 US	10/3/2022
Margaret Showalte	r Saint Charles	IL	60174 US	10/3/2022
Laura Rice	Saint Charles	IL	60175 US	10/3/2022
Weston Maggio	Saint Charles	IL	60174 US	10/3/2022
Greg Gabrels	Geneva	IL	60134 US	10/3/2022
Deborah Schaub	St Charles	IL	60174 US	10/3/2022
Adam Kaluba	Burleson	TX	76028 US	10/4/2022
Colleen Clay	South Elgin	IL	60177 US	10/4/2022
Maureen Hughes	St Charles	IL	60174 US	10/4/2022
David Ligon	Salinas		93907 US	10/4/2022
Becky Groth	Saint Charles	IL	60174 US	10/4/2022
Jenifer Maggio	Saint Charles	IL	60174 US	10/4/2022
Robert J. Hughes	St. Charles	IL	60174 US	10/4/2022
Richard Becker	Chicago	IL	60634 US	10/4/2022
Natalia LaVallie	St Charles	IL	60174 US	10/5/2022
Elizabeth Suwanski	Bloomingdale	IL	60108 US	10/6/2022
Marissa Barker	St Charles	IL	60174 US	10/6/2022
Adam Suwanski	St Charles	IL	60174 US	10/6/2022
David Thomas	St charles	IL	60174 US	10/6/2022
Paula Walters	Streamwood	IL	60107 US	10/6/2022
A Peredna			US	10/6/2022
Trish Alberico	St Charles	IL	60174 US	10/6/2022
Jamie Kindahl	Chicago		60641 US	10/6/2022
Bri Young	Bloomingdale	IL	60108 US	10/6/2022
Roman Kopytko	St Charles	IL	60174 US	10/6/2022
Dan Procaccio	St. Charles	IL	60140 US	10/6/2022
Josie Kropp	Saint Charles	IL	60174 US	10/6/2022
Kelly Sieczkowski	Elgin	IL	60124 US	10/6/2022
Ashley Faklaris	Schaumburg	IL	60193 US	10/6/2022
Dana Salkowski	Plainfield	IL	60586 US	10/6/2022
Samantha Schmitt	Streamwood	IL	60107 US	10/6/2022
Dove Thiselton	Saint Charles	IL	60174 US	10/6/2022
Sofia Celis	Bakersfield		93307 US	10/6/2022
Niyah B	Cicero		60804 US	10/6/2022
Victor Hun	Litle rock		72204 US	10/6/2022
Arlen Espinoza	Antioch	CA	94509 US	10/6/2022
Dave Ramont	Saint Charles	IL	60174 US	10/6/2022
Kris Nims	Geneva	IL	60134 US	10/6/2022
David Nelson	Geneva	IL	60134 US	10/6/2022
Zinnia L Romero	Fontana		92336 US	10/6/2022
Maribel Pelcastre	Redwood City		94063 US	10/6/2022
Maricela Sosa	Freeport		61032 US	10/6/2022
Amilcar Ferrufino	Fort Washington		20744 US	10/6/2022
Irlene Beauvais	North Bergen		7047 US	10/6/2022
Norma Quezada Ga	Fullerton		93535 US	10/6/2022
Sarah Marcheschi	Geneva	IL	60134 US	10/6/2022

Donico Blaczynski	Elburn	IL	60119 US	10/6/2022
Denise Blaszynski Pam Ritchie	Geneva	IL IL	60134 US	10/6/2022 10/6/2022
Scott Johnson	St. Charles	IL	60174 US	10/6/2022
Haley Doherty	Chicago	IL	60175 US	10/6/2022
Mari LaCasse	Saint Charles	IL	60175 US	10/6/2022
Emily Tipping	Warrenville	IL	60555 US	10/6/2022
Rich Spaniol	Chicago	IL IL	60618 US	10/6/2022
•	SAINT CHARLES	IL	60175 US	10/6/2022
Rick Lupo M Gaffney	Saint Charles	IL	60174 US	10/6/2022
Pam Johnson	Saint Charles	IL	60174 US	
	St charles	IL IL	60174 US	10/6/2022
Sandy Hoske		IL IL	60624 US	10/6/2022
Lisa Cherep	Chicago			10/6/2022
Stephen Bruesewitz		IL	60174 US	10/6/2022
Jeff Johnson	Saint Charles	IL II	60174 US	10/6/2022
Nicole Bowen	Lisle	IL	60532 US	10/6/2022
Julian Smith	Pittsburgh		15221 US	10/6/2022
Tom DeBates	Geneva	IL	60134 US	10/6/2022
Stefanie Kryger	St. Charles	IL	60174 US	10/6/2022
Kasra Pirali	24 16 1		US	10/6/2022
Cecy Portillo	Medford		2155 US	10/6/2022
Madi Miller	Oshkosh		54901 US	10/6/2022
gloria Beltran	Fort Walton Beach		32548 US	10/6/2022
THOMAS Abraham			60053 US	10/6/2022
aimee ross	SLC		84124 US	10/6/2022
Chad Carls	Prospect Heights	IL 	60070 US	10/6/2022
Dan Hoske	St Charles	IL	60174 US	10/6/2022
monica Smith	Elburn	IL	60119 US	10/6/2022
Colleen Martini	Bartlett	IL	60103 US	10/6/2022
Ed Lowrie	Wheaton	IL	60187 US	10/6/2022
Timarie Padilla	St Charles	IL	60178 US	10/6/2022
Michelle Meyer	Geneva	IL	60134 US	10/6/2022
Tom Jancauskas	Saint Charles	IL	60174 US	10/6/2022
Chance Hansen	St. Charles	IL	60175 US	10/6/2022
ken marcheschi	Geneva	IL	60134 US	10/6/2022
Robert Kuhn	Vista	CA	92084 US	10/6/2022
James Kuhn	Saint Charles	IL	60174 US	10/6/2022
Teresa Guadarrama	Austin		78723 US	10/6/2022
Maria Pineda	Lathrop		95330 US	10/6/2022
Samira Fayza	Arlington		76010 US	10/6/2022
Hector Machorro	Bakersfield		93307 US	10/6/2022
Paul Martin	Brooksville		34614 US	10/6/2022
Marcus Gaston	Wayne		19087 US	10/6/2022
Kaylee Huyser	Saint John		46373 US	10/6/2022
Sondra Hansen	Chicago	IL	60623 US	10/6/2022
Jane Kuhn	Vista	CA	92084 US	10/6/2022
Michael Alberts	St. charles	IL	60174 US	10/6/2022
Tracy Ryder	St Charles	IL	60174 US	10/6/2022
Jeff Jones	Downers Grove	IL	60515 US	10/6/2022
Becky Wolf	Saint Charles	IL	60174 US	10/6/2022
Carrie Auwaerter	St Charles	IL	60174 US	10/6/2022
Liz Rudes	Saint Charles	IL	69174 US	10/6/2022

maureen allen	st. charles	IL	60174 US	10/6/2022
Linda Castro	Chicago	IL	60602 US	10/6/2022
Katherine Kuhn	Milwaukee	WI	53209 US	10/6/2022
Cindy Jarchow	Saint Charles	IL	60174 US	10/6/2022
Carol Dalessandro	Glenview	IL	60025 US	10/6/2022
Lori-Ann Sachonchi		IL	US	10/6/2022
MaryAnn Mak	St Charles	IL	US	10/6/2022
Melinda Bossenga	Geneva	IL	60134 US	10/6/2022
Gerry Thiele	Saint Charles	IL	60174 US	10/6/2022
Karen Graf	St. Charles	IL	60175 US	10/6/2022
Robert Auwaerter	St Charles	IL	70174 US	10/6/2022
Kristie Domain	Saint Charles	IL	60174 US	10/6/2022
Leslie McKnight	Saint Charles	IL	60174 US	10/6/2022
Veronica Galloway	St. Charles	IL	60174 US	10/6/2022
Brian Graf	Saint Charles	IL	60174 US	10/6/2022
Joe Cannizzaro	St Charles	IL	60175 US	10/6/2022
Carrie Basic	Saint Charles		60174 US	10/6/2022
Robyn Komerska	Saint Charles	IL	60174 US	10/6/2022
Lisa Hall	Elgin	IL	60124 US	10/6/2022
Christine Hopper	McHenry	IL	60050 US	10/6/2022
Sheryl Emralino	Saint Charles	IL	60174 US	10/6/2022
Melissa Hopkins	Chicago	IL	60630 US	10/6/2022
Rne Lap	Lisle	IL	60532 US	10/6/2022
anna hopkins	st charles	IL	60174 US	10/6/2022
JARED HOPKINS	St.charles	IL	60174 US	10/6/2022
Etzar Cisneros	Birmingham	AL	35206 US	10/6/2022
Kathleen Trayser	Saint Charles	IL	60174 US	10/6/2022
beth nelson	saint charles	IL	60174 US	10/6/2022
Pam Wojcik	Geneva	IL	60134 US	10/6/2022
Valerie Sterk	Saint Charles	IL	60174 US	10/6/2022
Brianna Caputo	Saint Charles	IL	60174 US	10/6/2022
Jeanine Holtsford	St Charles	IL	60175 US	10/6/2022
Zachary Fisher	Saint Charles	IL	60174 US	10/6/2022
Jessica Fredricks	Saint Charles	IL	60174 US	10/6/2022
Ryan Young	Geneva	IL	60134 US	10/6/2022
Dana Dolatowski	Saint Charles	IL	60174 US	10/6/2022
Jill Walker	Rolling Meadows	IL	60008 US	10/6/2022
duke wagner	Mukwonago	WI	53149 US	10/6/2022
Radhika Gustafson	Geneva	IL	60134 US	10/6/2022
Randy Tavierne	Saint charles	IL	60174 US	10/6/2022
Nick Nielsen	Saint Charles	IL	60174 US	10/6/2022
Heather Gebhardt	Geneva	IL	60134 US	10/6/2022
Greg Schorsch	Chicago	IL	60634 US	10/6/2022
Elise Jaquith	St. Charles	IL	60174 US	10/6/2022
Anissa Lobrillo	Saint Charles	IL	60174 US	10/6/2022
Diane Crater	St. Charles	IL	60174 US	10/6/2022
	Saint Paul	MN	55104 US	
Megan Keck Jonathan Keck		IL	60613 US	10/6/2022 10/6/2022
Holli Goode	Chicago Saint Charles		60174 US	
	Littleton	IL CO		10/6/2022
susan puccio		CO IL	80120 US 60123 US	10/6/2022
Mandy Neitzel	Elgin	IL	00123 U3	10/6/2022

Ellen Maglio			1	US	10/6/2022
Deborah Savegnago	Lake Zurich	IL	60047		10/6/2022
Christi Kessler	Saint Charles	IL	60174		10/6/2022
Julie Potzick	Saint Charles	IL	60175		10/6/2022
Bonnie Marinucci	Saint Charles	IL	60174		10/6/2022
Anthony C	Woodstock	IL	60098		10/6/2022
Marguerite Taulbee		IL	60174		10/6/2022
Colleen Steinkellner		IL	60177		10/6/2022
Marcy Berry	Saint Charles	IL	60174		10/6/2022
B Marquis	St. Charles	IL	60174		10/6/2022
Jackie Obrien	Saint Charles	IL	60174		10/7/2022
Licy Cua	Quezon City	12		Philippines	10/7/2022
Lisa Macaione	St. Charles	IL	60174		10/7/2022
Jeff Fender	St Charles	IL	60175		10/7/2022
john oconnor	Batavia	IL	60510		10/7/2022
Henry Wildberger	Seattle	WA	98118		10/7/2022
Vicky Zionts	Elburn	IL	60119		10/7/2022
Liz Hadley	Saint Charles	IL	60174		10/7/2022
Nancy Alcorn-Kell	St. Charles	IL	60174		10/7/2022
Lina Royer	Saint Charles	IL	60174		10/7/2022
Meggan Patel	Saint Charles	IL	60174		10/7/2022
Sharon Langland	Chicago	IL	60639		10/7/2022
Mary Jo Kohlhagen	_	IL	60174		10/7/2022
Emily Whittaker	Saint Charles	IL	60174		10/7/2022
Tiffany Jendrzejczyk		FL	35977		10/7/2022
Amanda Matejko	Saint Charles	IL	60174		10/7/2022
Monique Gresser	South Elgin	IL	60177		10/7/2022
Diana beth	griffith	IN	46319		10/7/2022
Sondra Carroll	St. Charles	IL	60175		10/7/2022
Janet Swihart	Randle		98377		10/7/2022
Sharon Bruett	South Elgin	IL	60177		10/7/2022
Jeri Williams	Easley	SC	29640		10/7/2022
Katharine Gomez	Chicago	IL	60656		10/7/2022
Sam Liesen	Saint charles	IL	60175		10/7/2022
Vickie Weilbacher	Bartlett	IL	60103		10/7/2022
Rebecca Plass	Saint Charles	IL	60174		10/7/2022
Elicia Spotts	Spokane	WA	99205		10/7/2022
Heidi Nielsen	Saint Charles	IL	60174		10/7/2022
Joshua Hoske	St. Charles	IL	60174		10/7/2022
Chris Parker	St Charles	IL	60714		10/7/2022
Gary Noth	Lovell	WY	82431		10/7/2022
Julia Klotz	Bloomingdale	IL	60108		10/7/2022
Josie Baker	Vine Grove	KY	40175		10/7/2022
Carol Vonderhaar	Saint Charles	IL	60174		10/7/2022
Donna Koziol	Saint Charles	IL	60175		10/7/2022
Michelle Page	Saint Charles	IL	60175		10/7/2022
Donald wleklinski	Terre Haute	IN	47803		10/7/2022
Cade Herman	Oak Ridge	NJ	7438		10/7/2022
Joshua Curphey	Peterborough			US	10/7/2022
Colleen Makare				US	10/7/2022
Ethan Nims	Chicago	IL	60624		10/7/2022
-	J		 -		, ,

pamela hamilton	Palo Cedro	CA	96073 US	10/7/2022
Catherine Sibert	Saint Charles	IL	60174 US	10/7/2022
Alyssa Carter	St. Charles	IL	60174 US	10/7/2022
Jennifer Leisner	St. Charles	IL	60174 US	10/7/2022
Nicole Adesso	Saint Charles	IL	60174 US	10/7/2022
Devon Pavlek	Chicago	IL	60640 US	10/7/2022
Susan Hoppenrath	St. Charles	IL	60174 US	10/7/2022
K C Sunbeam	New York	NY	60174 US	10/7/2022

From: Peter Malone
To: Conti, Tracey

Subject: Please Share With The Mayor and City Council Date: Tuesday, October 4, 2022 3:14:59 PM

PLEASE don't put high-rise buildings next to the river. Don't make the mistakes Aurora and Elgin did. In their downtown areas, the river is like a canyon.

Developers naturally seek "the highest and best use" of every site. They will build the tallest buildings allowed, whether they are DESIRED or not.

Rather, make allowable building heights LOWEST next to the river and allow greater building heights only as a function of the DISTANCE from the river.

If you want to allow 8-story buildings, allow them only several blocks from the river.

When we moved to St. Charles - in the last century - we found the VISTA available across the river to be fabulous! You could see from one riverbank to the other. The "small town CHARM and atmosphere" were enticing.

The town had authentic CHARM. That CHARM is more valuable to St. Charles than the modest "bump" in real estate tax revenue - as a percent of the TOTAL revenue - which the development would provide.

That new real estate tax revenue from this development would come at the expense of additional PROBLEMS, e.g., increased TRAFFIC congestion (where is the traffic impact study in this proposal?), "urbanization" of our downtown (loss of much of the town's CHARM), increased "housekeeping" requirements, etc.

Since then, several developments have spoiled parts of that vista. PLEASE don't make it worse! Please DENY the proposed Riverfront Development Petition.

As St. Charles residents, we WANT downtown St. Charles to be a SMALL TOWN environment.

Then consider proposals which would preserve and enhance our "small town charm," without high-rise buildings or the City having to contribute millions of dollars and acres of land to the development.

Thanks for letting us express our opinions,

Pete & Betty Malone

From: <u>Clancy</u>
To: <u>Conti, Tracey</u>

Subject: Please share with the mayor and city council **Date:** Thursday, October 6, 2022 8:06:03 AM

Dear Mayor Vitek and City Council Members:

We are requesting that the City Council and Planning Commission postpone the developer selection on 10/10/22 for the old police station riverfront property site to a later date until the following concerns that we along with fellow residents share and want to see resolved prior to the final selection:

- 1) Results from a thorough traffic study addressing and resolving possible Fire Station and Pottawatomie Park inaccessibility concerns which includes the anticipated increase in traffic congestion on 5th Ave, 3rd Ave, 2nd Ave, State, Cedar, Main with all their connecting streets.
- 2) Reduction in size of the proposed buildings which currently exceed height restrictions.
- 3) Redesign buildings to better fit the aesthetic and size of the location.
- 4) Maintain Fox River vistas.
- 5) Include more green space.
- 6) Address possible public access issues from the city surrendering ownership, of what is likely the jewel of St. Charles, to a private entity.
- 7) Address and resolve the possible boat dock, rooftop amenities, and the plaza increasing NOISE levels in the Fox River Valley.

Thank you for your time and consideration,

Karen and Tim Clancy

From: <u>Dean Bemis</u>
To: <u>Conti, Tracey</u>

Subject: Please Share with the Mayor and City Council Date: Friday, October 7, 2022 11:38:24 AM

Attachments: National Park Service Standards-Historic Properties.pdf

I have attached the National Park Service, Secretary of the Interior's Standards for the treatment of Historic Properties. The Frontier proposal for the riverfront property violates EVERY standard for new construction and should not be approved as new construction in our Central Historic District! Please see the information in the attached document under "NEW CONSTRUCTION". The Frontier Proposal should not be approved by the Historic Preservation Commission:

Under the National Park Service, Secretary of the Interior's Standards for the Treatment of Historic Properties.

Should be referenced in City Code covering the Historic District.

Used by the Historic Preservation Commission as the standards regarding decision making.

In the case of a request from a petitioner that will be for whatever reason disapproved by the HPC the reason for disapproval is related directly to the standard(s) used. The wording in the City Code vs. Department of Interior might not be the same but the intent is.

Dean Bemis, Resident, Tax Payer, and Voter

是一个大型,这一个大型,我们就是一个大型,我们就是一个大型,我们就是一个大型,我们就是一个大型,这一个大型,这个大型,这个大型,这个大型,我们就是一个大型,我们 第一个大型,我们就是一个大型,我们就是一个大型,我们就是一个大型,我们就是一个大型,我们就是一个大型,我们就是一个大型,我们就是一个大型,我们就是一个大型,我们

Planning Successful Rehabilitation Projects

Acquired Significance and Standard 4

Continued Historic Use and

Standard 1

Windows

Evaluating Historic Windows for Repair or Replacement

Replacement Windows that Meet the Standards

Documentation Requirements for Proposed Window Replacement

Interior treatments

Identifying Primary and Secondary Interior Spaces in Historic Buildings

Changing Secondary Interior Spaces in Historic Buildings

Historically-Finished Secondary

Spaces-Avoiding Problematic Treatments at Project Completion

Subdividing Assembly Spaces in Historic Buildings

Retaining Corridors and Other Circulation Spaces in Historic Buildings

Interior Spaces, Features, and Materials in Highly Deteriorated Condition and Standard 2

New additions and related new construction

New Additions to Historic Buildings

New Construction within the Boundaries of Historic Properties

Modern requirements and new technologies and materials

Codes and Regulatory Requirements for Rehabilitating Historic Buildings

Energy Efficiency, Sustainability, and Green Building Practices in Historic Buildings

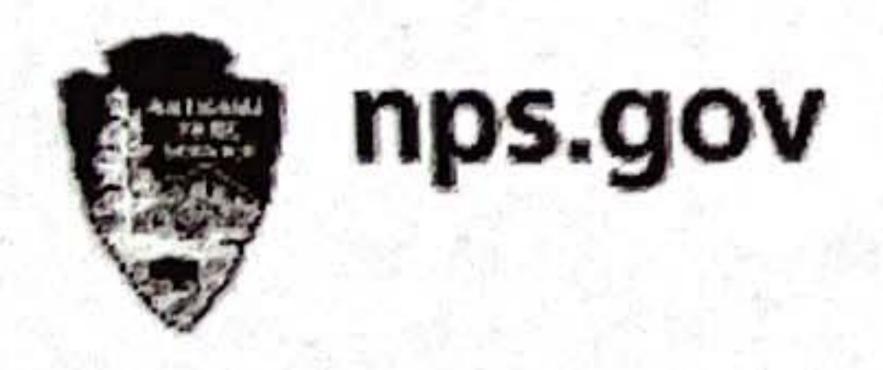
Evaluating Substitute Materials in Historic Buildings

New Construction within the Boundaries of Historic Properties

It is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. According to the <u>Secretary of the Interior's Standards</u> for <u>Rehabilitation – Standard 9</u> in particular – and the <u>Guidelines for Rehabilitating Historic Buildings</u>, new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property's setting.

In addition, the following must be considered:

- Related new construction including buildings, driveways, parking lots, landscape improvements and other new features must not
 alter the historic character of a property. A property's historic function must be evident even if there is a change of use.
- The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.
- Protecting the historic setting and context of a property, including the degree of open space and building density, must always be
 considered when planning new construction on an historic site This entails identifying the formal or informal arrangements of buildings
 on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally
 surrounded by open space must not be crowded with dense development.
- In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings
 must not be isolated from one another by the insertion of new construction.
- As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must
 be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must
 be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic
 buildings elsewhere on site and to avoid creating a false sense of historic development.
- The limitations on the size, scale, and design of new construction may be less critical the farther it is located from historic buildings.
- As with additions, maximizing the advantage of existing site conditions, such as wooded areas or drops in grade, that limit visibility is highly recommended.
- Historic landscapes and significant viewsheds must be preserved. Also, significant archeological resources should be taken into
 account when evaluating the placement of new construction, and, as appropriate, mitigation measures should be implemented if the
 archeological resources will be disturbed.



EXPERIENCE YOUR AMERICA"

From: Dean Bemis
To: Conti, Tracey

Cc: Paul McMahon; Eileen Kanute; Eileen Kanute

Subject: Please share with the mayor and the city Council

Date: Wednesday, October 5, 2022 9:19:22 AM

I am objecting to the way the city council and the mayor are handling the proposed development on our riverfront at the site of the old police station. I get the distinct feeling they're trying to ramrod this Frontier proposal through before anyone has a chance to consider it carefully. in short, I see four fatal flaws in the Frontier proposal:

It's too darn big! The city code calls for a height of 50 feet and this is over 85 feet. This cannot stand and the developer needs to revise his plan. It is a 4 acre development of which 2 acres are solid slab concrete that he labels a pavilion area.

The 2020 Revised Comprehensive Plan for the city of Saint Charles calls for green spaces as part of any proposal to develop the riverfront. This has none and also must be revised.

The crazy amount of traffic that 4 restaurants, a convention event center, a hotel and a residential section would bring to this quadrant of our city will be tragic. There has been no comprehensive study of the effect on traffic that a complex of this enormous size would bring into the area.

At \$190 million, with the city kicking in 20 million and giving away our most valuable asset(riverfront property), This cost is unacceptable!!!

Although the Murphy plan needs to have the façade of the project more creatively rendered, the Murphy project can be completed at a reasonable cost to the city, is 50 feet tall, allows for adequate green spaces between the river and the building, and is residential with parking for residence underneath the building. This plan could also allow for a nice restaurant, adequate to serve both the residence and the city. My vote is to ask the Murphy group to do a more decorative façade for the building and Proceed with that proposal.

Let's put the brakes on this process and carefully reconsider the two remaining proposals. The other option would be to scrap all four proposals and write non-negotiable set of requirements for any proposal.

Dean Bemis, resident, taxpayer, and voter!

Sent from my iPhone

From: Sue DellaFranco
To: Conti, Tracey

Subject: Please with mayor and city council **Date:** Monday, October 10, 2022 5:11:24 PM

I think we have better options for the \$20 million in city funding going towards the STC River Project... Why isn't this being positioned at the ghost town of Charlestowne Mall? Use this space to build apartments, restaurants and hotels where guests can be shuttled downtown on trollies which would maintain the charm of the city? What did the traffic study show? It's already a nightmare to go through downtown on weekends or during rush hour. Why would we add more congestion there?

We need other ideas for the riverfront space that fits the charm of downtown. This does not.

Respectfully,

Sue DellaFranco

From: Susan Lloyd
To: Conti, Tracey

Subject: Proposed development of former police department site

Date: Wednesday, October 5, 2022 10:14:43 AM

My name is Susan Lloyd. I live at

I am writing today be cause I have very serious concerns about redevelopment plans for the site of the former police station and other parts of the city property along the River.

My experience living in this neighbor hood tells me that the volume of traffic that would be generated by any of the 5 proposed developments would seriously affect the area! First of all, the main fire station is right across the street from this property. I assume that at sometime in the future the fire station would be moved out if it's current location due to traffic congestion. Not what I would consider a smart move. Second, my experience with parades and festivals shows that traffic is untenable during these events however they are limited in duration and so the residents of St. Charles tolerate the traffic.

Bringing a development with so many new residents with cars and a lack of public transportation would be a constant traffic issue for my neighborhood, the fire department and downtown St. Charles.

I do see the need for development and change in our city. I do not think this development will benefit anyone in St. Charles.

I recommend you go out during a parade or festival and look at the flow of traffic in my neighborhood! I think you will agree that there is not enough room to accommodate the number of cars which will be associated with this kind of development.

Thank you for your consideration.

Susan M Lloyd

 From:
 Judith Loof

 To:
 Conti, Tracey

Subject: Riverfront Development

Date: Monday, October 10, 2022 10:38:36 AM

Alderman and Mayor:

I think all of you need to ask yourself why we live in St. Charles, and will the current proposals destroy that. Don't know all your answers, but Madam Mayor I know it destroys the reason that you told me at the Corcoran's fund raiser for Anderson's Animal Shelter when you first bought your house on Third Avenue.

The current proposals are not right for St. Charles. DON't DO IT!!

You should consider leasing a portion/all the area to be developed on a long term lease, 50 to 100 years. Like the federal government did with post office to Trump in Washington D C. (Being able to retain control of property for public use and not give control to private corporation) Advantage is you would have an income producing property rather than an unknown expense.

Will Loof,

Sent from my iPhone

 From:
 Gloria Klimek

 To:
 Conti, Tracey

Subject: Riverfront Development

Date: Wednesday, October 5, 2022 12:35:35 PM

I am strongly opposed to the projects chosen for further consideration of the riverfront site north of the municipal building. The bloated out of place development proposal submitted by Frontier Development stands out for its audacious request for \$20,000,000.00 of taxpayer money in addition to public land give away for a private project to enrich the developer. There are several sound reasons to reject the proposals submitted so far: the loss of green/open space in downtown St. Charles for the citizens and visitors, the threat of increased traffic both during construction and after building, the excessive height of the buildings that totally ignore the strategic plan recommendations, the aforementioned giveaway of public land and taxpayers' dollars. I implore you to rectify the mistake made in choosing even two of the outrageous projects and open up the submittal process with tighter guidelines more appropriate to St. Charles riverfront.

Please share my comments with Mayor Vitek and the St. Charles City Council

Gloria Klimek, 37 year resident homeowner at

Sent from Mail for Windows

From: DAVID GARAGIOLA

To: Vitek, Lora; Kalamaris, Bill; Bongard, Ryan; Pietryla, David; Lencioni, Paul; Wirball, Bryan; Bessner, Edward;

Weber, Steve; Conti, Tracey; Bancroft, Todd; rsilkatis@stcharlesil.gov; Payleitner, Rita

Subject: Upcoming City Council Meeting 10/10/2022

Date: Upcoming City Council Meeting 10/10/2022

Thursday, October 6, 2022 7:37:47 PM

We understand that the city council will be choosing the developer for the proposed riverfront project at the old police station site on 10/10/2022. We are writing to express our support for the choice of Frontier Development & Curt Hurst.

We feel that it is very important to choose a developer who lives in the community and has demonstrated a deep commitment to keeping St. Charles a unique and special place for all to enjoy. Mr. Hurst and Frontier Development are best positioned to address the many concerns of the community, and take these into account, as the riverfront project is modified going forward.

Recently, there have been community meetings to discuss the initial concept proposal submitted by Frontier Development. The residents have brought up many legitimate concerns such as traffic, parking, green space, proposed building height and density, pedestrian safety, land ownership and TIF funding. Unfortunately, there has been some misinformation spreading through the community about this proposal that has angered residents. Some are demanding that the entire project be put on hold. We would strongly encourage the city council to avoid delaying the process any further and select Frontier Development at your next meeting. There will be ample time to address the many concerns of our residents with the developer and the city as the process moves forward in the coming months. The final design will be the result of input from many interested parties, and compromise from all, to achieve the ultimate goal of a special place for everyone to enjoy.

In conclusion, the upcoming meeting should only focus on choosing a final developer for the riverfront project. We implore you to choose Frontier Development and Curt Hurst for this purpose since they are in the best position to listen, compromise and modify the plan for the benefit of all who live and visit St. Charles.

Sincerely, Dave and Maggie Garagiola