

**AGENDA**  
**ST. CHARLES CITY COUNCIL MEETING**  
**RAYMOND P. ROGINA, MAYOR**

**MONDAY, AUGUST 3, 2015 – 7:00 P.M.**  
**CITY COUNCIL CHAMBERS**  
**2 E. MAIN STREET**

1. **Call to Order.**
2. **Roll Call.**
3. **Invocation.**
4. **Pledge of Allegiance.**
5. **Presentations:**
  - Proclamation honoring Kyle Frederick Werner on his achievement of attaining Eagle Scout (Troop 1).
  - Proclamation honoring Adam Dietrick Norris on his achievement of attaining Eagle Scout (Troop 1).
  - Proclamation declaring Sunday, August 16 as the dedication date for the sculpture *Reflections* and for the Volunteer Plaza.
6. **Omnibus Vote. Items with an asterisk (\*)** are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.
- \*7. Motion to accept and place on file minutes of the regular City Council meeting held on July 20, 2015.
- \*8. Motion to approve and authorize issuance of vouchers from the Expenditure Approval List for the period 07/06/2015 – 07/19/2015 of in the amount of \$6,661,644.86

**I. New Business**

**II. Committee Reports**

- A. **Government Operations**
- \*1. Motion to accept and place on file minutes of the Government Operations Committee meeting held on July 20, 2015.
- \*2. Motion to approve funding allocation requests for the St. Charles 708 Mental Health Board for FY2015/16.
- \*3. Motion to approve funding allocation schedule of the Visitors Cultural Commission for FY2015/16 and the related funding agreements.
4. Motion to approve an **Ordinance** Amending Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages,” Section 5.08.250 “Regulations Applicable Generally, Item Q. Licenses – Curb/Drive-Through Service” of the St. Charles Municipal Code.

**B. Government Services**

- \*1. Motion to accept and place on file the Minutes of the June 22, 2015, Government Services Committee Meeting.
- \*2. Motion to accept and place on file the Minutes of the July 27, 2015 Government Services Committee Meeting.
- \*3. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to execute a Non-Exclusive License Agreement with the Camp Kane Heritage Foundation for the Maintenance, Promotion and Operation of the Jones Law Office.
- \*4. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to award the Bid for the Purchase of a Spray Injection Road Repair Machine to Hampton Equipment, Inc.
- \*5. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to award the Bid for Storm Sewer Point Repair Services to J&S Construction Sewer & Water.
- \*6. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to approve a Purchase Order with CG Power Systems for Prairie Street Substation Transformer.
- \*7. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to approve a Real Estate Purchase Agreement for 811 Illinois Avenue.
- \*8. Motion to approve A **Resolution** Requesting the Closure of Routes 64 and 31 for the St. Charles East and North High School Homecoming Parades.
- \*9. Motion to approve Amplification (North High School only), and Closure of Parking Lot "B" for St. Charles East and North High School Homecoming Parades.
- \*10. Motion to approve Street and Parking Lot Closures and Amplification for the 2015 Scarecrow Festival.
- \*11. Motion to approve an **Ordinance** Amending Title 10 "Vehicles and Traffic", Section 10.11.2100 "Intersections Where Stop or Yield Required" of the St. Charles Municipal Code.
- \*12. Motion to approve an **Ordinance** Amending Title 10 "Vehicles and Traffic", Section 10.40.044 "Residential Parking Only on School Days" of the St. Charles Municipal Code.

**C. Planning and Development**

- \*1. Motion to accept and place on file minutes of the July 13, 2015 Planning & Development Committee.

**D. Executive Session**

- Personnel
- Pending Litigation
- Probable or Imminent Litigation
- Property Acquisition
- Collective Bargaining
- Review of Minutes of Executive Sessions

**E. Additional Items from Mayor, Council, Staff, or Citizens**

1. Motion to approve the release of minutes of executive sessions for the following dates:

August 3, 2015

Page 3

**City Council:** October 3, 2011 (partial release – Section 2), October 1, 2012 (partial release, pages 1-7), August 5, 2013 (partial release – Section 2), January 21, 2014, February 18, 2014, June 16, 2014 (partial release – Issue 1)

**Government Operations Committee:** October 7, 2013

**Government Services Committee:** January 24, 2011 (partial release – pages 6-7), March 28, 2011, October 24, 2011, April 23, 2012, July 22, 2013, September 23, 2013 (partial release – Section 2, pages 1-4), October 7, 2013, June 23, 2014 (partial release – Section 2), September 22, 2014

**Planning and Development Committee:** September 9, 2013

F. **Adjournment**



City of St. Charles  
I L L I N O I S

# Proclamation

## KYLE FREDERICK WERNER

**WHEREAS, KYLE FREDERICK WERNER**, has been a part of Boy Scout Troop 1 where he has advanced through the ranks of Scout, Tenderfoot, Second Class, First Class, Star, Life, then earning Eagle in January, 2015; and

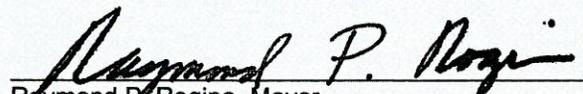
**WHEREAS,** Kyle earned over 60 merit badges including Citizen in the Community, Citizen in the Nation and Citizen in the World. Kyle served in many leadership positions including Crew leader at Philmont Scout Ranch, Patrol Leader, Assistant Patrol Leader, Troop Guide and Den Chief; and

**WHEREAS,** Kyle's Eagle Project was replacing a two tier fence at the 7<sup>th</sup> Street Park in Geneva, Illinois. The installation involved over 15 volunteers, including adults, fellow Scouts and friends.

**NOW, THEREFORE, I, Raymond P. Rogina, Mayor of the City of St. Charles, do hereby proclaim the highest congratulations are in order as KYLE FREDERICK WERNER has worked very diligently to attain the highest honor of EAGLE SCOUT!**

SEAL:



  
Raymond P. Rogina, Mayor



City of St. Charles  
I L L I N O I S

# Proclamation

## ADAM DIETRICK NORRIS

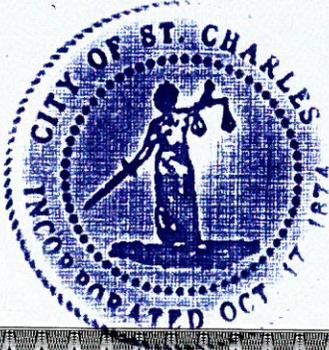
**WHEREAS, ADAM DIETRICK NORRIS**, has been a part of Boy Scout Troop 1 and has advanced through the ranks of Scout, Tenderfoot, Second Class, First Class, Star, Life, then earning Eagle in January, 2015; and

**WHEREAS,** Adam earned over 60 merit badges including Citizen in the Community, Citizen in the Nation and Citizen in the World. Adam served in many leadership positions including Crew leader at Philmont Scout Ranch, Patrol Leader, Assistant Patrol Leader, Troop Guide and Den Chief; and

**WHEREAS,** Adam's Eagle Project entailed numbering and installing mile maker posts for a 5K/10K walking path. Wood chips were added and large areas of brush were cleaned up to make the path at Good Templar Park in Geneva, Illinois. The installation involved over 20 volunteers, including adults, fellow scouts, and friends.

**NOW, THEREFORE, I, Raymond P. Rogina, Mayor of the City of St. Charles, do hereby proclaim the highest congratulations are in order as ADAM DIETRICK NORRIS has worked very diligently to attain the highest honor of EAGLE SCOUT!**

SEAL:



*Raymond P. Rogina*  
Raymond P. Rogina, Mayor



City of St. Charles  
ILLINOIS

# Proclamation

## Dedication of the Sculpture *reflections* and the Volunteer Plaza

**WHEREAS**, the City of St. Charles is dedicating *reflections*, a Community Sculpture Project Honoring Volunteerism as exemplified by Max and Doris Hunt ; and

**WHEREAS**, the goal of the *reflections* project is to foster and encourage volunteerism by honoring it, believing that volunteers are vitally important to the development and support of a strong community core, and the ability to get things done ; and

**WHEREAS**, by providing a place that specifically honors volunteers, the city gives visibility to and honors those who are the engine of not for profit organizations, civic entities, and the wider community ; and

**WHEREAS**, the benefits to this public art project are many – from the support for and expansion of our volunteer corps, to riverfront beautification and cultural tourism ; and

**WHEREAS**, the project was begun when a group of St. Charles residents, led by Dr. Al Patten, decided to commission a sculpture to honor volunteerism, as exemplified by Max and Doris Hunt. The Hunt family embraced the idea, but wanted a sculpture that would reflect the community, saying “for our parents, it was never about them. It was always about the particular need, or project, being met”; and

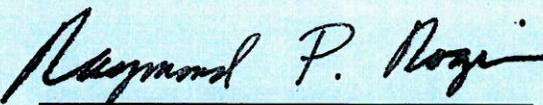
**WHEREAS**, the concept that was chosen from a series of designs is from sculptor Guy J. Bellaver’s *Quarks* series – sculptures about energy which are inspired by Fermilab – *reflections* is not about energy that comes from particle colliders, but instead comes from community volunteers; and

**WHEREAS**, *reflections* is about volunteers who energize their community and its citizens to support the community in many different ways, the highly polished and reflective stainless steel sculpture speaks to the Hunt’s character as people who always encouraged those around them to contribute and participate – to see themselves with the community as their backdrop. The sculpture reflects the area around its location, as well as the people viewing it.

**NOW, THEREFORE, BE IT RESOLVED, THAT I, RAYMOND ROGINA**, Mayor of the City of St. Charles, do hereby proclaim Sunday, August 16 at 3:00 p.m. as the dedication date for the sculpture *reflections* and for the Volunteer Plaza. I thank all of the hundreds of volunteers working for dozens of organizations in our city. I encourage all of our volunteers to attend this dedication so that we may thank you publicly for all that you do. And I invite all of our citizens to show their appreciation for these volunteers who contribute so much to our beautiful city, and to enjoy seeing themselves in this wonderful and meaningful piece of public art that reflects our city and makes it what it is – the Pride of the Fox.

SEAL:



  
Raymond P. Rogina, Mayor

**MINUTES FROM THE MEETING OF THE ST. CHARLES CITY COUNCIL  
HELD ON MONDAY, JULY 20, 2015 – 7:00 P.M.  
CITY COUNCIL CHAMBERS, IN THE CITY COUNCIL CHAMBERS  
2 E. MAIN STREET ST. CHARLES, IL 60174  
NEW BUSINESS**

**1. Call To Order By Mayor Raymond Rogina at 7:01 P.M.**

**2. Roll Call.**

**Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

**Absent:** Lewis

**3. Invocation -- Alderman Rita Payleitner**

**4. Pledge of Allegiance.**

**5. Presentations:**

- Proclamation honoring Nabi Fakroddin's term with the Zoning Board of Appeals and his service to the City of St. Charles.

**6. Motion by Krieger, seconded by Lemke to approve the Omnibus Vote.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis

MOTION CARRIED

**\*7. Motion by Krieger, seconded by Lemke to accept and place on file minutes of the regular City Council meeting held on July 6, 2015, and minutes of the special meeting of the City Council Strategic Plan Work Shop held on June 23, 2015.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis

MOTION CARRIED (Omnibus Vote)

**\*8. Motion by Krieger, seconded by Lemke to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 06/22/2015 – 07/05/2015 in the amount of \$1,637,638.77.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis

MOTION CARRIED (Omnibus Vote)

**I. New Business**

**II. Committee Reports**

**A. Government Operations**

1. Motion by Stellato, seconded by Turner to approve a Class B liquor license for The Pride Stores, Inc. d/b/a Urban Counter to be located in a retail center at 1850 Bricher Road, Unit #, St. Charles (new construction).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Gaugel, Bessner  
NAY: Krieger ABSENT: Lewis  
MOTION CARRIED
2. Motion by Stellato, seconded by Gaugel to approve a Class A1 liquor license for The Pride Stores, Inc. d/b/a The Pride Beer and Wine Plus Spirits store to be located in a retail center at 1850 Bricher Road, Unit #, St. Charles (new construction).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Gaugel, Bessner  
NAY: Krieger ABSENT: Lewis  
MOTION CARRIED
3. Motion by Stellato, seconded by Silkaitis to approve a Class B liquor license for Buona Beef to be located at 2425 W Main Street, St. Charles, IL (new construction).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Gaugel, Bessner,  
NAY: Krieger ABSENT: Lewis  
MOTION CARRIED
4. Motion by Stellato, seconded by Silkaitis approve a Class B liquor license for Starbucks Coffee #280 located at 101 S 1<sup>st</sup> Street, St. Charles.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Gaugel, Bessner  
NAY: Krieger ABSENT: Lewis  
MOTION CARRIED
- \*5. Motion by Krieger, seconded by Lemke to approve a new Massage Establishment license for Balance Bodyworks Massage Business License located at 1120 E Main Street, St. Charles.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)
- \*6. Motion by Krieger, seconded by Lemke to approve a new Massage Establishment license for Bombshell BB Inc. located at 1W Illinois Street, St. Charles.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)
- \*7. Motion by Krieger, seconded by Lemke to approve a new Massage Establishment license for Suzanne Denee Salon & Day Spa located at 3861 E Main Street, St. Charles.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)
- \*8. Motion by Krieger, seconded by Lemke to deny a Class A1 liquor license for Depot Liquor 2 to be located at 710 S. Third Street, St. Charles.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)

- \*9. Motion by Krieger, seconded by Lemke to approve funding for the Downtown St. Charles Partnership in the amount of \$218,500 for Fiscal Year 2015-2016.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)

- \*10. Motion by Krieger, seconded by Lemke to approve a **Resolution 2015-73** Authorizing an Amendment for the City Administrator to Execute a Third One-Year Renewal Period and Approving a One-Year Renewal (May 1, 2015 – April 30, 2016) of the License Agreement By and Between the City of St. Charles and the Downtown St. Charles Partnership.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)

- 11. Motion to approve funding for the Convention and Visitor's Bureau funding request of \$526,500 for FY2015/16.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Lemke, Turner,  
Bancroft, Krieger, Gaugel,

NAY: Payleitner ABSENT: Lewis  
ABSTAIN: Bessner  
MOTION CARRIED

- \*12. Motion by Krieger, seconded by Lemke to approve a **Resolution 2015-74** of Official Intent Regarding Capital Expenditures to be Reimbursed from Proceeds of an Obligation to be Issued by the City of St. Charles, Kane and DuPage Counties, Illinois.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)

- \*13. Motion by Krieger, seconded by Lemke to approve a **Resolution 2015-75** Authorizing Application Submittal of a Local Agency Functional Overlay (LAFO) Funding Request to the Kane/Kendall Council of Mayors in Connection with the S. 7<sup>th</sup> Avenue Resurfacing Project and Execution of all Necessary Documents.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)

- \*14. Motion to Motion by Krieger, seconded by Lemke to approve a **Resolution 2015-76** Authorizing Application Submittal of a Surface Transportation Program (STP) Funding Request to the Kane/Kendall Council of Mayors in Connection with the Kautz Road Reconstruction Project and Execution of all Necessary Documents.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)

- \*15. Motion by Krieger, seconded by Lemke to approve a **Resolution 2015-77** Authorizing Application Submittal of a Surface Transportation Program (STP) Funding Request to the

Kane/Kendall Council of Mayors in Connection with the Ohio Avenue Reconstruction Project and Execution of all Necessary Documents.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis

MOTION CARRIED (Omnibus Vote)

- \*16. Motion by Krieger, seconded by Lemke to approve a **Resolution 2015-78** Authorizing Application Submittal of a Local Agency Functional Overlay (LAFO) Funding Request to the Kane/Kendall Council of Mayors in Connection with the Campton Hills Road Resurfacing Project and Execution of all Necessary Documents.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis

MOTION CARRIED (Omnibus Vote)

- \*17. Motion by Krieger, seconded by Lemke to approve a **Resolution 2015-79** Authorizing Application Submittal of a Local Agency Functional Overlay (LAFO) Funding Request to the Kane/Kendall Council of Mayors in Connection with the Ohio Avenue Resurfacing Project and Execution of all Necessary Documents.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis

MOTION CARRIED (Omnibus Vote)

- \*18. Motion by Krieger, seconded by Lemke to approve a **Resolution 2015-80** Authorizing Application Submittal of a Local Agency Functional Overlay (LAFO) Funding Request to the Kane/Kendall Council of Mayors in Connection with the Production Drive Resurfacing Project and Execution of all Necessary Documents.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis

MOTION CARRIED (Omnibus Vote)

- \*19. Motion by Krieger, seconded by Lemke to approve a **Resolution 2015-81** Authorizing Application Submittal of a Local Agency Functional Overlay (LAFO) Funding Request to the Kane/Kendall Council of Mayors in Connection with the S. 3<sup>rd</sup> Street Resurfacing Project and Execution of all Necessary Documents.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis

MOTION CARRIED (Omnibus Vote)

- \*20. Motion by Krieger, seconded by Lemke to accept and place on file minutes of the July 6, 2015 Government Operations Committee.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner

NAY: 0 ABSENT: Lewis

MOTION CARRIED (Omnibus Vote)

**B. Government Services**

None

**C. Planning and Development**

1. Motion by Bancroft, seconded by Stellato to accept and place on file Historic Preservation Resolution No. 7-2015 A Resolution Recommending Approval of a Historic Sign Designation (2015 E. Main St. –Don McCue Chevrolet).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Bessner  
NAY: Gaugel ABSENT: Lewis  
MOTION CARRIED
2. Motion by Bancroft, seconded by Stellato to approve a **Resolution 2015-82** designating Historic Signs for Don McCue Chevrolet, 2015 E. Main St.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Bessner  
NAY: Gaugel ABSENT: Lewis  
MOTION CARRIED
- \*3. Motion by Krieger, seconded by Lemke to accept and place on file Corridor Improvement Commission Resolution No. 5-2015 a Resolution Recommending Approval of A Corridor Improvement Grant Application (2601 E. Main Street –Warwick Publishing).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)
- \*4. Motion by Krieger, seconded by Lemke to approve a Corridor Improvement Agreement for 2601 E. Main Street (Warwick Publishing).  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)
- \*5. Motion by Krieger, seconded by Lemke to accept and place on file Plan Commission Resolution No. 3-2015 A Resolution Recommending Approval of a Preliminary and Final Plat of Subdivision for Pheasant Run Crossing (Hilton Garden Inn/DuPage Expo) (Oakbrook Properties, Inc.)  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)
- \*6. Motion by Krieger, seconded by Lemke to approve An **Ordinance 2015-Z-13** Granting Approval of a Plat of Vacation and Abrogation and a Preliminary and Final Plat of Subdivision for Pheasant Run Crossing.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,  
Bancroft, Krieger, Gaugel, Bessner  
NAY: 0 ABSENT: Lewis  
MOTION CARRIED (Omnibus Vote)

**D. No Executive Session**

**E. Additional Items from Mayor, Council, Staff, or Citizens**

- **Mayor Rogina** mentioned the following:
  - Happy birthday Alder. Krieger
  - I visited the Finery and reconstruction is looking great.



7/24/2015

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

7/6/2015 - 7/19/2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
112	ACCELERATED REHAB CENTERS LTD	83812	155.00	07/16/2015	3871	POST OFFER SCREENINGS
	<b>ACCELERATED REHAB CENTERS LTD Total</b>		<b>155.00</b>			
114	DG HARDWARE					
		83729	2.24	07/09/2015	62738/F	MISC HARDWARE/SUPPLIES
		83729	1.42	07/09/2015	62717/F	PUBLIC SERVICES PARTS
		83729	18.42	07/09/2015	62700/F	MISC HARDWARE/SUPPLIES
		83729	18.42	07/09/2015	62698/F	HEX BIT SOCKET SET
		83729	8.99	07/16/2015	62802/F	PUBLIC SERVICES DRILL
			-30.00	07/09/2015	62759/F	CREDIT DEPOSIT IN#62748/F
		83729	78.87	07/16/2015	62748/F	MISC HARDWARE/SUPPLIES
		83729	8.99	07/09/2015	62659/F	LARGE DRIP PANS
		83729	15.29	07/09/2015	62598/F	MISC HARDWARE/SUPPLIES
	<b>DG HARDWARE Total</b>		<b>122.64</b>			
124	ADAMS EVIDENCE GRADE	84475	374.74	07/09/2015	0040767-IN	MISC SUPPLIES - PD
	<b>ADAMS EVIDENCE GRADE Total</b>		<b>374.74</b>			
139	AFLAC					
			60.90	07/10/2015	AVOL150710142238FN	AFLAC Voluntary Indemnity
			165.02	07/10/2015	ACAN150710142238PD	AFLAC Cancer Insurance
			24.92	07/10/2015	ACAN150710142238IS	AFLAC Cancer Insurance
			55.90	07/10/2015	AHIC150710142238PW	AFLAC Hospital Intensive Care
			48.60	07/10/2015	APAC150710142238PW	AFLAC Personal Accident
			25.20	07/10/2015	ADIS150710142238FD	AFLAC Disability and STD
			13.57	07/10/2015	ASPE150710142238FN	AFLAC Specified Event (PRP)
			26.21	07/10/2015	ADIS150710142238FN	AFLAC Disability and STD
			32.46	07/10/2015	ASPE150710142238PD	AFLAC Specified Event (PRP)
			174.45	07/10/2015	ADIS150710142238PD	AFLAC Disability and STD
			8.10	07/10/2015	AHIC150710142238FD	AFLAC Hospital Intensive Care
			8.10	07/10/2015	AHIC150710142238PD	AFLAC Hospital Intensive Care
			24.28	07/10/2015	ADIS150710142238PW	AFLAC Disability and STD
			17.04	07/10/2015	ASPE150710142238PW	AFLAC Specified Event (PRP)

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			16.32	07/10/2015	APAC150710142238FN	AFLAC Personal Accident
			102.08	07/10/2015	APAC150710142238PD	AFLAC Personal Accident
			72.82	07/10/2015	AVOL150710142238PW	AFLAC Voluntary Indemnity
			27.89	07/10/2015	APAC150710142238FD	AFLAC Personal Accident
			108.29	07/10/2015	ACAN150710142238PW	AFLAC Cancer Insurance
			99.51	07/10/2015	AVOL150710142238PD	AFLAC Voluntary Indemnity
	<b>AFLAC Total</b>		<b><u>1,111.66</u></b>			
<b>140</b>	<b>CINTAS CORPORATION NO 2</b>					
		84287	57.40	07/09/2015	F9400111648	FIRE EXTINGUISER INSPECTIONS
		84287	228.18	07/09/2015	F9400111649	FIRE EXTINGUISER INSPECTIONS
		84287	163.00	07/09/2015	F94000111550	SERVICE CALL INSPECTION
		84287	12.95	07/09/2015	F9400111651	FIRE EXTINGUISER INSPECTIONS
		84287	285.02	07/09/2015	F94000111351	FIRE EXTINGUISER INSPECTIONS
		84287	95.50	07/09/2015	F9400111650	FIRE EXTINGUISER INSPECTIONS
		84287	271.68	07/09/2015	F9400111643	FIRE EXTINGUISER INSPECTIONS
		84287	71.88	07/09/2015	F9400111551	SERVICE RECHARGE
		84287	82.99	07/09/2015	F9400111353	FIRE EXTINGUISER INSPECTIONS
		84287	79.50	07/09/2015	F9400111352	FIRE EXTINGUISER INSPECTIONS
		84287	1,545.57	07/09/2015	F9400111644	FIRE EXTINGUISER INSPECTIONS
		84287	210.02	07/09/2015	F9400111645	FIRE EXTINGUISER INSPECTIONS
		84287	596.90	07/09/2015	F9400111646	FIRE EXTINGUISER INSPECTIONS
		84287	596.01	07/09/2015	F9400111647	FIRE EXTINGUISER INSPECTIONS
	<b>CINTAS CORPORATION NO 2 Total</b>		<b><u>4,296.60</u></b>			
<b>177</b>	<b>AL PIEMONTE CADILLAC INC</b>					
		83737	19.60	07/09/2015	101589	FLEET DEPT PARTS
		83737	23.52	07/09/2015	101590	V#1780 RO#52732
		83737	105.00	07/09/2015	164402	V#1790 RO#52727
	<b>AL PIEMONTE CADILLAC INC Total</b>		<b><u>148.12</u></b>			
<b>185</b>	<b>AL WARREN OIL CO INC</b>					
		84435	14,796.60	07/09/2015	10915345	INVENTORY ITEMS
	<b>AL WARREN OIL CO INC Total</b>		<b><u>14,796.60</u></b>			
<b>220</b>	<b>NONDA ANDERSON</b>					
			48.95	07/09/2015	070715	REIMB OFFICE SUPPLIES
			145.17	07/16/2015	071415	RELENISH PETTY CASH
	<b>NONDA ANDERSON Total</b>		<b><u>194.12</u></b>			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
272	ASK ENTERPRISES & SON INC					
		84498	8,265.00	07/16/2015	22955	INVENTORY ITEMS
		84396	516.60	07/09/2015	22954	INVENTORY ITEMS
		84320	549.00	07/16/2015	22953	INVENTORY ITEMS
		84152	146.00	07/16/2015	22951	INVENTORY ITEMS
		84207	3,032.62	07/16/2015	22952	INVENTORY ITEMS
		83960	2,651.00	07/16/2015	22950	INVENTORY ITEMS
		83281	763.75	07/16/2015	22949	INVENTORY ITEMS
	<b>ASK ENTERPRISES &amp; SON INC Total</b>		<b>15,923.97</b>			
275	ASSOCIATION FOR INDIVIDUAL					
			42.00	07/16/2015	071015	GIVING FRIDAY
	<b>ASSOCIATION FOR INDIVIDUAL Total</b>		<b>42.00</b>			
279	ATLAS CORP & NOTARY SUPPLY CO					
			19.90	07/09/2015	070615SC	SARA CASS NOTARY STAMP
			39.00	07/09/2015	070615HG	HILARIA GARCIA NOTARY
	<b>ATLAS CORP &amp; NOTARY SUPPLY CO Total</b>		<b>58.90</b>			
282	ASSOCIATED TECHNICAL SERV LTD					
		84228	670.00	07/16/2015	26355	SVC 407 S 6TH AVE
	<b>ASSOCIATED TECHNICAL SERV LTD Total</b>		<b>670.00</b>			
289	AURORA AREA SPRINGS					
		83738	1,577.56	07/09/2015	055072	MISC PARTSVEH1858 RO52716
	<b>AURORA AREA SPRINGS Total</b>		<b>1,577.56</b>			
298	AWARDS CONCEPTS					
		83800	373.21	07/09/2015	I0367656	AWARDS LIN DARGIS
		83800	144.75	07/16/2015	I0367548	AWARDS RITA TUNGARE
		83800	284.03	07/16/2015	I0367549	AWARDS PEGGY FORSTER
		83800	163.06	07/16/2015	I0367309	AWARDS JERRY SCHOMER
		83800	103.15	07/16/2015	I0367547	AWARDS PAUL BUMBA
	<b>AWARDS CONCEPTS Total</b>		<b>1,068.20</b>			
328	TIMOTHY BEAM					
			15.00	07/16/2015	072215	LUNCH EXPENSE CLASS 7/22/15
	<b>TIMOTHY BEAM Total</b>		<b>15.00</b>			
338	AIRGAS NORTH CENTRAL					
			446.14	07/16/2015	9928615202	MONTHLY BILLING

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	AIRGAS NORTH CENTRAL Total		<u>446.14</u>			
358	BIO TRON INC	83911	195.00	07/16/2015	35433	SERVICE PHILIPS MODEL MONITO
	BIO TRON INC Total		<u>195.00</u>			
364	STATE STREET COLLISION	84524	110.50	07/16/2015	10502	FRONT SUSPENSION LABOR
	STATE STREET COLLISION Total		<u>110.50</u>			
366	B & L LANDSCAPE CONTRACTORS	83719	95.00	07/16/2015	22731	RT 38 WORK
		83719	95.00	07/16/2015	22730	OAK ST
		83719	400.00	07/16/2015	22729	1411 N 15TH ST
		83719	1,455.00	07/16/2015	22732	EAST OF 37TH AVE
	B & L LANDSCAPE CONTRACTORS Total		<u>2,045.00</u>			
369	BLUE GOOSE SUPER MARKET INC	84600	47.34	07/16/2015	00097588	REFRESHMENTS
	BLUE GOOSE SUPER MARKET INC Total		<u>47.34</u>			
393	BRICOR CONSULTING		2,000.00	07/16/2015	FY 2016	SIGNED AGREEMENT FY 15/16
			2,000.00	07/16/2015	FY 2016	SIGNED AGREEMENT FY 15/16
			2,000.00	07/16/2015	FY 2016	SIGNED AGREEMENT FY 15/16
			2,000.00	07/16/2015	FY 2016	SIGNED AGREEMENT FY 15/16
	BRICOR CONSULTING Total		<u>8,000.00</u>			
428	CALEA	84677	4,065.00	07/16/2015	INV19236	ANNUAL CONTINUATION FEE
	CALEA Total		<u>4,065.00</u>			
464	TREDROC TIRE SERVICES CBA TIRE	83830	1,960.61	07/09/2015	543859	SERVICE CALL
	TREDROC TIRE SERVICES CBA TIRE Total		<u>1,960.61</u>			
473	AT&T MOBILITY		44.01	07/09/2015	287258511326X07012015	
	AT&T MOBILITY Total		<u>44.01</u>			
480	CERTIFIED AUTO REPAIR INC					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		83788	207.50	07/09/2015	131117	POLICE DEPT TOWING SERVICES
	<b>CERTIFIED AUTO REPAIR INC Total</b>		<b><u>207.50</u></b>			
<b>517</b>	<b>CINTAS CORPORATION</b>					
		83739	86.58	07/16/2015	344236760	FLEET DEPT UNIFORM CLEANING
		83739	114.66	07/09/2015	344233360	UNIFORM SVC
	<b>CINTAS CORPORATION Total</b>		<b><u>201.24</u></b>			
<b>526</b>	<b>CLARKE ENVIRONMENTAL MOSQUITO</b>					
		83877	24,531.00	07/16/2015	6352910	MOSQUITO BILLING AUGUST 2015
	<b>CLARKE ENVIRONMENTAL MOSQUITO Total</b>		<b><u>24,531.00</u></b>			
<b>561</b>	<b>COMBINED CHARITIES CAMPAIGN</b>					
			8.00	07/10/2015	CCCA150710142238HR	Combined Charities Campaign
			56.30	07/10/2015	CCCA150710142238FN	Combined Charities Campaign
			30.00	07/10/2015	CCCA150710142238PD	Combined Charities Campaign
			15.00	07/10/2015	CCCA150710142238IS	Combined Charities Campaign
			2.77	07/10/2015	CCCA150710142238PW	Combined Charities Campaign
	<b>COMBINED CHARITIES CAMPAIGN Total</b>		<b><u>112.07</u></b>			
<b>563</b>	<b>CDW GOVERNMENT INC</b>					
		84088	41.79	07/09/2015	WF50348	WIRELESS COMBO
	<b>CDW GOVERNMENT INC Total</b>		<b><u>41.79</u></b>			
<b>564</b>	<b>COMCAST OF CHICAGO INC</b>					
			13.93	07/09/2015	062515CH	SVC 7-7 THRU 8-6-15
			33.73	07/09/2015	062715PW	MONTHLY BILLING THRU 8/6/15
			28.51	07/09/2015	062515FD	MONTHLY BILLING THRU 8/6/15
	<b>COMCAST OF CHICAGO INC Total</b>		<b><u>76.17</u></b>			
<b>579</b>	<b>COMMUNICATIONS DIRECT INC</b>					
		84637	190.75	07/16/2015	SR107578	RADIO INSTALL
	<b>COMMUNICATIONS DIRECT INC Total</b>		<b><u>190.75</u></b>			
<b>646</b>	<b>PADDOCK PUBLICATIONS INC</b>					
		84694	232.40	07/16/2015	933749-CA	YEARLY SUBSCRIPTION CITY ADM
	<b>PADDOCK PUBLICATIONS INC Total</b>		<b><u>232.40</u></b>			
<b>666</b>	<b>DECKER SUPPLY CO INC</b>					
		84457	480.03	07/16/2015	887383	INVENTORY ITEMS
		84281	1,605.91	07/16/2015	887413	INVENTORY ITEMS

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	DECKER SUPPLY CO INC Total		<u>2,085.94</u>			
681	CDH DELNOR HEALTH SYSTEM	83921	93.98	07/16/2015	071415	SUPPLIES FIRE DEPT
	CDH DELNOR HEALTH SYSTEM Total		<u>93.98</u>			
710	DISCOUNT TIRE	84561	25.00	07/16/2015	115212	LABOR VEH 1824 RO 52790
	DISCOUNT TIRE Total		<u>25.00</u>			
725	DON MCCUE CHEVROLET	83741	10.40	07/09/2015	379276	V#1870 RO#52720
		83741	224.64	07/09/2015	379244	V#1870 RO#52720
	DON MCCUE CHEVROLET Total		<u>235.04</u>			
729	THYSSEN KRUPP ELEVATOR CORP	84200	947.92	07/16/2015	6000141326	SERVICE CALL CITY HALL
	THYSSEN KRUPP ELEVATOR CORP Total		<u>947.92</u>			
740	DRIESSEN CONSTRUCTION CO	84148	14,755.00	07/09/2015	120667	CURB/SIDEWALK REPAIRS
	DRIESSEN CONSTRUCTION CO Total		<u>14,755.00</u>			
750	DUKANE CONTRACT SERVICES	84511	150.00	07/16/2015	123747	BIOHAZARD CLEAN UP FS #1
	DUKANE CONTRACT SERVICES Total		<u>150.00</u>			
756	DUPAGE COUNTY CLERK		8.00	07/09/2015	R15-049	WRKSHTS FOR AUDITORS
	DUPAGE COUNTY CLERK Total		<u>8.00</u>			
766	DYNAMIC TECHNOLOGIES	84358	1,889.00	07/16/2015	00013836	SUPPORT THRU 7-16-16
	DYNAMIC TECHNOLOGIES Total		<u>1,889.00</u>			
767	EAGLE ENGRAVING INC	83774	84.50	07/16/2015	2015-1708A	NAGE TAGS POLICE DEPT
		83774	84.50	07/16/2015	2015-1708A	NAGE TAGS POLICE DEPT
		83774	-84.50	07/16/2015	2015-1708A	NAGE TAGS POLICE DEPT
		83774	-84.50	07/16/2015	2015-1708A	NAGE TAGS POLICE DEPT
		83774	235.96	07/16/2015	2015-1708	NAME TAG POLICE DEPT

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		83881	24.00	07/09/2015	2015-1544	FIREGROUND ID TAG FIRE DEPT
	<b>EAGLE ENGRAVING INC Total</b>		<b><u>259.96</u></b>			
<b>776</b>	<b>HD SUPPLY WATERWORKS</b>					
		84495	52.50	07/16/2015	E110577	INVENTORY ITEMS
		84381	504.00	07/09/2015	E053881	INVENTORY ITEMS
		84508	749.00	07/16/2015	E121941	MAGNETIC LOCATOR
		84550	290.45	07/16/2015	E141024	INVENTORY ITEMS
	<b>HD SUPPLY WATERWORKS Total</b>		<b><u>1,595.95</u></b>			
<b>789</b>	<b>HD SUPPLY POWER SOLUTIONS LTD</b>					
		83817	25,409.75	07/14/2015	2863990-00	INVENTORY ITEMS
		83817	50,548.15	07/14/2015	2863990-01	INVENTORY ITEMS
		83628	9,452.00	07/14/2015	2852621-00	INVENTORY ITEMS
	<b>HD SUPPLY POWER SOLUTIONS LTD Total</b>		<b><u>85,409.90</u></b>			
<b>807</b>	<b>EMPHASYS</b>					
		84564	8,765.00	07/09/2015	08573	DESKTOP SUPPORT THRU 7-31-16
	<b>EMPHASYS Total</b>		<b><u>8,765.00</u></b>			
<b>826</b>	<b>BORDER STATES</b>					
		84323	795.62	07/16/2015	909560203	INVENTORY ITEMS
	<b>BORDER STATES Total</b>		<b><u>795.62</u></b>			
<b>859</b>	<b>FEECE OIL CO</b>					
		84556	172.25	07/16/2015	1525298	INVENTORY ITEMS
	<b>FEECE OIL CO Total</b>		<b><u>172.25</u></b>			
<b>870</b>	<b>FIRE PENSION FUND</b>					
			361.09	07/10/2015	FP1%150710142238FD	Fire Pension 1% Fee
			16,753.88	07/10/2015	FRPN150710142238FD	Fire Pension
			899.19	07/10/2015	FRP2150710142238FD	Fire Pension Tier 2
	<b>FIRE PENSION FUND Total</b>		<b><u>18,014.16</u></b>			
<b>891</b>	<b>FLEET SAFETY SUPPLY</b>					
		83743	283.18	07/16/2015	63193	FLEET DEPT 100 WATT DRIVER
		83743	921.37	07/09/2015	63113	PARTS FOR FLEET
		83743	158.66	07/09/2015	62925	PARTS FOR FLEET DEPT
	<b>FLEET SAFETY SUPPLY Total</b>		<b><u>1,363.21</u></b>			
<b>916</b>	<b>FOX VALLEY FIRE &amp; SAFETY INC</b>					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		83910	298.00	07/09/2015	918204	REPAIR WS TREATMENT
		83910	298.00	07/09/2015	918205	REPAIR SUB STATION #2
		83910	114.00	07/16/2015	922046	QTRLY BILLING JULY THRU SEPT
		83910	114.00	07/16/2015	922104	QTRLY BILLING JULY THRU SEPT
		83910	384.00	07/09/2015	918202	REPAIR FS#1
		83910	215.00	07/09/2015	918203	REPAIR SUB STATION #7
		83910	139.40	07/16/2015	923023	SVC EASTSIDE TREATMENT PLAN
		83910	114.00	07/16/2015	922130	QTRLY BILLING JULY-SEPT
		83910	114.00	07/16/2015	922105	QTRLY BILLING JULY THRU SEPT
	<b>FOX VALLEY FIRE &amp; SAFETY INC Total</b>		<b>1,790.40</b>			
<b>944</b>	<b>GALLS AN ARAMARK COMPANY</b>					
		83791	31.55	07/09/2015	003696588	UNIFORM ALLOWANCE BOYCE
		83791	126.03	07/16/2015	003715168	UNIFORMS POLICE
		83791	172.48	07/16/2015	003705960	POLICE DEPT UNIFORMS
		83791	137.70	07/09/2015	003696598	POLICE DEPT MISC UNIFORMS
	<b>GALLS AN ARAMARK COMPANY Total</b>		<b>467.76</b>			
<b>961</b>	<b>GENEVA CONSTRUCTION CO INC</b>					
		84554	7,400.00	07/09/2015	55619	WATERMAIN BREAK REPAIR
	<b>GENEVA CONSTRUCTION CO INC Total</b>		<b>7,400.00</b>			
<b>964</b>	<b>THOMAS G GETTE</b>					
			162.38	07/09/2015	070815	BOOTS - SEARS 7-2-15
	<b>THOMAS G GETTE Total</b>		<b>162.38</b>			
<b>1036</b>	<b>HARRIS BANK NA</b>					
			1,404.00	07/10/2015	UNF 150710142238FD (	Union Dues - IAFF
	<b>HARRIS BANK NA Total</b>		<b>1,404.00</b>			
<b>1089</b>	<b>ARENDS HOGAN WALKER LLC</b>					
		83905	192.27	07/09/2015	1053341	FILTERS/SPARK PLUG
	<b>ARENDS HOGAN WALKER LLC Total</b>		<b>192.27</b>			
<b>1104</b>	<b>HOVING PIT STOP INC</b>					
		83887	9,360.18	07/16/2015	9835	STREET SWEEPING
	<b>HOVING PIT STOP INC Total</b>		<b>9,360.18</b>			
<b>1106</b>	<b>CAPITAL ONE NATIONAL ASSOC</b>					
		84599	69.43	07/09/2015	518706220000	MISC REFRESHMENTS
		84577	179.90	07/09/2015	518244881000	COFFEE ELECTRIC DEPT

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		84599	35.97	07/09/2015	518144308000	MISC REFRESHMENTS
		84599	9.88	07/09/2015	518041918000	PHOTOS
	<b>CAPITAL ONE NATIONAL ASSOC Total</b>		<b>295.18</b>			
<b>1113</b>	<b>HUFF &amp; HUFF INC</b>					
		84349	560.15	07/16/2015	0704961	PROJECT BILLING THRU 6-26-15
	<b>HUFF &amp; HUFF INC Total</b>		<b>560.15</b>			
<b>1133</b>	<b>IBEW LOCAL 196</b>					
			154.18	07/10/2015	UNE 150710142238PW	Union Due - IBEW
			632.76	07/10/2015	UNEW150710142238PW	Union Due - IBEW - percent
	<b>IBEW LOCAL 196 Total</b>		<b>786.94</b>			
<b>1136</b>	<b>ICMA RETIREMENT CORP</b>					
			1,993.35	07/10/2015	ICMP150710142238FD (	ICMA Deductions - Percent
			502.16	07/10/2015	E401150710142238FN (	401A Savings Plan Employee
			1,950.00	07/10/2015	ICMA150710142238FD (	ICMA Deductions - Dollar Amt
			690.00	07/10/2015	ROTH150710142238PD	Roth IRA Deduction
			693.21	07/10/2015	ICMP150710142238FN (	ICMA Deductions - Percent
			576.67	07/10/2015	ROTH150710142238PW	Roth IRA Deduction
			154.08	07/10/2015	E401150710142238HR (	401A Savings Plan Employee
			1,317.31	07/10/2015	ICMA150710142238FN (	ICMA Deductions - Dollar Amt
			140.29	07/10/2015	C401150710142238CA (	401A Savings Plan Company
			292.30	07/10/2015	ROTH150710142238HR	Roth IRA Deduction
			364.11	07/10/2015	E401150710142238FD (	401A Savings Plan Employee
			413.84	07/10/2015	ICMP150710142238CD (	ICMA Deductions - Percent
			1,858.00	07/10/2015	ICMA150710142238CD (	ICMA Deductions - Dollar Amt
			235.03	07/10/2015	ICMP150710142238CA (	ICMA Deductions - Percent
			25.04	07/10/2015	RTHP150710142238PW	Roth 457 - Percent
			406.52	07/10/2015	E401150710142238CD (	401A Savings Plan Employee
			1,346.15	07/10/2015	ICMA150710142238CA (	ICMA Deductions - Dollar Amt
			25.00	07/10/2015	ROTH150710142238FN	Roth IRA Deduction
			313.49	07/10/2015	C401150710142238IS 0	401A Savings Plan Company
			25.00	07/10/2015	RTHA150710142238PD	Roth 457 - Dollar Amount
			972.31	07/10/2015	RTHA150710142238PW	Roth 457 - Dollar Amount
			670.20	07/10/2015	C401150710142238PD (	401A Savings Plan Company
			93.16	07/10/2015	RTHP150710142238PD	Roth 457 - Percent
			125.00	07/10/2015	ROTH150710142238FD	Roth IRA Deduction
			140.29	07/10/2015	E401150710142238CA (	401A Savings Plan Employee
			203.13	07/10/2015	RTHP150710142238FD	Roth 457 - Percent

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			811.44	07/10/2015	C401150710142238PW	401A Savings Plan Company
			480.00	07/10/2015	ICMA150710142238HR	ICMA Deductions - Dollar Amt
			10.00	07/10/2015	RTHA150710142238CD	Roth 457 - Dollar Amount
			406.52	07/10/2015	C401150710142238CD	401A Savings Plan Company
			313.49	07/10/2015	E401150710142238IS	401A Savings Plan Employee
			1,675.57	07/10/2015	ICMP150710142238IS	ICMA Deductions - Percent
			670.20	07/10/2015	E401150710142238PD	401A Savings Plan Employee
			1,782.84	07/10/2015	ICMP150710142238PD	ICMA Deductions - Percent
			364.11	07/10/2015	C401150710142238FD	401A Savings Plan Company
			261.00	07/10/2015	RTHA150710142238FD	Roth 457 - Dollar Amount
			7,262.78	07/10/2015	ICMA150710142238IS	ICMA Deductions - Dollar Amt
			11,055.01	07/10/2015	ICMA150710142238PD	ICMA Deductions - Dollar Amt
			502.16	07/10/2015	C401150710142238FN	401A Savings Plan Company
			1,070.90	07/10/2015	ICMP150710142238PW	ICMA Deductions - Percent
			811.44	07/10/2015	E401150710142238PW	401A Savings Plan Employee
			35.00	07/10/2015	RTHA150710142238HR	Roth 457 - Dollar Amount
			50.00	07/10/2015	RTHA150710142238IS	Roth 457 - Dollar Amount
			154.08	07/10/2015	C401150710142238HR	401A Savings Plan Company
			7,093.07	07/10/2015	ICMA150710142238PW	ICMA Deductions - Dollar Amt
	<b>ICMA RETIREMENT CORP Total</b>		<b>50,335.25</b>			
<b>1171</b>	<b>ILLINOIS STATE POLICE</b>					
			59.50	07/16/2015	063015	PRINT FEES FOR LIQUOR LICENSE
	<b>ILLINOIS STATE POLICE Total</b>		<b>59.50</b>			
<b>1175</b>	<b>MARBERRY CLEANERS &amp;</b>					
		83780	32.72	07/09/2015	147271	MONTHLY BILLING
	<b>MARBERRY CLEANERS &amp; Total</b>		<b>32.72</b>			
<b>1215</b>	<b>ILLINOIS MUNICIPAL UTILITIES</b>					
			3,979,504.43	07/14/2015	071415	IMEA JUNE ELECTRIC BILL
	<b>ILLINOIS MUNICIPAL UTILITIES Total</b>		<b>3,979,504.43</b>			
<b>1220</b>	<b>STAN IGLEHART</b>					
			141.00	07/09/2015	070615	ASE TESTING FEES
	<b>STAN IGLEHART Total</b>		<b>141.00</b>			
<b>1223</b>	<b>INITIAL IMPRESSIONS EMBROIDERY</b>					
		84049	159.90	07/16/2015	P55399	INVENTORY ITEMS
		83792	15.00	07/09/2015	P55324	EMBROIDERY - PD

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		84566	84.20	07/16/2015	P55400	LOGO'S FOR SHIRTS
	<b>INITIAL IMPRESSIONS EMBROIDERY Total</b>		<b><u>259.10</u></b>			
<b>1240</b>	<b>INTERSTATE BATTERY SYSTEM OF</b>					
		84445	433.80	07/09/2015	60311382	INVENTORY ITEMS
	<b>INTERSTATE BATTERY SYSTEM OF Total</b>		<b><u>433.80</u></b>			
<b>1275</b>	<b>JAMES D SKAAR LAW OFFICES</b>					
			400.00	07/16/2015	070715	MONTHLY BILLING JUNE 2015
	<b>JAMES D SKAAR LAW OFFICES Total</b>		<b><u>400.00</u></b>			
<b>1288</b>	<b>J J KELLER &amp; ASSOCIATES INC</b>					
		84651	945.00	07/16/2015	9100733872	PROF LICENSE 8-15 ~ 7-31-16
		84650	945.00	07/16/2015	9100733873	PROF LICENSE 10-15 ~ 9-30-16
	<b>J J KELLER &amp; ASSOCIATES INC Total</b>		<b><u>1,890.00</u></b>			
<b>1324</b>	<b>KANE MCKENNA &amp; ASSOCIATES</b>					
			2,862.50	07/16/2015	17441	PROFESSIONAL SVS JUNE 2015
	<b>KANE MCKENNA &amp; ASSOCIATES Total</b>		<b><u>2,862.50</u></b>			
<b>1327</b>	<b>KANE COUNTY FAIR</b>					
			382.13	07/16/2015	FY 2016	DEBT PAYMENT MANNION PROPE
			382.13	07/16/2015	FY 2016	DEBT PAYMENT MANNION PROPE
			382.13	07/16/2015	FY 2016	DEBT PAYMENT MANNION PROPE
			382.13	07/16/2015	FY 2016	DEBT PAYMENT MANNION PROPE
	<b>KANE COUNTY FAIR Total</b>		<b><u>1,528.52</u></b>			
<b>1374</b>	<b>ST CHARLES KIWANIS</b>					
		84696	126.00	07/16/2015	071315MK	QTR DUES M KOENEN THRU SEPT
			126.00	07/16/2015	071315	QRT DUES TUNGARE THRU SEPT
	<b>ST CHARLES KIWANIS Total</b>		<b><u>252.00</u></b>			
<b>1387</b>	<b>KONICA MINOLTA BUS SOLUTIONS</b>					
			492.03	07/09/2015	9001514623	MONTHLY BILLING IS/CA
			199.26	07/09/2015	9001501295	SVC 5-19 THRU 6-18-15
	<b>KONICA MINOLTA BUS SOLUTIONS Total</b>		<b><u>691.29</u></b>			
<b>1403</b>	<b>WEST VALLEY GRAPHICS &amp; PRINT</b>					
		84512	86.50	07/16/2015	12222	BUSINESS CARDS LARRY GUNDEF
		83787	335.00	07/16/2015	001084	2 PART PROPERTY FORMS POLICI
		84493	42.25	07/09/2015	12216	MFT DOOR TAGS - 2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	WEST VALLEY GRAPHICS & PRINT Total		<u>463.75</u>			
1420	LANDMARKS ILLINOIS		50.00	07/09/2015	062415RC	MEMBERSHIP RENEWAL R COLBY
	LANDMARKS ILLINOIS Total		<u>50.00</u>			
1442	LAZARUS HOUSE		52.00	07/17/2015	071015	GIVING FRIDAY
	LAZARUS HOUSE Total		<u>52.00</u>			
1450	LEE JENSEN SALES CO INC	84182	795.00	07/16/2015	147893	MULTI SIZE FLOW PLUG
	LEE JENSEN SALES CO INC Total		<u>795.00</u>			
1489	LOWES	84479	876.06	07/09/2015	02043	INVENTORY ITEMS
			550.37	07/09/2015	10681	ITEMS RETURNED - #10682
		83779	29.75	07/09/2015	02989	MISC HARDWARE/SUPPLIES
		84232	34.79	07/16/2015	02713	WATER DEPT COUPLING SUPPLIE
		83730	49.70	07/16/2015	02225	MISC ELECTRICAL SUPPLIES
			-550.37	07/09/2015	10682	RETURN ON INV#10681
		83749	44.50	07/16/2015	02503B	ORTHO MIX
		83730	5.67	07/16/2015	02271C	PUBLIC SERVICES SUPPLIES
		84036	28.40	07/09/2015	81823	INVENTORY ITEMS
		83779	18.97	07/16/2015	02325A	ROUNDUP FOR POLICE DEPT
		83749	13.40	07/16/2015	02707C	COBALT DRILL BITS
	LOWES Total		<u>1,101.24</u>			
1524	DAVE MARTIN		193.49	07/16/2015	071015	SAFETY BOOTS RED WING 7/10/15
	DAVE MARTIN Total		<u>193.49</u>			
1530	MARTAM CONSTRUCTION COMPANY	84166	1,106,148.60	07/09/2015	2	PROJECT BILLING N 5TH AVE
	MARTAM CONSTRUCTION COMPANY Total		<u>1,106,148.60</u>			
1532	MARSHALLS TOWING & RECOVERY	84593	88.00	07/09/2015	20009	TOWING V#1703 RO#52848
	MARSHALLS TOWING & RECOVERY Total		<u>88.00</u>			
1559	MAURINE PATTEN ED D					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		83805	210.00	07/09/2015	070215	MONTHLY BILLING JUNE 2015
	<b>MAURINE PATTEN ED D Total</b>		<b>210.00</b>			
<b>1603</b>	<b>METRO WEST COG</b>		180.00	07/09/2015	2302	LEGISLATIVE BARBECUE
	<b>METRO WEST COG Total</b>		<b>180.00</b>			
<b>1613</b>	<b>METROPOLITAN ALLIANCE OF POL</b>		858.00	07/10/2015	UNP 150710142238PD (	Union Dues - IMAP
			99.00	07/10/2015	UNPS150710142238PD	Union Dues-Police Sergeants
	<b>METROPOLITAN ALLIANCE OF POL Total</b>		<b>957.00</b>			
<b>1615</b>	<b>MFSCO DIV OF KAK ENTERPRISES</b>					
		84636	133.18	07/16/2015	M5529	INVENTORY ITEMS
	<b>MFSCO DIV OF KAK ENTERPRISES Total</b>		<b>133.18</b>			
<b>1637</b>	<b>FLEETPRIDE INC</b>					
		83745	44.46	07/09/2015	69354524	V#1728 RO#52709
		83745	14.40	07/16/2015	69519256	FLEET DEPT SUPPLIES
		83745	48.83	07/09/2015	69379417	ALUMNZD STRAIGHT STACK
	<b>FLEETPRIDE INC Total</b>		<b>107.69</b>			
<b>1651</b>	<b>MNJ TECHNOLOGIES DIRECT INC</b>					
		84499	280.40	07/16/2015	0003401195	APC REPLACEMENT BATTERY
	<b>MNJ TECHNOLOGIES DIRECT INC Total</b>		<b>280.40</b>			
<b>1655</b>	<b>MONROE TRUCK EQUIPMENT</b>					
		83748	1,684.27	07/16/2015	5299873	FLEET DEPT VEH 5099 RO 52744
	<b>MONROE TRUCK EQUIPMENT Total</b>		<b>1,684.27</b>			
<b>1686</b>	<b>NAPA AUTO PARTS</b>					
		83826	68.06	07/09/2015	472266	DISPENSER VEH 1902 RO 52751
		84476	18.16	07/09/2015	471300	EXTENSION 855
		83826	2.26	07/09/2015	470263	V#2144 RO#52628
		83826	25.88	07/09/2015	470102	HOSE CLAMPS VEH 1962 RO52561
		83826	2.26	07/09/2015	470257	V#2144 RO#52628
		83826	3.42	07/09/2015	469810	ATM FUSE VEH 1962 RO 52561
	<b>NAPA AUTO PARTS Total</b>		<b>120.04</b>			
<b>1704</b>	<b>NCPERS IL IMRF</b>					
			24.00	07/10/2015	NCP2150710142238PW	NCPERS 2

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			8.00	07/10/2015	NCP2150710142238PD	NCPERS 2
	<b>NCPERS IL IMRF Total</b>		<b><u>32.00</u></b>			
<b>1745</b>	<b>NICOR</b>					
			26.46	07/16/2015	1000 3 JULY 8 2015	MONTHLY BILLING THRU 7-7-15
			23.42	07/16/2015	0847 6 JULY 8 2015	MONTHLY BILLING THRU 7-7-15
			22.72	07/16/2015	1000 1 JULY 13 2015	BILLING THRU 7-9-15
			36.54	07/16/2015	2485 8 JULY 13 2015	BILLING THRU 7-9-15
			26.68	07/16/2015	5425 2 JULY 8 2015	MONTHLY BILLING THRU 7-8-15
			27.36	07/09/2015	4625 3 JULY 6 2015	SVC 6-2 THRU 7-2-15
			89.62	07/16/2015	8642 6 JULY 13 2015	BILLING THRU 7/9/15
	<b>NICOR Total</b>		<b><u>252.80</u></b>			
<b>1769</b>	<b>OEI PRODUCTS INC</b>					
		84507	207.00	07/16/2015	4237	INVENTORY ITEMS
	<b>OEI PRODUCTS INC Total</b>		<b><u>207.00</u></b>			
<b>1775</b>	<b>RAY O'HERRON CO</b>					
		83795	59.37	07/16/2015	1535682-IN	BELT KEEPER/SERPA CQC
		83795	105.56	07/09/2015	1533474-IN	SHOES DELTA SPORT BLACK
		83914	220.90	07/16/2015	1534550-IN	BADGES FOR FIRE DEPT
		83795	117.97	07/09/2015	1533416-IN	STREETSHIRT DARK NAVY
	<b>RAY O'HERRON CO Total</b>		<b><u>503.80</u></b>			
<b>1783</b>	<b>ON TIME EMBROIDERY INC</b>					
		83919	171.00	07/16/2015	E 25635	FIRE DEPT UNIFORMS
		83919	41.00	07/16/2015	E 25555	FIRE DEPT UNIFORMS
		83919	218.00	07/16/2015	E 25554	FIRE DEPT UNIFORMS
		83919	18.00	07/16/2015	E 25552	FIRE DEPT UNIFORMS
		83919	43.00	07/16/2015	25634	FIRE DEPT UNIFORMS
		83919	74.00	07/16/2015	E 25349	FIRE DEPT UNIFORMS
		83919	71.00	07/16/2015	25557	FIRE DEPT UNIFORMS
		83919	157.00	07/16/2015	25556	FIRE DEPARTMENT UNIFORMS
		83919	531.00	07/16/2015	E 25636	FIRE DEPT UNIFORMS
		83919	24.00	07/16/2015	25121	UNIFORM NAMEPLATE
	<b>ON TIME EMBROIDERY INC Total</b>		<b><u>1,348.00</u></b>			
<b>1793</b>	<b>OTIS ELEVATOR CO</b>					
		84503	1,392.33	07/09/2015	CY05303715	SVC 7-1 THRU 9-30-15

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	OTIS ELEVATOR CO Total		<u>1,392.33</u>			
1825	PEDERSEN COMPANY					
		84575	7,360.00	07/16/2015	2014-4157	TREE WORK PUBLIC SERVICES
	PEDERSEN COMPANY Total		<u>7,360.00</u>			
1861	POLICE PENSION FUND					
			1,984.48	07/10/2015	PLP2150710142238PD	Police Pension Tier 2
			16,619.54	07/10/2015	PLPN150710142238PD	Police Pension
	POLICE PENSION FUND Total		<u>18,604.02</u>			
1890	LEGAL SHIELD					
			22.08	07/10/2015	PPLS150710142238PW	Pre-Paid Legal Services
			177.94	07/10/2015	PPLS150710142238PD	Pre-Paid Legal Services
			28.98	07/10/2015	PPLS150710142238FD	Pre-Paid Legal Services
	LEGAL SHIELD Total		<u>229.00</u>			
1898	PRIORITY PRODUCTS INC					
		83854	5.65	07/16/2015	857672	SOCKET CAPS
		83754	74.97	07/16/2015	857649	MISC FLEET DEPT SUPPLIES
		83754	49.41	07/09/2015	857466	FLEET-LAMP/TIES/SEALS
		84057	58.81	07/16/2015	857680	MISC HARDWARE/SUPPLIES
	PRIORITY PRODUCTS INC Total		<u>188.84</u>			
1900	PROVIDENT LIFE & ACCIDENT					
			26.76	07/10/2015	POPT150710142238FD	Provident Optional Life
	PROVIDENT LIFE & ACCIDENT Total		<u>26.76</u>			
1925	QUALITY FASTENERS INC					
		84044	844.18	07/16/2015	17760	INVENTORY ITEMS
		84044	722.50	07/16/2015	17749	INVENTORY ITEMS
	QUALITY FASTENERS INC Total		<u>1,566.68</u>			
1940	RADCO COMMUNICATIONS INC					
		83781	176.57	07/16/2015	80849	LABOR AND REPAIR UNIT 32
	RADCO COMMUNICATIONS INC Total		<u>176.57</u>			
1942	RAISE RITE CONCRETE LIFTING					
		83889	9,407.50	07/16/2015	00069622	RAISE AND SUPPORT SIDEWALKS
	RAISE RITE CONCRETE LIFTING Total		<u>9,407.50</u>			

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1943	RAINMAKERS IRRIGATION INC					
		84449	1,933.50	07/16/2015	RC062215-1	SPRINKLER REPAIRS
		84589	1,359.55	07/10/2015	RC50951	SVC - PD ALONG RIVER BACK SEC
	<b>RAINMAKERS IRRIGATION INC Total</b>		<b><u>3,293.05</u></b>			
1946	RANDALL PRESSURE SYSTEMS INC					
		83755	633.00	07/16/2015	223001-0615	MONTHLY BILLING FLEET JUNE
		84195	3,545.78	07/16/2015	I95621-1	SWITCH/FITTINGS
		83956	272.07	07/09/2015	I-96037-0	MISC PARTS/SUPPLIES
	<b>RANDALL PRESSURE SYSTEMS INC Total</b>		<b><u>4,450.85</u></b>			
1998	RURAL ELECTRIC SUPPLY CO OP					
		84326	180.00	07/09/2015	612231-00	INVENTORY ITEMS
	<b>RURAL ELECTRIC SUPPLY CO OP Total</b>		<b><u>180.00</u></b>			
2029	RODON CORPORATION					
		84261	1,995.00	07/09/2015	061518905	HYDRAFINDER FIREHYDRANT MAI
	<b>RODON CORPORATION Total</b>		<b><u>1,995.00</u></b>			
2032	POMPS TIRE SERVICE INC					
		83752	24.50	07/09/2015	640032375	SCRAP DISPOSAL FEE
		83752	212.45	07/16/2015	640032178	FLEET DEPT ROAD SERVICE
		83752	31.50	07/16/2015	640032639	PASSENGER SCRAP DISPOSAL FE
	<b>POMPS TIRE SERVICE INC Total</b>		<b><u>268.45</u></b>			
2037	ROTARY CLUB OF ST CHARLES					
			170.00	07/16/2015	3077	QTR DUES P SUHR THRU SEPT
	<b>ROTARY CLUB OF ST CHARLES Total</b>		<b><u>170.00</u></b>			
2055	SAFETY-KLEEN					
		84446	25.00	07/09/2015	67048748	WASTE OIL SERVICE FLEET DEPT
	<b>SAFETY-KLEEN Total</b>		<b><u>25.00</u></b>			
2067	SAUBER MFG CO					
		84118	875.00	07/16/2015	PSI169708	LADDER RACK - SEWER TRUCK
	<b>SAUBER MFG CO Total</b>		<b><u>875.00</u></b>			
2076	ST CHARLES HERITAGE CENTER					
			33.00	07/16/2015	071015	GIVING FRIDAY
	<b>ST CHARLES HERITAGE CENTER Total</b>		<b><u>33.00</u></b>			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
2081	JANIS SCHUESSLER		15.00	07/16/2015	072115	LUNCH EXPENSE CLASS 7-21-15
	<b>JANIS SCHUESSLER Total</b>		<b>15.00</b>			
2084	SCHULHOF COMPANY					
		83894	78.72	07/16/2015	2885290	PLUMBING SUPPLIES
	<b>SCHULHOF COMPANY Total</b>		<b>78.72</b>			
2086	SCHWEITZER ENGINEERING LABS					
		84353	3,492.00	07/09/2015	1159-15889	INVENTORY ITEMS
	<b>SCHWEITZER ENGINEERING LABS Total</b>		<b>3,492.00</b>			
2102	SEAGRAVE FIRE APPARATUS LLC					
		83759	44.53	07/09/2015	0091852	ROD END FLEET DEPT
	<b>SEAGRAVE FIRE APPARATUS LLC Total</b>		<b>44.53</b>			
2111	SECRETARY OF STATE POLICE					
			505.00	07/16/2015	071615	NEW PLATES 5 VEHICLES
	<b>SECRETARY OF STATE POLICE Total</b>		<b>505.00</b>			
2123	SERVICE MECHANICAL INDUSTRIES					
		84450	313.64	07/09/2015	S52426	SVC FS#3 - REPLACE SENSOR
	<b>SERVICE MECHANICAL INDUSTRIES Total</b>		<b>313.64</b>			
2137	SHERWIN WILLIAMS					
		83906	29.46	07/16/2015	3880-0	PAINTING SUPPIES PUBLIC SVS
		84233	54.29	07/16/2015	3887-5	HYDRANT PAINTING SUPPLIES WT
	<b>SHERWIN WILLIAMS Total</b>		<b>83.75</b>			
2156	SIRCHIE FINGERPRINT LABS					
		84453	719.30	07/09/2015	0212976-IN	MISC SUPPLIES POLICE DEPT
	<b>SIRCHIE FINGERPRINT LABS Total</b>		<b>719.30</b>			
2157	SISLERS ICE & DAIRY LTD					
		83943	149.50	07/16/2015	188571	ICE DELIVERY
	<b>SISLERS ICE &amp; DAIRY LTD Total</b>		<b>149.50</b>			
2201	STANDARD EQUIPMENT CO					
		84440	543.42	07/09/2015	C03685	V#1859 RO#52696
	<b>STANDARD EQUIPMENT CO Total</b>		<b>543.42</b>			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
2235	STEINER ELECTRIC COMPANY					
		84388	1,093.30	07/16/2015	S005065131.005	INVENTORY ITEMS
		84463	294.42	07/09/2015	S005071535.001	INVENTORY ITEMS
		83750	671.75	07/09/2015	S005074520.002	75GP14 PARTS KIT
		83750	140.77	07/09/2015	S005074520.001	ALCU 1H TERM/75GP14 KIT
		83750	59.92	07/09/2015	S005075178.001	BIMETALLIC OVERLOAD RELAY
		83204	5,962.36	07/16/2015	S004990354.002	INVENTORY ITEMS
		84327	11,013.76	07/16/2015	S005059050.001	INVENTORY ITEMS
		84388	96.42	07/09/2015	S005065131.003	INVENTORY ITEMS
		84388	841.00	07/16/2015	S005065131.004	INVENTORY ITEMS
	STEINER ELECTRIC COMPANY Total		<u>20,173.70</u>			
2248	STORINO RAMELLO & DURKIN					
		83839	800.00	07/16/2015	67301	LEGAL SERVICES JUNE 2015
	STORINO RAMELLO & DURKIN Total		<u>800.00</u>			
2250	STREICHERS					
		83796	19.98	07/16/2015	I1158173	ID PATCHES
	STREICHERS Total		<u>19.98</u>			
2265	RICHARD SULLIVAN					
			15.00	07/16/2015	072115	LUNCH EXPENSE CLASS 7-21-15
	RICHARD SULLIVAN Total		<u>15.00</u>			
2300	TEMCO MACHINERY INC					
		83762	648.55	07/09/2015	AG45417	HANDWHEEL KIT/LABEL
	TEMCO MACHINERY INC Total		<u>648.55</u>			
2301	GENERAL CHAUFFERS SALES DRIVER					
			2,305.50	07/10/2015	UNT 150710142238PW	Union Dues - Teamsters
			151.50	07/10/2015	UNT 150710142238CD	Union Dues - Teamsters
			124.00	07/10/2015	UNT 150710142238FN	Union Dues - Teamsters
	GENERAL CHAUFFERS SALES DRIVER Total		<u>2,581.00</u>			
2314	3M VHS0733					
		84464	270.00	07/16/2015	TP47678	INVENTORY ITEMS
		84328	324.00	07/09/2015	TP45716	INVENTORY ITEMS
	3M VHS0733 Total		<u>594.00</u>			
2316	THOMPSON AUTO SUPPLY INC					
		83815	935.25	07/09/2015	4177-0615	MONTHLY BILLING JUNE 2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	THOMPSON AUTO SUPPLY INC Total		<u>935.25</u>			
2343	TAPCO	84181	1,311.31	07/09/2015	1492463	BLINKER SIGN
	TAPCO Total		<u>1,311.31</u>			
2344	TRADEMAN PHOTOGRAPHY	84695	85.00	07/16/2015	071015	BUSINESS PORTRAIT GUNDERSOI
	TRADEMAN PHOTOGRAPHY Total		<u>85.00</u>			
2345	TRAFFIC CONTROL & PROTECTION	84176	718.75	07/16/2015	83371	BARRICADES WOOD/STEEL
		83951	952.00	07/16/2015	83419	NO PARKING SIGNS
		84390	509.00	07/09/2015	83616	INVENTORY ITEMS
		84427	1,486.00	07/16/2015	83707	INVENTORY ITEMS
		84215	230.00	07/09/2015	83617	INVENTORY ITEMS
	TRAFFIC CONTROL & PROTECTION Total		<u>3,895.75</u>			
2363	TROTTER & ASSOCIATES INC	82960	13,137.50	07/16/2015	11239	SVCS 4-27 THRU 4-30-15
		82960	68,534.50	07/16/2015	11239A	SVCS MAY 2015
	TROTTER & ASSOCIATES INC Total		<u>81,672.00</u>			
2374	WILLIAM TYNAN		15.00	07/16/2015	072215	LUNCH EXPENSE CLASS 7/22/15
	WILLIAM TYNAN Total		<u>15.00</u>			
2383	UNITED STATES POSTAL SERVICE		4,000.00	07/16/2015	6116619-0715	POSTAGE METER REIMBURSEMENT
	UNITED STATES POSTAL SERVICE Total		<u>4,000.00</u>			
2401	UNIVERSAL UTILITY SUPPLY INC	83250	26,510.00	07/16/2015	3019616	INVENTORY ITEMS
	UNIVERSAL UTILITY SUPPLY INC Total		<u>26,510.00</u>			
2403	UNITED PARCEL SERVICE		90.52	07/09/2015	0000650961265	SHIPPING
			136.23	07/16/2015	0000650961275	WEEKLY SHIPPING CHARGES
	UNITED PARCEL SERVICE Total		<u>226.75</u>			
2410	VALLEY LOCK CO					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		83886	3.98	07/16/2015	57884	KEYS - FD
		83893	53.47	07/16/2015	57881	KEYS
	<b>VALLEY LOCK CO Total</b>		<b>57.45</b>			
<b>2428</b>	<b>VERMEER MIDWEST</b>					
		84569	402.76	07/16/2015	S26573	BRUSH CHIPPER VEH 1883
	<b>VERMEER MIDWEST Total</b>		<b>402.76</b>			
<b>2429</b>	<b>VERIZON WIRELESS</b>					
			188.21	07/09/2015	9747934297	MONTHLY BILLING THRU 6/23/15
	<b>VERIZON WIRELESS Total</b>		<b>188.21</b>			
<b>2458</b>	<b>ERIN WAITES</b>					
			100.00	07/16/2015	063015	SAFETY BOOTS GANDER MTN 6/30
	<b>ERIN WAITES Total</b>		<b>100.00</b>			
<b>2463</b>	<b>WALMART COMMUNITY</b>					
		84392	10.56	07/16/2015	00743	INVENTORY ITEMS
		84653	61.76	07/16/2015	00743B	INVENTORY ITEMS
		84465	33.87	07/16/2015	00743A	INVENTORY ITEMS
	<b>WALMART COMMUNITY Total</b>		<b>106.19</b>			
<b>2470</b>	<b>WAREHOUSE DIRECT</b>					
		83823	56.16	07/16/2015	2738982-1	OFFICE SUPPLIES CITY HALL
		83977	39.95	07/16/2015	2742557-0	ELECTRIC DEPT OFFICE SUPPLIES
		83841	15.77	07/16/2015	2743167-0	MISC OFFICE SUPPLIES POLICE D
		84431	6.95	07/09/2015	2730132-0	OFFICE SUPPLIES - PW
		83841	45.00	07/09/2015	2732110-0	OFFICE SUPPLIES - PD
		83977	67.32	07/09/2015	2726225-0	COFFEE SUPPLIES
		83885	94.62	07/09/2015	2734861-0	OFFICE SUPPLIES FIRE DEPT
		83841	102.27	07/09/2015	2734848-0	MISC OFFICE SUPPLIES POLICE D
		83974	29.24	07/09/2015	2734342-0	OFFICE SUPPLIES PUBLIC WORKS
		83841	71.40	07/09/2015	2733967-0	OFFICE SUPPLIES - PD
	<b>WAREHOUSE DIRECT Total</b>		<b>528.68</b>			
<b>2473</b>	<b>WASCO TRUCK REPAIR CO</b>					
		83832	138.00	07/16/2015	131243	V#1733,1821,1941,56,2150,55
	<b>WASCO TRUCK REPAIR CO Total</b>		<b>138.00</b>			
<b>2477</b>	<b>WASCO LAWN &amp; POWER INC</b>					
		84490	1,091.00	07/16/2015	191091	INVENTORY ITEMS

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		84534	46.50	07/16/2015	191151	REPAIR CHAIN SAW POLICE DEPT
	<b>WASCO LAWN &amp; POWER INC Total</b>		<b><u>1,137.50</u></b>			
<b>2495</b>	<b>WEST SIDE TRACTOR SALES CO</b>					
		84410	1,450.00	07/16/2015	B02446	PARTS FOR BACKHOE RENTAL
		84552	39.38	07/16/2015	N22114	INVENTORY ITEMS
	<b>WEST SIDE TRACTOR SALES CO Total</b>		<b><u>1,489.38</u></b>			
<b>2506</b>	<b>EESCO</b>					
		83636	23,455.00	07/16/2015	062804	INVENTORY ITEMS
		83643	35,020.00	07/16/2015	062805	INVENTORY ITEMS
		84466	262.50	07/16/2015	062802	INVENTORY ITEMS
		83386	3,452.00	07/09/2015	038430	OPTICAL LIGHT METER
		83645	10,495.00	07/16/2015	062807	INVENTORY ITEMS
		83636	7,175.00	07/16/2015	064466	INVENTORY ITEMS
	<b>EESCO Total</b>		<b><u>79,859.50</u></b>			
<b>2530</b>	<b>WINE SERGI &amp; CO LLC</b>					
			100.00	07/09/2015	69325	REN BOND WARREN DREWES
	<b>WINE SERGI &amp; CO LLC Total</b>		<b><u>100.00</u></b>			
<b>2545</b>	<b>GRAINGER INC</b>					
		84255	158.52	07/09/2015	9772620333	MISC HARDWARE/SUPPLIES - WA1
		84488	774.30	07/09/2015	9773722047	INVENTORY ITEMS
		84529	813.60	07/16/2015	9778950338	INVENTORY ITEMS
		84515	545.28	07/16/2015	9776646409	TELESCOPING CONE BAR
		84560	23.10	07/09/2015	9780213105	INVENTORY ITEMS
		84535	146.29	07/16/2015	9779110999	SAFETY BOOTS/GRAINGER MASIN
	<b>GRAINGER INC Total</b>		<b><u>2,461.09</u></b>			
<b>2631</b>	<b>ZIMMERMAN FORD INC</b>					
		84635	149.94	07/16/2015	80547	INVENTORY ITEMS
		83761	8,179.55	07/09/2015	S43-0615	MONTHLY BILLING JUNE 2015
	<b>ZIMMERMAN FORD INC Total</b>		<b><u>8,329.49</u></b>			
<b>2637</b>	<b>ILLINOIS DEPT OF REVENUE</b>					
			138,016.87	07/13/2015	071315ELE	ELECTRICITY EXCISE TAX
			7,756.88	07/10/2015	ILST150710142238PD 0	Illinois State Tax
			10,013.27	07/10/2015	ILST150710142238PW (	Illinois State Tax
			2,448.93	07/10/2015	ILST150710142238IS 0	Illinois State Tax

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			517.15	07/10/2015	ILST150710142238HR 0	Illinois State Tax
			1,563.27	07/10/2015	ILST150710142238FN 0	Illinois State Tax
			6,702.67	07/10/2015	ILST150710142238FD 0	Illinois State Tax
			1,182.40	07/10/2015	ILST150710142238CD 0	Illinois State Tax
			492.99	07/10/2015	ILST150710142238CA 0	Illinois State Tax
	<b>ILLINOIS DEPT OF REVENUE Total</b>		<b>168,694.43</b>			
<b>2638</b>	<b>INTERNAL REVENUE SERVICE</b>					
			28,435.95	07/10/2015	FIT 150710142238FD 0	Federal Withholding Tax
			1,160.73	07/10/2015	MEDR150710142238IS 0	Medicare Employer
			529.05	07/10/2015	MEDE150710142238CD 0	Medicare Employee
			4,963.05	07/10/2015	FICA150710142238IS 0	FICA Employee
			5,642.48	07/10/2015	FIT 150710142238FN 0	Federal Withholding Tax
			3,549.71	07/10/2015	MEDR150710142238PD 0	Medicare Employer
			2,903.68	07/10/2015	MEDE150710142238FD 0	Medicare Employee
			2,051.59	07/10/2015	FICA150710142238PD 0	FICA Employee
			1,120.57	07/10/2015	FICE150710142238CA 0	FICA Employer
			18,327.28	07/10/2015	FICA150710142238PW 0	FICA Employee
			689.87	07/10/2015	MEDE150710142238FN 0	Medicare Employee
			4,286.16	07/10/2015	MEDR150710142238PW 0	Medicare Employer
			1,703.38	07/10/2015	FIT 150710142238HR 0	Federal Withholding Tax
			187.57	07/10/2015	MEDE150710142238HR 0	Medicare Employee
			12,414.59	07/10/2015	FIT 150710142238IS 0	Federal Withholding Tax
			2,262.00	07/10/2015	FICE150710142238CD 0	FICA Employer
			444.72	07/10/2015	FICE150710142238FD 0	FICA Employer
			28,850.68	07/10/2015	FIT 150710142238PD 0	Federal Withholding Tax
			1,160.73	07/10/2015	MEDE150710142238IS 0	Medicare Employee
			37,001.50	07/10/2015	FIT 150710142238PW 0	Federal Withholding Tax
			3,549.71	07/10/2015	MEDE150710142238PD 0	Medicare Employee
			2,949.83	07/10/2015	FICE150710142238FN 0	FICA Employer
			262.08	07/10/2015	MEDR150710142238CA 0	Medicare Employer
			4,963.05	07/10/2015	FICE150710142238IS 0	FICA Employer
			1,120.57	07/10/2015	FICA150710142238CA 0	FICA Employee
			4,286.16	07/10/2015	MEDE150710142238PW 0	Medicare Employee
			801.99	07/10/2015	FICE150710142238HR 0	FICA Employer
			187.57	07/10/2015	MEDR150710142238HR 0	Medicare Employer
			4,168.88	07/10/2015	FIT 150710142238CD 0	Federal Withholding Tax
			262.08	07/10/2015	MEDE150710142238CA 0	Medicare Employee
			801.99	07/10/2015	FICA150710142238HR 0	FICA Employee

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			689.87	07/10/2015	MEDR150710142238FN	Medicare Employer
			1,662.94	07/10/2015	FIT 150710142238CA 0	Federal Withholding Tax
			2,949.83	07/10/2015	FICA150710142238FN C	FICA Employee
			2,903.68	07/10/2015	MEDR150710142238FD	Medicare Employer
			444.72	07/10/2015	FICA150710142238FD C	FICA Employee
			18,327.28	07/10/2015	FICE150710142238PW I	FICA Employer
			529.05	07/10/2015	MEDR150710142238CD	Medicare Employer
			2,262.00	07/10/2015	FICA150710142238CD C	FICA Employee
			2,051.59	07/10/2015	FICE150710142238PD C	FICA Employer
	<b>INTERNAL REVENUE SERVICE Total</b>		<b>212,860.16</b>			
<b>2639</b>	<b>STATE DISBURSEMENT UNIT</b>					
			795.70	07/09/2015	00000013515071014223E	IL Child Support Amount 1
			600.00	07/09/2015	00000019115071014223E	IL Child Support Amount 1
			923.08	07/09/2015	00000019715071014223E	IL CS Maintenance 1
			1,661.54	07/09/2015	00000020215071014223E	IL CS Maintenance 1
			465.36	07/09/2015	00000006415071014223E	IL Child Support Amount 2
			440.93	07/09/2015	00000003715071014223E	IL Child Support Amount 1
			334.16	07/09/2015	00000116315071014223E	IL Child Support Amount 1
			580.00	07/09/2015	00000029215071014223E	IL Child Support Amount 1
			369.23	07/09/2015	00000048615071014223E	IL Child Support Amount 1
			545.00	07/09/2015	00000020615071014223E	IL Child Support Amount 1
	<b>STATE DISBURSEMENT UNIT Total</b>		<b>6,715.00</b>			
<b>2643</b>	<b>DELTA DENTAL</b>					
			2,946.30	07/14/2015	071415	DELTA DENTAL CLAIMS
			3,626.41	07/06/2015	070615	DELTA DENTAL CLAIMS
	<b>DELTA DENTAL Total</b>		<b>6,572.71</b>			
<b>2644</b>	<b>IMRF</b>					
			175,032.12	07/10/2015	071015	IMRF PAYROLL JUN 2015
	<b>IMRF Total</b>		<b>175,032.12</b>			
<b>2648</b>	<b>HEALTH CARE SERVICE CORP</b>					
			59,709.29	07/06/2015	070615	MEDICAL CLAIMS
	<b>HEALTH CARE SERVICE CORP Total</b>		<b>59,709.29</b>			
<b>2650</b>	<b>OVERHEAD MATERIAL HANDLING ILL</b>					
		84225	1,084.15	07/09/2015	13770	CRANE INSPECTION

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	OVERHEAD MATERIAL HANDLING ILL Total		<u>1,084.15</u>			
2656	DISH DBS CORP					
		84085	81.99	07/16/2015	070515	MONTHLY BILLING THRU 8/19/15
	DISH DBS CORP Total		<u>81.99</u>			
2663	LOU'S GLOVES INC					
		84548	375.00	07/16/2015	009711	INVENTORY ITEMS
	LOU'S GLOVES INC Total		<u>375.00</u>			
2683	CONTINENTAL AMERICAN INSURANCE					
			85.54	07/10/2015	ACCG150710142238PW	AFLAC Accident Plan
			156.12	07/10/2015	ACCG150710142238PD	AFLAC Accident Plan
			17.48	07/10/2015	ACCG150710142238IS	AFLAC Accident Plan
			34.94	07/10/2015	ACCG150710142238FN	AFLAC Accident Plan
			59.89	07/10/2015	ACCG150710142238FD	AFLAC Accident Plan
	CONTINENTAL AMERICAN INSURANCE Total		<u>353.97</u>			
2740	C H HAGER EXCAVATING INC					
		35	565.25	07/09/2015	130	LIMESTONE
	C H HAGER EXCAVATING INC Total		<u>565.25</u>			
2756	RXBENEFITS, INC.					
			50,210.64	07/09/2015	36654	PRESCRIPTION CLAIMS
			408.96	07/14/2015	36830	PRESCRIPTION CLAIMS
	RXBENEFITS, INC. Total		<u>50,619.60</u>			
2766	WAUBONSEE COMMUNITY COLLEGE					
		83348	75.00	07/16/2015	S0019260	CLASS 3-27-15 = CLIFFORD LO
	WAUBONSEE COMMUNITY COLLEGE Total		<u>75.00</u>			
2769	GENWORTH LIFE INSURANCE COMPAN					
			61.46	07/10/2015	LTCI150710142238CA 0	Long Term Care Insurance
			27.66	07/10/2015	LTCI150710142238HR C	Long Term Care Insurance
	GENWORTH LIFE INSURANCE COMPAN Total		<u>89.12</u>			
2773	GRP & ASSOCIATES INC					
		84527	79.95	07/16/2015	49391	2.5 PAIL SHARPS DISPOSAL SYSTE
	GRP & ASSOCIATES INC Total		<u>79.95</u>			
2778	CLIENT FIRST CONSULTING GROUP					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		83260	6,343.75	07/16/2015	5387	CONSULTING THRU 6/30/15
	<b>CLIENT FIRST CONSULTING GROUP Total</b>		<b><u>6,343.75</u></b>			
<b>2894</b>	<b>HAVLICEK ACE HARDWARE LLC</b>					
		83916	12.34	07/09/2015	34619/1	MISC HARDWARE/SUPPLIES
	<b>HAVLICEK ACE HARDWARE LLC Total</b>		<b><u>12.34</u></b>			
<b>2901</b>	<b>FLOW TECHNICS INC</b>					
		84481	1,532.40	07/09/2015	INV000004559	LABOR
	<b>FLOW TECHNICS INC Total</b>		<b><u>1,532.40</u></b>			
<b>2905</b>	<b>GRAF TREE CARE INC</b>					
		84555	1,710.00	07/16/2015	7333	ASH TREE INVENTORY JUNE 2015
	<b>GRAF TREE CARE INC Total</b>		<b><u>1,710.00</u></b>			
<b>2929</b>	<b>FOOTE MIELKE CHAVEZ &amp; O'NEIL</b>					
		83814	550.00	07/16/2015	2808	RE: M REBILLEAU
		83814	3,200.00	07/09/2015	2807	JUNE ORDINANCE VIOLATIONS
		83814	550.00	07/16/2015	2813	RE: M SCHLESS ROACH
		83814	575.00	07/16/2015	2812	RE: B P MCCORMICK
		83814	625.00	07/16/2015	2811	RE: K LEIBFORTH
		83814	500.00	07/16/2015	2810	RE: J MUDARO 14-9671
		83814	550.00	07/16/2015	2809	RE: D BAUER
	<b>FOOTE MIELKE CHAVEZ &amp; O'NEIL Total</b>		<b><u>6,550.00</u></b>			
<b>2930</b>	<b>TCT MED CORP</b>					
		84500	359.00	07/16/2015	78955	MISC PARTS FIRE DEPT
	<b>TCT MED CORP Total</b>		<b><u>359.00</u></b>			
<b>2950</b>	<b>MARY PORTER</b>					
		84356	186.60	07/09/2015	1902578875	INVENTORY ITEMS
	<b>MARY PORTER Total</b>		<b><u>186.60</u></b>			
<b>2963</b>	<b>RAYNOR DOOR AUTHORITY</b>					
		84286	935.00	07/09/2015	111600	FLEET-INSTALL RECEIVERS
		84409	494.00	07/09/2015	111639	REPAIR DOORS G AND I
	<b>RAYNOR DOOR AUTHORITY Total</b>		<b><u>1,429.00</u></b>			
<b>2974</b>	<b>HOSCHEIT MCGUIRK MCCrackEN &amp;</b>					
		83838	2,020.00	07/16/2015	A25059-8-0515	SVCS MAY 2015
		84158	780.00	07/16/2015	A25059-8-0515A	SVCS MAY 2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	HOSCHEIT MCGUIRK MCCRACKEN & Total		<u>2,800.00</u>			
2990	HAWKINS INC					
		36	2,996.01	07/09/2015	3746225	WATER DEPT CHEMICALS
		36	6,105.58	07/09/2015	3746226	CHEMICALS FOR WATER DEPT
	HAWKINS INC Total		<u>9,101.59</u>			
3002	JET SERVICES INC					
		84241	130.00	07/16/2015	990009088	SHREDDING SERVICES JUNE 2015
	JET SERVICES INC Total		<u>130.00</u>			
3027	VOLOGY INC					
		84505	8,400.00	07/16/2015	INV372320	CISCO IP PHONE
	VOLOGY INC Total		<u>8,400.00</u>			
3102	RUSH TRUCK CENTERS OF ILLINOIS					
		83758	460.56	07/09/2015	98417203	V#1828 RO#52661
		83758	36.64	07/16/2015	98580403	HOSE VEH 1902 RO 52801
		83758	244.15	07/16/2015	98576110	HORN VEH 1906 RO 52796
		83758	614.28	07/16/2015	98541284	SERVICE REPAIR FLEET DEPT
		83758	14.52	07/09/2015	98432579	V#1828 RO#52661
	RUSH TRUCK CENTERS OF ILLINOIS Total		<u>1,370.15</u>			
3132	GLENN STEARNS CH 13 TRUSTEE					
			976.50	07/10/2015	00000055415071014223E	Bankruptcy-Verhaeghe
	GLENN STEARNS CH 13 TRUSTEE Total		<u>976.50</u>			
3148	CORNERSTONE PARTNERS					
		83931	18,669.00	07/16/2015	CP03574	2 OF 7 CONTRACT MOWING
	CORNERSTONE PARTNERS Total		<u>18,669.00</u>			
3180	DEPARTMENT OF THE TREASURY					
			962.92	07/09/2015	070715	PCORI FEES - YR END 4-30-14
	DEPARTMENT OF THE TREASURY Total		<u>962.92</u>			
3182	OZINGA READY MIX CONCRETE INC					
		40	648.00	07/09/2015	570334	REDY MIX
	OZINGA READY MIX CONCRETE INC Total		<u>648.00</u>			
3209	HOLMGREN ELECTRIC INC					
		83834	1,332.50	07/16/2015	4305	6/26/15 REPAIR BED LIGHT

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		83834	1,485.00	07/09/2015	4291	SVC=PHEASANT RUN LIFT STATIO
	<b>HOLMGREN ELECTRIC INC Total</b>		<b><u>2,817.50</u></b>			
<b>3229</b>	<b>CB&amp;I INC</b>					
		83153	73,359.00	07/09/2015	190105-03	PROJECT BILLING THRU 4/30/15
	<b>CB&amp;I INC Total</b>		<b><u>73,359.00</u></b>			
<b>3230</b>	<b>MARK BEAUCHAMP</b>					
		81538	16,650.00	07/09/2015	28307UFS	UTILITY RATE PROGRESS BILLING
	<b>MARK BEAUCHAMP Total</b>		<b><u>16,650.00</u></b>			
<b>3247</b>	<b>JWC ENVIRONMENTAL LLC</b>					
		83847	12,507.75	07/16/2015	68671	FINESCREEN REPAIRS WW DEPT
	<b>JWC ENVIRONMENTAL LLC Total</b>		<b><u>12,507.75</u></b>			
<b>3263</b>	<b>MCCI LLC</b>					
		82549	32,457.00	07/16/2015	00006862	PROJECT BILLING LASERFICHE
	<b>MCCI LLC Total</b>		<b><u>32,457.00</u></b>			
<b>3267</b>	<b>COMPASS GROUP USA INC</b>					
		83735	689.40	07/16/2015	50154450	COFFEE SUPPLIES - PD
			-48.60	07/16/2015	CM5054071	CRED DUPLICATE PAYMENT
	<b>COMPASS GROUP USA INC Total</b>		<b><u>640.80</u></b>			
<b>3280</b>	<b>PLANET DEPOS LLC</b>					
		84160	576.00	07/16/2015	104967	TRANSCRIPT SERVICE
		84160	498.00	07/09/2015	103735	SVCS 6-2-15
	<b>PLANET DEPOS LLC Total</b>		<b><u>1,074.00</u></b>			
<b>3289</b>	<b>VISION SERVICE PLAN OF IL NFP</b>					
			54.95	07/10/2015	VSP 150710142238CD	( Vision Plan Pre-tax
			2.84	07/10/2015	VSP 150710142238CA	( Vision Plan Pre-tax
			239.38	07/10/2015	VSP 150710142238PW	( Vision Plan Pre-tax
			136.88	07/10/2015	VSP 150710142238PD	( Vision Plan Pre-tax
			44.83	07/10/2015	VSP 150710142238IS	0 Vision Plan Pre-tax
			7.38	07/10/2015	VSP 150710142238HR	( Vision Plan Pre-tax
			157.39	07/10/2015	VSP 150710142238FD	( Vision Plan Pre-tax
			31.50	07/10/2015	VSP 150710142238FN	( Vision Plan Pre-tax
	<b>VISION SERVICE PLAN OF IL NFP Total</b>		<b><u>675.15</u></b>			
<b>3292</b>	<b>ENGINEERING SOLUTIONS TEAM CO</b>					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		82921	2,280.00	07/16/2015	5	PROJECT BILLING THRU 6-29-15
	<b>ENGINEERING SOLUTIONS TEAM CO Total</b>		<b><u>2,280.00</u></b>			
<b>3298</b>	<b>JENNIFER KUHN</b>					
			321.80	07/09/2015	150	SNACKS/TABLECLOTHS/SURVEY M
			208.11	07/09/2015	152	BOOK CLUB MEALS JUNE 2015
			1,141.78	07/09/2015	153	JUNE COORD SERVICE/MILEAGE
	<b>JENNIFER KUHN Total</b>		<b><u>1,671.69</u></b>			
<b>3300</b>	<b>WILD WOODCHUCK STUMP REMOVAL</b>					
		84151	378.00	07/09/2015	062215	STUMP REMOVAL
	<b>WILD WOODCHUCK STUMP REMOVAL Total</b>		<b><u>378.00</u></b>			
<b>3315</b>	<b>IRON MOUNTAIN INC</b>					
		84416	471.92	07/16/2015	200692999	JUNE 2015 STORAGE/CONTAINER
	<b>IRON MOUNTAIN INC Total</b>		<b><u>471.92</u></b>			
<b>3317</b>	<b>TEREX UTILITIES INC</b>					
		84648	458.00	07/16/2015	408539	v#2184 ro#52876
			-3,622.61	07/16/2015	407966	CREDIT FOR WARRANTY WORK
		84514	139.40	07/16/2015	408774	O RINGS AND FILTER
		84647	4,851.82	07/16/2015	408542	VARIOUS REPAIRS
	<b>TEREX UTILITIES INC Total</b>		<b><u>1,826.61</u></b>			
<b>3327</b>	<b>HUB INTERNATIONAL MIDWEST LTD</b>					
		83929	3,333.00	07/09/2015	88906	AUGUST 2015 CONSULTING FEE
	<b>HUB INTERNATIONAL MIDWEST LTD Total</b>		<b><u>3,333.00</u></b>			
<b>3329</b>	<b>KLUBER INC</b>					
		83540	1,195.11	07/16/2015	5525	REIMBURSABLES-EXPENSES
	<b>KLUBER INC Total</b>		<b><u>1,195.11</u></b>			
<b>3337</b>	<b>EATON CORPORATION</b>					
		83656	21,124.00	07/09/2015	42376744	UNIVERSAL REMOTE RACK SYSTE
	<b>EATON CORPORATION Total</b>		<b><u>21,124.00</u></b>			
<b>3343</b>	<b>ILLINI POWER PRODUCTS COMPANY</b>					
		83706	256.50	07/09/2015	SWO008085-1	GENERATOR REPAIR - PW
		83706	359.21	07/09/2015	SWO008085-3	REPLACE BLOCK HEATER
		83706	227.04	07/09/2015	SWO008085-2	DELIVER RENTAL GENERATOR
		83706	15,940.31	07/09/2015	SWO008085-4	P/U GENERATOR/RTRN TO STC

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	ILLINI POWER PRODUCTS COMPANY Total		<u>16,783.06</u>			
3347	WAGWORKS-ACH		6,523.20	07/07/2015	R20150146707	FLEXIBLE SPENDING CLAIMS
			8,314.12	07/14/2015	R20150150412	FLEXIBLE SPENDING CLAIMS
	WAGWORKS-ACH Total		<u>14,837.32</u>			
3382	DIAMOND SPRAY PAINTING INC					
		84437	245.00	07/09/2015	182863	LAMP, BELL, BRACKET, LETTERS
	DIAMOND SPRAY PAINTING INC Total		<u>245.00</u>			
3383	PATRICK EUROPEAN					
			10,734.84	07/15/2015	061015A	LIABILITY CLAIM JEAN WOLFF
	PATRICK EUROPEAN Total		<u>10,734.84</u>			
3386	ORLAND FIRE PROTECTION					
		84573	500.00	07/09/2015	10081	KEVIN CHRISTENSEN VMO JULY 2
	ORLAND FIRE PROTECTION Total		<u>500.00</u>			
3389	CLEAN EARTH TREATMENT SOLUTION					
		84536	282.00	07/16/2015	10338	POLICE DEPT DRUG DESTRUCTIO
	CLEAN EARTH TREATMENT SOLUTION Total		<u>282.00</u>			
99900022	WHERE THERE'S A WILL THERE'S					
			33.00	07/16/2015	071015	GIVING FRIDAY
	WHERE THERE'S A WILL THERE'S Total		<u>33.00</u>			
99900049	ERIK A KOZLIK					
			50.00	07/09/2015	15-12270	BOOKING FEE REFUND 15-12270
	ERIK A KOZLIK Total		<u>50.00</u>			
99900049	TERRY PETERSON					
			5.00	07/16/2015	P127658	PARKING TICKET OVERPAYMENT
	TERRY PETERSON Total		<u>5.00</u>			
99900049	THE FERARRO PARTNERSHIP					
			10,500.00	07/16/2015	111-113	
	THE FERARRO PARTNERSHIP Total		<u>10,500.00</u>			
99900050	SAID RADI					
			490.50	07/16/2015	071515	REIMBURSEMENT PERMIT DUPLIC

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	SAID RADI Total		<u>490.50</u>			
99900050	JASON VEGA		60.00	07/16/2015	071515	REIMBURSEMENT PERMIT DOUBL
	JASON VEGA Total		<u>60.00</u>			
99900050	DAVID ENGER		400.00	07/16/2015	071515	REIMBURSEMENT PERMIT 13-1802
	DAVID ENGER Total		<u>400.00</u>			
99900050	ISACCO BAR AND GRILL		259.98	07/16/2015	071515	REIMBURSMET AMERICA IN BLO
	ISACCO BAR AND GRILL Total		<u>259.98</u>			
	<b>Grand Total:</b>		<b><u>6,661,644.86</u></b>			

The above expenditures have been approved for payment:

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

**MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT OPERATIONS COMMITTEE  
MONDAY, JULY 20, 2015**

**1. Opening of Meeting**

The meeting was convened by Chairman Stellato at 7:13 p.m.

**2. Roll Call**

**Members Present:** Chair. Stellato, Ald. Silkaitis, Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner

**Absent:** Lewis

**3. Omnibus Vote**

Budget Revisions – June 2015

Motion by Ald. Silkaitis, second by Turner to approve the omnibus items as presented.

**Voice Vote:** Unanimous; Nays: None; Absent: Lewis. Chrmn. Stellato did not vote as Chairman. **Motion carried.**

**4. Finance Department**

**a. Recommendation to approve funding allocation requests for the St. Charles 708 Mental Health Board for FY2015/16.**

**Chris Minick:** Each year we dedicate a portion of the property tax levy to the support of mental health services and that's per a referendum that was passed in the City many years ago and it allocates in the amount of \$0.04 for every hundred dollars of equalized assessed valuation of the property within the City of St. Charles for the purposes of supporting mental health agencies that provide mental health services. For 2014 tax levy that will be collected during FY2015/16, that funding amounts to \$501,850; and as you are also aware for any outside agency that receives more \$25K in funding from the City is required to come forward once a year to provide a brief synopsis of their activities undertaken with that city funding. We do have five agencies tonight that provide mental health services to the City and surrounding areas of the City: Association for Individual Development (AID), Ecker Center for Mental Health, Lazarus House, Renz Addiction Counseling Center, and TriCity Family Services.

**Association for Individual Development – Lynn O'Shea, Executive Director, 1135 Bowes Road, Elgin:** We are very pleased with the support we receive from the City of St. Charles and residents; particularly the neighbors we have that live close to our group homes and with employment. This year is very challenging with governments as they are very much up in the air in the State of Illinois. Last year AID served 92 St. Charles' residents and cost over \$1.2M. Those funds are in jeopardy particularly with two programs: our Respite Care Program that

provides invalid needs to families that are able to care for their adults and children's disabilities is being cut by 10%; we have 12 families in St. Charles that will be receiving service cuts. Another area that will have cuts from the state is our own Job Training and Placement Program. We currently have 12 individuals in that program and is being cut by 40%. You will see a lot less support for people getting jobs and not as many new people coming into the program. We do have good news that there are other programs that won't be cut as severely. Our Day Training Program for individuals who can work in our workshops – 26 individuals there. We have 17 people who are home base services whose families can care for them at home with some home service support; and the group homes here in St. Charles will also continue. We are looking at ways to bring in more revenue with the current cuts and we did receive a challenge grant from the Endowment Fund and will be asking our friends, families, neighbors to help us meet that challenge. They will provide a dollar for every dollar we have contributed over the last three years up to  $\frac{3}{4}$  of a million dollars. So for every dollar contributed we will get a matching fund of new money and are hopeful that this will help reduce our waiting list. We currently have 168 individuals on our waiting list as of July 7; and we have to cut services based on where the state is cutting funds to us. We serve people primarily with developmental disabilities and that is the largest number we support here in town.

**Ecker Center for Mental Health – Karen Beyer, Executive Director, 1845 Grandstand Place, Elgin and a shared office with Renz Center in St. Charles:** Thank you for the financial support you provide us. It helps with the services that we provide your residents. Our service includes 24-hour emergency services that are located at Advocated Sherman Hospital, Provena St. Charles and Northwestern Medical Delnor Hospital. We have a Crisis Residential Program which is a step down from hospitalization for adults – short term program. We have intensive all-day outpatient programs for adults who are in crisis but may not need to stay with us for 24 hours a day. We provide psychiatry and nursing to people of all ages. We have some services that we don't provide, but are onsite at our Elgin office. We have an onsite pharmacy and onsite primary care provided by VNA Healthcare. We provide therapy for people of all ages and rehabilitation therapy for adults only. We have 24-hour supervised residential programs for adults and programs in apartments where the supervision is only during the day. Last year we served 274 St. Charles residents with 2,157 hours of service. This last year we had some new innovative practices. We started walk-in immediate intake from 1:00 – 4:00 every Monday through Friday. We are also able to have a NAMI Chapter at our Grandstand office. Our challenges this year are related to the state. We are not receiving any state payments at this time. For us the major concern with the state of Illinois is in FY2016 as we have no state contracts for psychiatry, no grants. We do receive Medicaid funding for that service, but it is so small of an amount that it only covers  $\frac{1}{4}$  of the cost of providing psychiatric services. So we very much need those grants. We also will not be receiving any grants to help us pay for our sliding fee scale. In the past we've received a grant that helps us pay for those services for people who have neither public or private insurance.

**Ald. Turner:** Do you have many people here in the St. Charles office?

**Karen:** We have three therapists. We only do therapy here. Our psychiatry is up in Elgin.

**Lazarus House, Liz Eakins, Executive Director:** Thank you for all the good support from the City of St. Charles in all ways and fashions you offer to our guest who comes through our doors. Our fiscal year just ended June 30 and we served a total 278 persons in our emergency shelter and transitional living center. Of those approximately 52% were citizens of the City of St. Charles. Of those, 75% are affected in one way, shape, or form either by substance abuse, mental health concerns, or developmentally disabled. What I can tell you is we have the privilege of working with all these wonderful partners that are here tonight who continue to stand shoulder to shoulder with us to make sure that the folks that are coming through our doors don't fall through the cracks. Every one of our guests are screened for substance abuse and mental health concerns and our good partners at TriCity Family Services, Ecker Center, Renz Addiction Counseling Center are there ready and waiting to take these guests of ours to make sure they get started in the provision of services that are going to be life changing for them. Of those that take advantage of those programs, their lives actually do transform. (Told a success story.) We are only just the face to these stories. If it wasn't for all the support we get from you, these kinds of stories wouldn't be true. What continues to be a concern of ours is housing for single moms. We have people who come through our shelter and are able to work with them to have their mental health concerns addressed and addiction concerns; and we get them to a place where things are pretty good and can't find a place that they can afford to live in. We are going to keep looking at options. In the past we were able to take on grant programs from either the state or federal government, but grants are not increasing, so we need to be creative.

**Renz Addiction Counseling Center – Jerry Skogmo, Executive Director:** Renz Center was founded in 1961, same year as AID, so we've been in this community for many years – in St. Charles since the 1980's. We provide alcohol and drug prevention and treatment programs, HIV prevention and treatment programs and a lot of drug education programming. In St. Charles we are primarily concerned with the treatment of alcohol and drug abuse where we saw 54 residents of this city last year and provided over 3,500 hours of service. We, of course, are affected by state funding and are very concerned about that. We've weathered the storm, we do have sufficient reserves and don't expect to have any curtailment of services in St. Charles. A lot of reason for that is because of your generous and consistent support over the years. We do have a new office on Illinois Avenue in St. Charles and have a nice partnership with Ecker Center. We are seeing more people than ever over the last few years and will continue to be of service to the residents of St. Charles.

**TriCity Family Services, Jim Otepka, Executive Director, 1120 Randall Court, Geneva:** On behalf of our board and the residents of St. Charles that we have been able to serve, I would like to thank you for your continuing support. I would like to acknowledge the great efforts of the Mental Health Board for the time they invest in the allocation process. We have a lot of operational challenges and administrative headaches with audits by the state with post-payment review for Medicaid, administrative review by the Department of Mental Health; we've completed our re-accreditation process and are working hard on the rollout of managed Medicaid services for the mental health population in Illinois. Through our competent staff we've maintained service delivery for our last full fiscal year 2014. Your funding enabled us to serve 1,418 residents across our counseling prevention and early intervention programs. I don't yet have the data information for our service delivery ending on June 30, but I can tell you at mid-

year – December, we were showing trajectory of service increase of counseling services to residents. We served 306 residents at mid-year. I suspect we'll serve another strong year of service delivery to St. Charles which accounts for 37% of our total service delivery effort. Your dollars help to insure the affordability of services who otherwise could not get any services elsewhere. Last year 45% of our families that disclosed incomes on their applications for service reported living on \$30K salary per year and 29% of our counseling program clients pay \$25 or less per session. Counseling does remain the cornerstone of our service delivery but your funds also enable us to provide a lot of work that goes unrecognized beyond the psycho-therapy room. We put counseling, case management and advocacy efforts into every hour of therapy; that includes accompanying someone to the State's Attorney to get an order of protection, attending IAP staffing, etc. These are crucial services and are the services that differentiate the kind of work we do from other private sectors. Your dollars help us ensure continuation of services we used to call early intervention programs, support and educational programs that we now group under Emotional Wellness Programs (list off several of their programs and told a story). Our psychiatric services are on the top of our list and we'll be losing the last of our state grants supporting these services. We cannot cut services as some of our children/adolescents we serve are being medicated with very serious symptoms of mental illness; so we'll find some way to continue it and looked to fundraise in many other ways. We look to growing our family based program for eating disorders – we had great success this year with this. We've accomplished just about all our goals in terms of increasing services to the Spanish speaking populations, and we've seen an encouraging uptick in referrals lately. Very soon we'll be moving some staff to a new location in St. Charles on Foxfield Road. We've outgrown our current locations and this will increase some space and hope this will translate to increase service delivery and as well as to make our services more accessible to the City of St. Charles' residents.

**Chrmn. Stellato:** I believe I speak for all us in saying thank you for all you do. I walk away actually feeling pretty good about all of this.

Motion by Ald. Silkaitis, second by Lemke to recommend approval of funding allocation requests for the St. Charles 708 Mental Health Board for FY2015/16.

**Chris Minick:** I would also like to recognize Barb Gacic who is the chair of the 708 Mental Health Board and thank her for her efforts in coordinating all of this tonight.

**Voice Vote:** Ayes: Unanimous; Nays: None. Chrmn. Stellato did not vote as Chairman. **Motion carried.**

**Ald. Stellato:** Moving on to our next item, there is one group I have a conflict with, so I am going to recuse myself and turn this over to Vice-Chair Payleitner.

**b. Recommendation to approve funding allocation schedule of the Visitors Cultural Commission for FY2015/16 and the related funding agreements.**

**Chris Minick:** As you are well aware we allocate a portion of the hotel/motel receipts to the Visitors Cultural Commission each and every year. The amount of funding that is allocated this

year is \$80,460 and all requests are enclosed in your packet. This particular commission does not have any groups who receive greater than \$25K so there will not be any individual presentations tonight. The Visitor's Cultural Commission did have nine groups apply for funding for FY2015/16. Each of those nine groups made a presentation on May 18, 2015 and the Visitors' Cultural Commission met June 1 to consider all those presentations and come up with the funding allocations that you see presented before you tonight.

Motion by Ald. Lemke, second by Turner to recommend approval of funding allocation schedule of the Visitors Cultural Commission for FY2015/16 and the related funding agreements.

**Voice Vote:** Ayes: Unanimous; Nays: None. Chrmn. Stellato did not vote as Chairman. **Motion carried.**

*Chrmn. Stellato returned.*

**5. Mayor's Office**

- a. Recommendation to approve a motion to have a public discussion on Video Gaming at the August 3, 2015 Government Operations Committee meeting.

**Mayor Rogina:** Mr. Gus Donzelli who is present here tonight and owner of A'Salute Lounge in St. Charles had made a request to have a public discussion on video gaming. After we discussed the schedule, I told him he had to have the Council approve the discussion; so if we could have this conversation about approving it tonight and have that motion, we could have this discussion on August 3. Mr. Pat Strader is also present tonight who is the administrator of the Loyal Order of the Moose and represents the one major non-for-profit organization in our community who is interested in video gaming and has made that point clear at previous meetings. We talked about what should be in this public discussion and are listed in the Executive Summary.

- a) What impact does video gaming have on the revenues of St. Charles. You heard tonight from a lot of the non-for-profits and you heard the same rendition over again and have heard from staff many times of what we are facing as a city as far as revenues are concerned. I say everything is on the table for consideration for discussion.
- b) Review of State of Illinois Statutory rules and regulations regarding video gaming. Director Minick and Counsel McGuirk are in a very good position to outline and respond to questions about the different rules and regulations that involve any kind of establishment of video gaming in St. Charles.
- c) Police input regarding video gaming. Chief Keegan is in a position to opined on the impact of video gaming with respect to police interaction, if any.
- d) This is the most important item on the list which is an opportunity to invite citizens to come here and opined themselves on video gaming.
- e) Last the committee's questions or comments regarding video gaming.

I am going to ask both Messrs. Donzelli and Strader to make some brief comments from their perspective here as to why they've come forward and we can go on from there.

**Gus Donzelli, 3410 Charlemagne, St. Charles:** I've been a resident here in the second ward for 22 years, was president of home owners association and on the board for 5 years, had a lot of input as far as safety in our community, had input when von Maur came in here. I have two sons who graduated from St. Charles East High School. I'm presently the owner of A'Salute Lounge and Grill in St. Charles. I represent a lot of restaurant owners in the St. Charles area and have had meetings with different owners who have asked me to come here tonight. I believe it's a win/win situation for the restaurant owners and the City as of right now. I would respectfully ask the council to have a conversation on this matter on August 3.

**Patrick Strader 37W767 Dean Street, St. Charles:** I've come up here before. The Moose is strictly here for our community. We are here to better it. The more members that we have – the more money we can give back to the community through fundraising and other venues, such as gaming. The more money that comes into our place, we cannot hold onto it. It has to come back to the community. It goes to Mooseheart, Moosehaven, and our community. That's a mandatory thing that Mooseheart does. I'm hoping that you'll take it upon yourself to have a conversation with us.

**Mayor Rogina:** I would recommend to approve Mr. Donzelli's request simply for a public discussion on August 3, 2015 regarding video gaming with the suggested outline above and any other items that members of the committee might have to add to that.

Motion by Ald. Lemke, second by Silkaitis to have a discussion to cover the items that are referenced in this outline.

**Ald. Payleitner:** As a documented opponent to video gaming in St. Charles, I want to let the Mayor know that I would like to recommend and welcome just such a conversation.

**Ald. Turner:** I think it's about time we have this discussion.

**Chrmn. Stellato:** Motion has been made and second to bring this item up on August 3 with staff input and input from citizens in following the outline as we see it here.

**Voice Vote:** Ayes: Unanimous; Nays: None. Chrmn. Stellato did not vote as Chairman. **Motion carried.**

## **6. Police Department**

- a. Recommendation to approve a proposed code revision for Title 5 "Business Licenses and Regulations", Chapter 5.08 "Alcoholic Beverages," Section 5.08.250 "Alcoholic Beverages/Regulations Applicable Generally".

**Chief Keegan:** This is a proposed code revision for Title 5 "Business License and Regulations", Chapter 5.08 "Alcoholic Beverages," Section 5.08.250 "Alcoholic Beverages/Regulations Applicable Generally". Back in October 2013 this committee heard testimony from the Lundeen's West liquor establishment which is a packaged liquor store who are present here this evening. Part of that discussion was their desire to expand their business model to incorporate a

drive through access window at their establishment. As part of that discussion there was some lengthy dialogue back and forth with the council and the applicant; and staff was directed at that time to do some research and come back to committee with a recommendation and a model ordinance. I would like to read into the record the draft ordinance we are presenting.

**“Current Code Language”**

**5.08.250 Regulations Applicable Generally**

**Q. Licenses – Curb/Drive-Through Service**

No License issued under this chapter authorizes the sale, gift or delivery of alcoholic liquor utilizing curb service, drive-through window, or any other similar methodology. All such sales, gifts or deliveries are prohibited.

**“Proposed Code Language**

**5.08.250 Regulations Applicable Generally**

**Q. Curb/Drive-Through Service**

Class A-1 license holders shall be authorized to sell alcoholic beverages through drive-through service, in accordance with all other regulations that are applicable to this license classification. In addition, the drive-through structure and operation shall comply with all other requirements of the City of St. Charles Municipal Code. All other curbside service or methodologies are prohibited. In addition, walk-up service through the drive-through structure is prohibited.

For properties where Title 17 of the Municipal Code (The Zoning Ordinance) requires the granting of a Special Use for a Drive-Through Facility, such Special Use approval must be granted prior to the establishment of any drive-through service. The ordinance approving the establishment of the Special Use must specifically identify that the Drive-Through Facility is to be utilized for the sale of alcoholic beverages. The drive-through service shall only be operated in conformance with the approved site plan and any conditions contained in the ordinance granting the Special Use.”

What staff has done as part of this research over the last 18 months or so, is we’ve looked at some research and model ordinances and would like to present some of this to the committee.

Lundeen’s been in business for 40 years, they are a packaged Class A liquor license facility. Hours of operation are 7:00 a.m. – 10:00 p.m. Monday – Saturday and 10:00 a.m. – 10:00 p.m. on Sundays. They have opened up and maintain a similar establishment in Sycamore for the last 10 years with no report of issues. Additionally we’ve research drive through applications in the following municipalities in Illinois: Mattoon, Decatur, Springfield, Urbana, Bloomington, Champagne, Dwight, Streeter, Peoria, Effingham, Normal, and Crest Hill.

We looked at the dialogue of the minutes from October 2013 meeting and there were things as following: speaker box regulations and the only interaction would be with the proprietor at the transaction of the currency and delivery of the merchandise. What we recommend if this ordinance came to fruition would be to eliminate the speaker box and have all the interaction

with a face/face encounter. Would regulate and ask for a camera system to be installed that would focus on the driver and registration of the vehicle and that system would be mandated and recorded. The window height and any access to the drive-through itself, we would have specifications and limitations on the height and any kind obstructions or barriers that would get in the way of closer interaction with the driver. Furthermore we attempt to mandate an overhang or sally port, an enclosed structure where there would be better interaction with the consumer and the proprietor. Lastly we would look at limitations on locations or districts. These were some of the things that I saw and wanted to look at as we talked with the other municipalities.

I went out and talked personally with the police department in Sycamore and looked at the site and from previous testimony Lundeen said that between 17 – 35% of their gross sales are alcohol beverages. I know there were some concerns and stipulations from the council concerning the delivery of alcohol to minors or the use of alcohol in a moving vehicle; I would stand on the fact that any licensee is held to a standard that regardless if the delivery was over the counter, in person at a bar, or in a packaged liquor store in a drive-through; the onness is on the proprietor to maintain and operate a successful and solid business whether there is violation through the drive through or over a counter or in person; the violations would come before the Liquor Commission and there would be repercussions.

The Lundeens are here to answer any questions and the purpose of tonight was to bring a proposed ordinance forward.

**Ald. Payleitner:** I was unable to open this item over the weekend and this is the first time I'm seeing it. I'm wondering why this wasn't presented first to the Liquor Commission?

**Mayor Rogina:** The Liquor Commission has already ruled on this issue in October 2013 and passed it along to the committee. The Liquor Commission has done its job already from my perspective.

**Ald. Turner:** This is just the ordinance tonight; it's not about any individual license at this point?

**Chief Keegan:** Correct, what we put forth thus far is Title 5 recommendation of language. Russ Colby is here to answer any zoning issues or special use issues moving forward with a certain site, we would have to entertain the protocol for zoning and special use.

**Ald. Krieger:** Will there be an additional license fee for this privilege? If not there should be.

**Chief Keegan:** We haven't proposed any but can discuss further.

**Ald. Gaugel:** In terms of the stacking space requirement that's for other drive-through facilities, restaurants mostly, would this apply in the same manner?

**Russ Colby:** There's a general category for uses where's there no stacking space requirement specified and its five spaces – less than a restaurant.

**Ald. Lemke:** Can we limit the number of establishments with this access to two or five and if this was located elsewhere than on a major street such as a residential, can we limit the location?

**Atty. McGuirk:** We can limit the number of licenses. Right now they are limited by the zoning ordinances to certain locations. Stacking is always a special use.

**Russ:** From recent discussions a liquor store is considered a retail sales establishment under the zoning ordinance. Right now retail sales establishments are permitted use in all of the commercial districts. A drive-through facility is a separate type of use and is a special use in all of those commercial districts. So a special use would be required to establish a drive through for any of those retail sales businesses. Under the proposed language, its stated that the special use approval must specifically identify that sales of alcoholic beverages are allowed through the drive through and in the attempt of writing it that way, we have establishments that are currently retail stores that have drive-through that operate such as prescription drugs. This change to the liquor code would not enable those retail businesses to begin selling alcohol through the drive-through without requesting to amend their special use approval. This would be a separate process required for those as well.

**Chrmn. Stellato:** I'm curious how Sycamore handles this if there is a problem. If there is a problem with a drive-through, can that portion be revoked under the license and they could still sell a walk-up?

**Chief Keegan:** There hasn't been any issue of inappropriate sales in Sycamore, but I would think if there's a violation relative to our liquor code it would be advanced to the Liquor Commission and there would be stipulations that the commission could take.

**Julie and David Lundeen, 6 Greenwood Court, DeKalb:** We brought some pictures of our actual drive-through at our Sycamore location. The window measures 60" wide and 30" high. The window space is wide and easily accessible. You can see how close we are to each other and there's a picture where the camera has capture the driver and the license plate. We hope you'll consider our request for this drive-through. We've been in business for 40 years and at the Scyamore location for 10 years without an incident. Drive-through is simply a business model that many businesses are embracing these days from coffee, donuts, pharmacies. It's the business owner's licensed responsibility to make sure we are serving the customers that are allowed to come through our doors or drive-through. We are responsible to who we are selling to.

**Ald. Turner:** On this photo of the drive through, is this your camera that goes to the license on the car?

**Julie:** Yes, it shoots down into the car and gets the license and the driver.

**Ald. Lemke:** How long do you keep the video tape?

**Julie:** 30 days.

**Mayor Rogina:** I was intrigued by a couple of the recommendations with respect to licensing fee and limitations. If we are going to take a look at this perhaps that might not be a bad way to start the ball rolling. It's the committee's decision to make a request to have the ordinance brought back with those amendments on it.

My perspective is that Lundeen's have been in business for 38 years. The Chief has indicated the model licensing they have conducted here over these years. Back in September 2013 Liquor Commission member Chuck Amenta called the Mayor of Sycamore and I called the Police Chief to ask about their reputation and the whole ambiance of drive-through of which I got very positive responses. Chief Keegan did a good job tonight on the explanation of drive-throughs. Bottom line we have a good businessman here that wants to grow his business and I support that.

**Ald. Turner:** Question on limiting the amount of licenses. Every time we have a drive-through, it's a special use – right? So we could just deny a special use any time we wanted to?

**Russ:** With a special use there are specific findings that the Council would have to consider on whether the use meets those findings. In a special use situation the burden is on the municipality to prove that the business does not meet those findings. If the intent is to limit the number of licenses, it's more appropriate to do that through the liquor code than through the zoning ordinance.

**Ald. Lemke:** I would like to add a suggestion that 60 days retention on a tape is relevant because sometimes you might have a case of someone using a bogus credit card and the real credit card owner might not know until they see their statement – it's a suggestion.

**Julie:** That is changing now. You don't even burn a DVD anymore; it's on the hard drive and captured from that. So we are making advances.

**Ald. Payleitner:** Mr. Mayor, I went back to the minutes and I see this didn't pass the Liquor Commission.

**Mayor Rogina:** 2 to 2 and I voiced my support.

**Ald. Payleitner:** It looks like the vote was 2 to 1 against – someone was absent.

**Mayor Rogina:** I want to reiterate that I voiced my support.

**Ald. Payleitner:** Yes you did and you said in the minutes that Lundeen's or anyone has the right to go before the Council, but I just wanted to make it clear that it didn't pass before the Liquor Commission.

**Ald. Silkaitis:** If this does go through we'll be watching you closely as a test project. We'll be a little more diligent since you would be something brand new to the City.

**Julie:** The City has the right to come into any facility any time and check it out. In our Sycamore location we rarely have an incident of minors trying to go through the drive-through because we are in such close proximity. We see into the entire vehicle – pets etc. in the vehicle.

**Ald. Payleitner:** You listed a bunch of cities that you researched; are any of these in Kane County – no one in Kane County has a drive-through liquor store?

**Chief Keegan:** No, not that I'm aware of.

**Chrmn. Stellato:** The choices are we vote this down or move this forward with some recommendations to come back at a later date with changes that were commented on tonight.

Motion by Ald. Gaugel, second by Lemke to recommend approval of the proposed code revision for Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages,” Section 5.08.250 “Alcoholic Beverages/Regulations Applicable Generally”.

**Chrmn. Stellato:** Question on protocol, when that comes back to us, where does it go; back to Council, Liquor Commission, Committee?

**Atty. McGuirk:** We draft a new ordinance and make the amendments, it goes to the Council from here.

**Mayor Rogina:** Ald. Gaugel made a motion to approve the ordinance as written and it was second.

**Chrmn. Stellato:** Correct.

**Ald. Turner:** Just as a point of order, anytime we want we can actually amend this?

**Atty. McGuirk:** You can always amend an ordinance.

**Roll Call:** Ayes: Lemke, Turner, Bancroft, Gaugel, Bessner, Silkaitis; Nays: Payleitner, Krieger, Absent: Lewis. Chrmn. Stellato did not vote as Chairman. **Motion carried.**

#### **7. Executive Session**

- Personnel
- Pending Litigation
- Probable or Imminent Litigation
- Property Acquisition
- Collective Bargaining
- Review of Minutes of Executive Sessions

Motion by Ald. Turner, second by Lemke to enter into Executive Session at 8:13 to discuss Land Acquisition and Review of Minutes.

**Roll Call:** Ayes: Payleitner, Lemke, Turner, Bancroft, Krieger, Gaugel, Bessner, Silkaitis; Nays: None; Absent: Lewis. Chrmn. Stellato did not vote as Chairman. **Motion carried.**

Motion by Ald. Turner, second by Gaugel to come out of Executive Session at 8:25 p.m.

**Voice Vote:** Ayes: Unanimous; Nays: None. Chrmn. Stellato did not vote as Chairman. **Motion carried.**

**8. Additional Items from Mayor, Council, Staff or Citizens.**

**9. Adjournment**

Motion by Ald. Lemke, second by Turner to adjourn meeting at 8:25 p.m.

**Voice Vote:** Ayes: Unanimous; Nays: None. Chrmn. Stellato did not vote as Chairman. **Motion carried.**

:tn

	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>	
	Title:	Motion to Approve an Ordinance Amending Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages,” Section 5.08.250 “Regulations Applicable Generally, Item Q. Licenses – Curb/Drive-Through Service” of the St. Charles Municipal Code
	Presenter:	Mayor Rogina

*Please check appropriate box:*

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input checked="" type="checkbox"/>	City Council (080315)
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	

Estimated Cost:		Budgeted:	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
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If NO, please explain how item will be funded:

**Executive Summary:**

This ordinance went before the July 20, 2015 Government Operations Committee where it was thoroughly discussed with some proposed amendments. A statement was made on the choices of the committee to either vote the proposed ordinance down or move it forward with some recommendations to come back at a later date with changes that were commented on that night.

Motion was made by Ald. Gaugel, second by Lemke to recommend approval of the proposed code revision for Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages,” Section 5.08.250 “Alcoholic Beverages/Regulations Applicable Generally” with a roll call vote of Ayes: 6; Nays: 2; Absent: 1. Chrmn. Stellato did not vote as Chairman. Motion carried

**Attachments:** *(please list)*

Ordinance

**Recommendation / Suggested Action** *(briefly explain):*

Motion to approve an Ordinance Amending Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages,” Section 5.08.250 “Regulations Applicable Generally, Item Q. Licenses – Curb/Drive-Through Service” of the St. Charles Municipal Code.

<i>For office use only:</i>	<i>Agenda Item Number: IIA4</i>
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**City of St. Charles, Illinois**  
**Ordinance No. 2015-M-\_\_**

**An Ordinance Amending Title 5, “Business Licenses and Regulations”,  
Chapter 5.08 “Alcoholic Beverages”, Section 5.08.250 “Regulations  
Applicable Generally, Item Q. Licenses – Curb/Drive-Through Service”  
of the St. Charles Municipal Code**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES,  
KANE AND DUPAGE COUNTIES, ILLINOIS AS FOLLOWS:

Section 1. That Title 5, “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages” of the St. Charles Municipal Code be and is hereby amended to Section 5.08.250 “Regulations Applicable Generally, Item Q. Licenses – Curb/Drive-Through Service” by deleting this section in its entirety and replacing it with the following language:

**5.08.250 Regulations Applicable Generally**  
**Q. Licenses – Curb/Drive-Through Service**

Class A-1 license holders shall be authorized to sell alcoholic beverages through drive-through service, in accordance with all other regulations that are applicable to this license classification. In addition, the drive-through structure and operation shall comply with all other requirements of the City of St. Charles Municipal Code. All other curbside service or methodologies are prohibited. In addition, walk-up service through the drive-through structure is prohibited.

For properties where Title 17 of the Municipal Code (The Zoning Ordinance) requires the granting of a Special Use for a Drive-Through Facility, such Special Use approval must be granted prior to the establishment of any drive-through service. The ordinance approving the establishment of the Special Use must specifically identify that the Drive-Through Facility is to be utilized for the sale of alcoholic beverages. The drive-through service shall only be operated in conformance with the approved site plan and any conditions contained in the ordinance granting the Special Use.”

Section 2. That after the adoption and approval hereof, this Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the City Council of the City of St. Charles, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with general circulation within the City of St. Charles.

Section 3. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois this \_\_\_\_\_  
day of \_\_\_\_\_, 2015.

PASSED by the City Council of the City of St. Charles, Illinois the \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor Raymond P. Rogina

ATTEST:

\_\_\_\_\_  
City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Abstain:

Absent:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

DATE: \_\_\_\_\_

**MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE MEETING  
MONDAY, JUNE 22, 2015, 7:00 P.M.**

**Members Present:** Chairman Turner, Aldr. Silkaitis, Aldr. Payleitner, Aldr. Lemke, Aldr. Krieger, Aldr. Gaugel, Aldr. Bessner, Aldr. Lewis

**Members Absent:** Aldr. Stellato, Aldr. Bancroft

**Others Present:** Raymond Rogina, Mayor; Mark Koenen, City Administrator; Peter Suhr, Director of Public Works; Chris Adesso, Asst. Director of Public Works - Operations; Karen Young, Asst. Director of Public Works -Engineering; John Lamb, Environmental Services Manager; A.J. Reineking, Public Works Manager; Tom Bruhl, Electric Services Manager; Jim Keegan, Police Chief; Joe Schelstreet, Fire Chief

**1. Meeting called to order at 7:00 p.m.**

**2. Roll Call**

**K. Dobbs:**

**Stellato:** Absent

**Silkaitis:** Present

**Payleitner:** Present

**Lemke:** Present

**Turner:** Present

**Bancroft:** Absent

**Krieger:** Present

**Gaugel:** Present

**Bessner:** Present

**Lewis:** Present

**3.a. Electric Reliability Report – Information only.**

**4.a. Update on Police Facility Study – Information only.**

**Peter Suhr presented.** This is an information only presentation. As you know, the Police Department and the Public Works Department have a joint project going right now with the architectural group FGM to study the Police facility, and we are at the 50% mark.

I would like to introduce the group from FGM Architects, led by John Dzarnowski, who is here this evening. Ray Lee is going to take the lead, followed by Reagan Porter.

**Mr. Lee:** Ray Lee, FGM Architects, 1211 West 22<sup>nd</sup> Street, Oakbrook, IL.

Power Point Presentation by Ray Lee of FGM Architects.

**Ms. Porter:** Reagan Porter, FGM Architects, 1211 West 22<sup>nd</sup> Street, Oakbrook, IL.

Power Point Presentation by Reagan Porter of FGM Architects.

**Mr. Dzarnowski:** John Dzarnowski, FGM Architects, 1211 West 22<sup>nd</sup> Street, Oakbrook, IL.

Power Point Presentation by John Dzarnowski of FGM Architects.

**Chairman Turner:** Peter, when would you like comments from Council?

**Mr. Suhr:** We don't have a specific date in mind, but since we are trying to wrap this up for the fall presentation, initial comments would be nice to get in a couple weeks, but that doesn't mean the door is shut at that point in time. There will be more discussion, so right up to the last day of the report being written, we will be glad to take comments from you.

**Aldr. Krieger:** Can we have a copy of the presentation so we can refer to it?

**Mr. Suhr:** Yes, we will get it posted to iNet.

**Aldr. Lemke:** How far back from the river are we required to have pedestrian access?

**Mr. Lee:** It is not dictated for pedestrian access. That was just a comment from the Historical Commission asking if you were to move the building, could it be moved further back from the river.

**Aldr. Gaugel:** Chief Keegan, do you have any concerns you would like to address at this time?

**Chief Keegan:** Thank you for asking; on behalf of the Police Department, we appreciate the opportunity. We have a great relationship with FGM; they are collaborative with staff which is especially helpful. They have come in multiple times to do interviews and surveys. The next step is feedback from Council for goals for the project so we have a good product to present at the fall retreat.

**Chairman Turner:** It sounds like there are a lot of underground utilities there. Whether we rebuild or move, are moving the utilities part of the budget?

**Mr. Suhr:** That is certainly the next part of this process.

**Aldr. Bessner:** I understand you are asking our opinion, but is there a way that you will determine if starting over would be better?

**Mr. Lee:** That comes from looking at some of the goals. Would the Committee like to keep this as a municipal campus? If so, we have to realize there is an asset in the existing Police Department. Those are all things we have to study.

If keeping the area as a municipal campus is not the goal and you decide to free up the area, then that would mean moving the building. Are we going to retrofit an existing building or tear down and start over again?

When it comes down to it, it's what the City would like and what would benefit the City. There are a lot of pros and cons either way. People know where the building is at, it's convenient during festivals; those are pros. A con would be that we are landlocked on parking; a lot of times for a Police Facility you want multi-point access.

If we were to put a Police Station in an area of town that needs some help; what would it do? Would it help bring an area up, would it help reduce crime, would it help response time? These are big picture issues, but this is the time to dream a bit and determine what is best for your City.

**Aldr. Silkaitis:** There is a well there, too; how does that affect this?

**Mr. Suhr:** We put together a solid plan for doing this study, and we are going to get the answers through studying those plans and options. The fact that we have a well that sits in the center of the building is certainly going to be a consideration.

No further discussion.

**4.b. Recommendation to maintain the current condition of the storm sewer manhole located in the front yard Public Utility Easement at 1102 King Edward Ave.**

**Chris Adesso presented.** This is an item we talked about at the May 2015 Government Services Committee Meeting, having to do with the storm sewer located at 1102 King Edward Avenue. I'll take just a moment to give you a brief history; on April 10, 2015, staff from the Public Works Department made an adjustment to a storm sewer manhole located in the Public Utility Easement of the front yard at 1102 King Edward Avenue. The purpose of this adjustment was to bring access to the lid to an accessible level from being buried approximately 14 inches below the ground. The work was performed quickly, effectively and in a clean manner and the area was restored the same day with top soil, seed and erosion control blanket. Mr. Joe McGraw is here this evening; he is the property owner at 1102 King Edward Avenue and he addressed the Committee last month.

The Public Works Department maintains the recommendation to keep the current condition of the storm sewer manhole located in front of 1102 King Edward Avenue and if the Committee has any questions, I would be happy to answer them.

**Chairman Turner:** If no one has any questions, Mr. McGraw, would you like to have a word?

**Mr. McGraw:** Thank you for the opportunity to address the Committee again. I'm Joe McGraw, homeowner of 1102 King Edward Avenue. I don't want to be adversarial or contentious; I just have a simple, obvious interest here. To recap the chronology; the house I own was built in 1998. The access to this sewer in question was below grade. When I purchased the house in 2002, that access remained below grade. There was access above grade at three other points.

This sewer access was inches below grade for very good reasons; it's a few steps from the front door. Obviously it changes rather dramatically the curb appeal of the home. There was no notice to me whatsoever that this work was being done and there was no recommendation by the City Council at all. I have email correspondence that indicates there was no meeting in which this project was talked about, so therefore there were no minutes so I don't know where the checks and balances area. I didn't have a chance to provide a check and balance to that, the City Council didn't; it is an expenditure of resources of the City, but it went unchecked.

What is interesting is it was a preemptive move to do it without any notification at all. Now it totally reverses the ownness. I thought it was very interesting that their request is "Recommendation to Maintain the Current Condition of the Storm Sewer Manhole located in the front yard Public Utility Easement at 1102 King Edward Avenue". My request is the same as the City's, but I would add "as it existed prior to April 10, 2015 and had existed for 17 years".

The ownness would be if you were going to change it, you would have to establish why. Why would you incur the cost, why would you increase the liability of the homeowner? Why would we adversely affect the fair market value of the home? There could be reasons, but they were never established.

The only reason that I know of, is because they could; there is an easement, so they could. I don't know if that justifies it, and if we had this conversation on April 9 where you would have to demonstrate a reason for that expenditure, I doubt very frankly that there was a cause that warranted that expense. We established it created a homeowner liability to me. I did not receive a copy of it before tonight, but I understand you have in your packets a letter from the City attorney, and I will state the obvious, he is a City attorney, he is not representing my homeowner interest. It seems to me he speaks to the fact that they can, with no justification why. In terms of liability, I noticed they did not provide me any indication that I would have legal protection against liability.

My next door neighbor has a sewer manhole that is recessed. Mine was raised on April 10 and as of today, his has not been; he is at 1004 King Edward.

Something else I learned as I looked at this agenda for tonight, there are recommendations and requests to have the City Council approve expenditures to replace bolts. That makes sense, but there was never a request, representation or discussion about raising access, creating a liability and devaluing a homeowner's property.

**Aldr. Silkaitis:** He referenced a neighbor whose manhole has not been raised yet; is that planned to be raised?

**Mr. Adesso:** Yes, the neighbor's property did not appear on our backlog of buried manholes. We did contact that resident and investigated that structure. The structure is located approximately two inches below the grass and the reason it wasn't on our list is because it was originally inspected when we formulated the list, so at some point since 2002 it was covered by the grass. We wanted to wait until after tonight's meeting, but we have reached out to that homeowner and will be raising access to it.

**Aldr. Silkaitis:** So you will be raising his too, to match all the other ones?

**Mr. Adesso:** Yes.

**Aldr. Payleitner:** I drove by and saw that there are a lot of neighbors who have them on the house side of the sidewalk.

**Mr. Adesso:** There are. The entire neighborhood has a front yard easement in it and almost all the storm sewer is located in the front yard easement of all the lots in Kingswood Subdivision.

**Aldr. Payleitner:** I noticed the house on the other side has it right in the middle of the driveway.

**Mr. Adesso:** Correct.

**Aldr. Payleitner:** That could also be considered an eye sore.

**Mr. McGraw:** They could all have one in front; it does not negate the increased liability of it. What is interesting to me is that one could have a very cynical take on why they were raised. It doesn't take an imagination to figure out that was a "make work" project. If you are looking to do "make work" projects, why don't you just lower them? I noticed in the subdivision next to us that was built by Keim how many manhole covers are above grade on the home side of the sidewalk. Would you hazard a guess?

**Mr. Adesso:** I couldn't hazard a guess to whether or not that subdivision has front yard easements without being afforded the opportunity to look at that. What I can tell you is there are more than 10,000 storm sewer manholes throughout the City and that excludes any sanitary or water, so there are plenty of examples throughout the City where folks have these located in both their front yards and parkway.

**Chairman Turner:** The issue here is *this* address; it's not about Joe Keim, it's not about my neighborhood where I have one in my front yard....

**Mr. McGraw:** It was an attempt to justify it; others have it, so you say I should be content.

**Chairman Turner:** The Committee will need make a decision if we should support the City's position or not.

**Aldr. Silkaitis:** I find it interesting that you are accusing our department of making up work.

**Mr. McGraw:** Do you find that difficult to believe?

**Aldr. Silkaitis:** Yes, I do and in fact, I take it as an insult that you would accuse our department, who was following the laws about where the manholes are supposed to be, of making up work to keep busy! That's ridiculous!

**Mr. McGraw:** Really? Do you read the Chicago Sun Times or Chicago Tribune?

**Aldr. Silkaitis:** Why would I read them, this is St. Charles, not Chicago.

**Mr. McGraw:** One of my learning experiences is that the power is right here (points to Public Works Staff).

**Aldr. Silkaitis:** The power is in the Ordinances we have in place and WE grant them that power to enforce to the Ordinances that we have, so to say they are doing stuff to stay busy is ridiculous.

**Mr. McGraw:** That's what everybody thinks.

**Aldr. Payleitner:** Mr. McGraw, did you ever think to take up this problem with the builder? It seems that is who this issue is with.

**Mr. McGraw:** Ok, so now it's not the City.

**Aldr. Payleitner:** They are the one who placed your home in proximity to the sewer.

**Mr. McGraw:** Is it public record of where all the sewer systems in St. Charles are?

**Mr. Adesso:** If someone were to ask for a copy of our utility atlases prior to purchasing a home, it is common practice to provide it to them.

**Mr. McGraw:** For 17 years, why wasn't it raised?

**Mr. Adesso:** I can't speak to the last 17 years, but I can speak to why it was raised now; it was raised because it was identified that it provided a greater good to that area. The storm sewer at that location changes size, it also changes position, and your neighbor's house and your house are both tied to that, so in order for us to provide service to that location for you if you were to ever have a back-up, or for the City to have a back-up in the main line which could cause a back-up on the private service, we would need access to that manhole.

**Mr. McGraw:** Has it ever been accessed in the previous 17 years?

**Mr. Adesso:** Not that I'm aware of.

**Chairman Turner:** That is not the point, Mr. McGraw.

**Aldr. Bessner:** I would like to make a recommendation to maintain the current condition of the storm sewer manhole located in the front yard public utility easement at 1102 King Edward Avenue.

**Aldr. Lewis:** Second.

**Chairman Turner:** Kristi, please call a roll.

**K. Dobbs:**

**Payleitner:** Yes

**Lemke:** Yes

**Krieger:** Yes

**Gaugel:** Yes

**Bessner:** Yes

**Lewis:** Yes

**Silkaitis:** Yes

No further discussion.

Motioned by Aldr. Bessner, seconded by Aldr. Lewis. Approved by voice vote. **Motion carried**

**4.c. Recommendation to approve Surveying Services Agreement with H.R. Green for the 7<sup>th</sup> Avenue Creek Project.**

**Karen Young presented.** This is in regard to the 7<sup>th</sup> Avenue Creek Project. Before we get into the recommendation for that specific project, I wanted to give you an update on where we are with the concurrent FEMA and City process. We received an update from FEMA regarding the mapping process. There had been some delays with FEMA; we were just notified that the City should be receiving the draft maps for our and the Community members' review at the end of August or beginning of September. With that submittal to the City, it will kick off the process with FEMA where they will start to send out notification to residents regarding FEMA's public process. As you are aware, the City has a concurrent process and we will be having a separate meeting for that, but this is specifically with FEMA and the mapping process.

In terms of the City's process, we are moving forward with our design and alternate analysis on what projects we can come up with to help mitigate some of the flooding in this area. We anticipate having a presentation on that project this fall for Council review and also for public review. As part of our analysis, we have had discussions with our consultant, FEMA and the Illinois Department of Natural Resources on different options that we think would help our process as well.

That is what is before you tonight for the Elevation Certificates for 109 properties along the 7<sup>th</sup> Avenue Creek Project. Elevation Certificates will give us the elevations of the outside of the home, the adjacent grades, the first floor elevation and also the lowest flood elevation on each of the homes. This will help us establish and better represent what is truly going on with these individual properties within the project and help us design our projects moving forward to try to mitigate the flooding as best as possible through that area. Current FEMA standards base their mapping on two foot contours; this would be giving us elevations within a 10<sup>th</sup> or a 100<sup>th</sup> of a foot through these properties.

This will help us optimize our improvements by being able to design the appropriate size structures, openings and other various things that we have in consideration for the project. It will also assist us in preparing strong grant applications because we will have better information as we move forward and will also be the next step in our design process, so that will help us supplement our future design work as well. This is a budgeted item; we have money in this current fiscal year budgeted for design and a process moving forward, so this would be the next step in our process as well.

In terms of project notification; we have not notified any of the residents that we are considering doing this at this point. We want to make sure we have buy in from Council to do this, but in terms of notifications to the residents should we move forward, there will be intense notifications to the 109 properties that we will be dealing with. We will be sending out notifications and having individual conversations with each of them to get approval to gain access to their property and coordinate with them as well.

If there are no questions, Staff recommends approval of surveying services with HR Green for the 7<sup>th</sup> Avenue Creek Project in the amount of \$70,400.

**Aldr. Silkaitis:** What if a homeowner doesn't give permission? How then do you determine if they are, or are not in the floodplain?

**Mrs. Young:** If they don't give us permission, then we will use FEMA's determination. Our goal is to convince everyone this is a benefit to them, but they have the option to decline. We will need to have a letter that would allow us to be on their property. The benefit it will provide in terms of the FEMA mapping process is it will allow us to coordinate with the elevation along those properties within the proposed floodplain and we will be able to submit what is called a LOMA, which is basically a map revision. So the maps will be made and then modified for specific properties. This will fine tune FEMA's decision and it will also help with insurance ratings; there is a whole litany of things it will help. This will help with the FEMA process and it's also going to help with the City's design process. This will be a very big PR process and we will have people dedicated to not only sending out letters, but meeting with individual property owners. It will be a lengthy process, but in the end it will be well worth it.

**Aldr. Lemke:** It may be good to send an initial notice ahead of time letting people know what is going on. Correct me if I'm wrong, but you could probably almost determine everything by siting in the street or in the area?

**Mrs. Young:** No, for these Elevation Certificates we have to be on their physical property; we are required to shoot the lowest adjacent grade through the foundation. We can certainly visualize things, but for these certificates to be valid, it does have to be on their property. There will be multiple notifications, and we are also going to have a cutoff date, so if we can't get an agreement by a certain date, whoever we have is who will be moving forward.

**Aldr. Lemke:** Is there a reason to believe that people will not be able to stay in their home if they are below elevation?

**Mrs. Young:** Anyone can stay in their home that's in a floodplain, it's just a matter of whether you have to pay flood insurance or not. Certainly people all over the world are living in floodplains; it's just a matter of impact. In terms of the FEMA mapping process, our goal is to get people out if they are not truly in the floodplain. In terms of the City's process, we want to optimize and design so we can mitigate flooding. Our goal is to not have any of those properties flood, but it's a process we have to go through to ensure that we can make that happen.

**Aldr. Krieger:** I just want to say the FEMA mapping and all that information is used in insurance and the more complete it is will help the homeowner because in some cases it can decrease their flood insurance.

**Mrs. Young:** It certainly can help, and we are going to provide the Certificate to the homeowner so it is something they can provide to their insurance company as they go through the process as well.

No further discussion.

Motioned by Aldr. Krieger, seconded by Aldr. Gaugel. Approved by voice vote. **Motion carried**

**4.d. Recommendation to approve Construction Engineering Services Agreement with Trotter and Associates, Inc. for the North Tyler Road Resurfacing Project.**

**Karen Young presented.** This is for the Tyler Road Watermain Project. As you may recall, we were here last month for approval of the construction contract with Martam Construction. This is the next step in the process of having our consulting engineer out there during the construction of that watermain work. We have selected Trotter & Associates, who is also the engineer for the North 5<sup>th</sup> Avenue Watermain project that is currently taking place with Martam Construction as well, so they have a relationship working in the field and we also have a comfort level with them as well.

Staff recommends approval of a Construction Engineering Services Agreement in the amount of \$53,296 with Trotter & Associates for the North Tyler Road Watermain Project.

No further discussion.

Motioned to table by Aldr. Silkaitis, seconded by Aldr. Bessner. Approved by voice vote. **Motion carried**

**4.e. Recommendation to approve Intergovernmental Agreement for Route Maintenance of State Routes with the Illinois Department of Transportation from July 1, 2015 to June 30, 2025.**

**Karen Young presented.** This is an Intergovernmental Agreement for routine maintenance on State Routes with the IL Department of Transportation. Currently we have a master agreement; it's a 10 year agreement in place with IDOT that is set to expire on June 30 of this year. We recently received the updated Master Agreement for a period of ten years through June 30, 2025. This is a reimbursement program where the City of St. Charles takes responsibility of certain maintenance for surface and pothole repairs, patching, crack sealing, cleaning, snow plowing, etc. We felt some of the numbers in the original agreement were off so I just received a revised agreement from IDOT that we will review. It appears that the amount we receive as reimbursement will be increasing to just over \$63,000. The amount we receive goes up by a cost index annually that is set by the Engineering News Record, so it will increase appropriately annually as well.

**Aldr. Lemke:** Is IDOT prompt about reimbursing these Intergovernmental Agreements?

**Mrs. Young:** Yes.

No further discussion.

Motioned by Aldr. Krieger, seconded by Aldr. Gaugel. Approved by voice vote. **Motion carried**

**4.f. Update on Solar Project – Information only.**

**Tom Bruhl presented.** With the Council's blessing, I proposed to host IMEA's first solar demonstration project and we were successful in winning. They went out for bid and the bids were opened on June 11. There were 11 vendors who proposed to build the solar plant. I believe we are down to the top 3, which IMEA is going through right now. In the near future we will be down to one and starting to negotiate for a single solar provider to actually build on the site. They are still planning on starting construction in 2015. My next update will be next month wherein I anticipate having a name of the vendor and we will be moving towards some type of agreement to let them use the land.

**Aldr. Lemke:** Is this costing us anything?

**Mr. Bruhl:** Nothing, except my time.

**Aldr. Gaugel:** You said construction is anticipated in 2015. Is there a timeframe that construction can't go past because of the weather?

**Mr. Bruhl:** Construction can continue through most of the weather; however, there is a 30% federal tax credit that at some point will sunset and they are racing to take advantage of that.

No further discussion.

**4.g. Recommendation to approve changes to the scope of the Mowing Maintenance Contract with Cornerstone Horticultural Services Company.**

**A.J. Reineking presented.** Last year the Council awarded a four year lawn mowing contract to Cornerstone Horticultural Services; we are currently in year two. The original RFP included 150 parcels, approximately 170 acres that were divided into three different mowing categories. A “Fine” mowing category is to mowed every week, a “Rough” category would be mowed nine times per year or approximately every three weeks and the “Very Rough” categories were to be mowed six times per year, or approximately one per month. After receiving feedback from residents, the contractor and Council, the frequency for mowing for the Rough and Very Rough parcels was increased to every other week this year. In addition, throughout the first year of the contract, ten properties were added to the weekly maintenance program based on the provided hourly rate that Cornerstone provided in their RFP. Further, this year, the Park District notified the City that they no longer wish to maintain Riverside or Moody Parks, properties that the City owns and the Park District has historically mowed and back charged the City at the end of the season for, so we are going to add those parcels as well, based on the provided hourly rate contract.

These changes were all considered during the budget process and have been budgeted accordingly. If there are no questions, Staff recommends approval of the changes in the scope for the mowing maintenance contract with Cornerstone Horticultural Services Company, resulting in a net increase of approximately \$24,010 annually.

**Aldr. Gaugel:** In regard to Moody and Riverside Parks; do we know the rate that the Park District was charging compared to what we are going to be charged?

**Mr. Adesso:** I don't know the exact rate, but I do know that we paid the Park District \$6,400 per season to mow those two parks.

No further discussion.

Motioned by Aldr. Bessner, seconded by Aldr. Silkaitis. Approved unanimously by roll call vote. **Motion carried.**

**4.h. Recommendation to Waive the Formal Bid Procedure and approve a Contract for Pavement Striping with Preform Traffic Control Systems, Ltd.**

**A.J. Reineking presented.** This is the City's pavement striping program. Preform Traffic Control Systems was awarded the Kane County Division of Transportation's pavement striping contract based on the bid that was opened this spring. As in past years, Preform Traffic Control has offered Kane County Municipalities the County's unit price rate for these services. The City has been able to take advantage of these prices in the past, which has offered us a larger economy of scale because the county usually stripes roadways, whereas we stripe crosswalks and stop bars, so their program is much larger than ours.

This year we are looking to again continue our program, we will focus around school zones as we have in the past and touch up areas that need it. In addition, you will find in your packet a list of IDOT properties that they have requested we touch up as part of the maintenance agreement along Routes 31, 25 and 64. We will look to the southwest quadrant in the areas of 14<sup>th</sup> and 16<sup>th</sup> Street, the northeast quadrant in the areas of Fox Chase Blvd., as well as Downtown for on-street parking stalls as well as crosswalks and stop bars on the hills of the east side of the river, Cedar Avenue and State Street.

If there are no questions, Staff recommends approval to Waive the Formal Bid Procedure and approve an agreement with Preform Traffic Control Systems for pavement striping services in an amount not to exceed \$50,000 based on the unit prices provided.

No further discussion.

Motioned by Aldr. Bessner, seconded by Aldr. Gaugel. Approved unanimously by voice vote. **Motion carried.**

**4.i. Recommendation to Issue Purchase Order to P&M Sewer & Water for Annual Bolt Replacement Program for Fiscal Year 2015/2016.**

**John Lamb presented.** Last year the Committee and Council approved a multi-year contract awarded to P&M Sewer & Water. This is the second year of that contract, so we are requesting approval to issue a Purchase Order in the amount of \$62,000 for the second year of the program and approval of upcoming years, pending approval of those Fiscal Year Budgets.

**Aldr. Lewis:** Do you have boxes of bolts that you replace, or does this company replace them?

**Mr. Lamb:** No, this company replaces the bolts on watermains, vaults and fixtures throughout the system. The pricing includes both the service and the bolts.

**Aldr. Lewis:** And they do what they can for this amount of money, so there might be some that don't get replaced?

**Mr. Lamb:** That's correct; it is an amount not to exceed \$62,000 so we work with that dollar amount and prioritize where bolts need to be replaced throughout the system.

**Aldr. Lemke:** Is there any digging involved?

**Mr. Lamb:** Yes.

**Aldr. Lemke:** Do they restore the area?

**Mr. Lamb:** Yes, that is all part of the program.

No further discussion.

Motioned by Aldr. Lewis, seconded by Aldr. Bessner. Approved unanimously by voice vote. **Motion carried.**

**5. Additional Business.**

**Aldr. Lewis:** By the time we have this meeting next month, the America in Bloom judging will be over, and I want to personally thank our Public Works Department for all the help they have been giving the America in Bloom Committee. Without you and the GIS Department, I don't know where we would be.

**Mayor Rogina:** I want to second that. My wife is on the Committee and has nothing but praise for Public Works.

**6. Executive Session.**

None.

**7. Adjournment from Government Services Committee Meeting.**

Motion by Aldr. Krieger, seconded by Aldr. Gaugel. No additional discussion. Approved unanimously by voice vote. **Motion carried.**

**MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE MEETING  
MONDAY, JULY 27, 2015, 7:00 P.M.**

**Members Present:** Chairman Turner, Aldr. Stellato, Aldr. Silkaitis, Aldr. Lemke, Aldr. Krieger, Aldr. Gaugel, Aldr. Bessner,

**Members Absent:** Aldr. Payleitner, Aldr. Bancroft, Aldr. Lewis

**Others Present:** Raymond Rogina, Mayor; Mark Koenen, City Administrator; Peter Suhr, Director of Public Works; Chris Adesso, Asst. Director of Public Works - Operations; Karen Young, Asst. Director of Public Works -Engineering; John Lamb, Environmental Services Manager; A.J. Reineking, Public Works Manager; Tom Bruhl, Electric Services Manager; Jim Keegan, Police Chief; Eric Mahan, Police Commander; Kevin Christensen, Assistant Fire Chief

**1. Meeting called to order at 7:00 p.m.**

**2. Roll Call**

**K. Dobbs:**

**Stellato:** Present  
**Silkaitis:** Present  
**Payleitner:** Absent  
**Lemke:** Present  
**Turner:** Present  
**Bancroft:** Absent  
**Krieger:** Present  
**Gaugel:** Present  
**Bessner:** Present  
**Lewis:** Absent

**3.a. Electric Reliability Report – Information only.**

**3.b. Tree Commission Minutes – Information only.**

**4.a. Recommendation to approve a Non-Exclusive License Agreement with the Camp Kane Heritage Foundation for the Maintenance, Promotion and Operation of the Jones Law Office.**

**Peter Suhr presented.** This is a continuation of the conversation that we have had several times regarding the Jones Law Office. As you know, the structure was successfully relocated to its new home in Langum Park in September 2014. As part of that moving project, staff performed necessary repair work to the structure, but also recognized the ongoing need for maintenance to that building to keep it preserved and to also offer opportunities for promoting its history.

Over the past several months, City staff has been working with several community groups who are interested in establishing an agreement for the ongoing maintenance of the building, promotion and operation of the Jones Law Office. These groups include the Camp Kane Heritage Foundation, Preservation Partners and the National Society of Daughters of the American Revolution. This combined group continues to meet to discuss priority projects, fundraising opportunities and promotion ideas. They have already started to raise money and have some money to spend on priority projects that they have ready for this fall. Some of that includes restoration of the exterior door, window replacements and restoration of the flooring. They also have furniture that is going into the building.

What you have in front of you is an agreement that states what the relationship between this group and the City of St. Charles is. If there are no specific questions, I would recommend approval of a Non-Exclusive License Agreement with the Camp Kane Heritage Foundation for the Jones Law Office.

No further discussion.

Motioned by Aldr. Krieger, seconded by Aldr. Stellato. Approved by voice vote.

**Motion carried**

**4.b. Recommendation award the Bid for the Purchase of a Spray Injection Road Repair Machine to Hampton Equipment, Inc.**

**A.J. Reineking presented.** On June 22, the City publically opened bids for the purchase of a Spray Injection Road Repair Machine, also known as a Total Patcher. We received two bids, with Hampton Equipment of Raymond, IL being the low bid.

This is a relatively new piece of equipment. Batavia, Kane County Division of Transportation and IDOT have been using the Total Patcher for the last several years. The Total Patcher gives us an advantage because it blends the aggregate stone material with the emulsion on-site in a tank on the trailer unit which is then sprayed into potholes or cracks in the pavement. It can be used year round, so we will be able to make permanent patches to the pavement even in the wintertime where we traditionally would

make a temporary patch. We won't have to make as many trips to the asphalt plants in Bartlett or West Chicago because we are able to make the emulsion material on site. We will save on manpower as well because it's a two to three man operation as opposed to a traditional four man operation.

If there are no questions, staff recommends awarding the bid for the purchase of a Spray Injection Road Repair Machine to Hampton Equipment in the amount of \$53,500.

No further discussion.

Motioned by Aldr. Krieger, seconded by Aldr. Stellato. Approved by voice vote.

**Motion carried**

**4.c. Recommendation to award the Bid for Storm Sewer Point Repair Services to J&S Construction Sewer & Water.**

**A.J. Reineking presented.** As you may recall, we are currently under contract with Visu-Sewer of Illinois to do cleaning and televising of our storm sewer system. We are going to receive a report from Visu-Sewer outlining the repair needs of the system. In anticipation of those repairs, we issued an invitation to bid for storm sewer point repairs on a time and materials basis. Last year when we performed these jobs, we solicited quotes individually for each section of pipe that needed to be repaired. We did not receive very many responses to our requests for quotes because the vendors that weren't getting the work didn't want to keep providing quotes if they weren't going to get the job. A lot of the underground contractors did not want to provide a fixed rate for underground work because they don't know what they are going to run in to underground.

We used the vendor feedback as well as the City's standard detail for storm sewer construction to make a formal bid package. We publically advertised and posted it. In addition, we sent it to several contractors that we have used in the past. J&S Construction Sewer & Water submitted the lowest responsive and responsible bid. Public Services staff will be on-site to inspect the repair and backfill each of these jobs.

If there are no questions, staff recommends awarding the bid for Storm Sewer Point Repair Services to J&S Construction Sewer & Water in the submitted bid rates not to exceed \$155,000.

**Aldr. Gaugel:** When you evaluate these, is it possible to put the total valuation in the packages? I'm confident this is fine and I don't have any issue with it, but when you get to the materials market percentage, it's at 15% and there was another one at 10%; however, all their hourly rates were higher. So, when you come to your final conclusion, is it possible to give us what the calculation was to come up with the lowest responsive bidder? As I said, I'm not concerned about this one because the hourly rates are less, but it would help to understand the full picture.

**Mr. Reineking:** I can do that, not a problem.

**Chairman Turner:** You have a certain amount of sewers that you want to have lined. Are they responsible for doing the entire project at this rate?

**Mr. Reineking:** There are no guarantees in the bid package; this is strictly point repair, so if during the televising program they identify a hole or crack deficiency in the pipe, they will excavate and replace that section of pipe, then backfill, repave the surface and restore the grass with seed.

**Chairman Turner:** Kristi, please call a roll.

**K. Dobbs:**

**Lemke:** Yes

**Krieger:** Yes

**Gaugel:** Yes

**Bessner:** Yes

**Stellato:** Yes

**Silkaitis:** Yes

No further discussion.

Motioned by Aldr. Stellato, seconded by Aldr. Lemke. Approved by voice vote. **Motion carried**

**4.d. Update on Solar Project – for Information Only.**

**Tom Bruhl presented.** The IMEA Board of Directors unanimously approved to proceed with the project to build the solar plant here in St. Charles. They went out for bids and got 11 responses. They are now focused on the best responder, and negotiations are proceeding. The site grading and layout plans have been completed, so the technical issues are done; now it's just a matter of contract terms between IMEA and the solar provider.

We still expect to be in construction this calendar year.

No further discussion.

**4.e. Recommendation to approve Purchase Order with CG Power Systems for Prairie Street Substation Transformer.**

**Tom Bruhl presented.** City staff went out for bid and received six responses for a new substation transformer. The new 25 MBA unit will replace the unit at Prairie Street that is beyond its useful life. We did a condition assessment with it, including a consultant called Global Engineering who came in and looked at the unit and all of our previous tests on it and recommended that it be replaced in a timely fashion. The recommended

bidder, CG Power Systems recently built the units that we have at RR Donnelly and Red Gate Bridge, so they are a known vendor to us; they build the units in Washington, MO. I want to note that there was one vendor that had a lower first cost, but the unit was going to be built in Central Mexico and it was only \$1,500 first cost, but it was less efficient and its lifecycle costs were going to be higher, so we are not recommending to take the first low cost bid.

**Aldr. Gaugel:** The lifecycle cost of losses which was itemized, how is that calculated?

**Mr. Bruhl:** A transformer has 2 losses; the first is when it is energized; we take 40 years of life and multiply that by how many watts it is consuming just by being energized. Then we take the losses based on how much load is being passed through it. We estimate the unit will be approximately 50% loaded for the 40 years and that creates a number of hours. We then multiply that by the average cost that we expect power to be and multiply that out.

**Aldr. Gaugel:** So if I understand correctly, it's a fixed formula that is applied across the board?

**Mr. Bruhl:** Absolutely, yes.

**Aldr. Stellato:** You said that CG did RR Donnelly? That was a very complex job, correct?

**Mr. Bruhl:** Yes; we then copied that job at Red Gate.

**Aldr. Lemke:** Is there any salvage value for the unit being replaced?

**Mr. Bruhl:** The unit does have salvage value and after this process we will go out for bid to sell the existing unit. Based on its condition; the fact that it has water in it and the insulation is breaking down, the likely low bidder will purchase it for scrap.

**Chairman Turner:** Kristi, please call a roll.

**K. Dobbs:**

**Lemke:** Yes

**Krieger:** Yes

**Gaugel:** Yes

**Bessner:** Yes

**Stellato:** Yes

**Silkaitis:** Yes

No further discussion.

Motioned by Aldr. Stellato, seconded by Aldr. Lemke. Approved by voice vote. **Motion carried**

**4.f. Recommendation to approve Real Estate Purchase Agreement for 811 Illinois Avenue.**

**Karen Young presented.** This property is adjacent to the Seventh Avenue Creek and we feel that it is a benefit to the project moving forward. All the information is included in your packet, so if there are no questions, Staff recommends approval of the Real Estate Purchase Agreement for 811 Illinois Avenue to the City of St. Charles in the amount of \$116,000 with Mr. Dan Nolan.

**Chairman Turner:** Kristi, please call a roll.

**K. Dobbs:**

**Lemke:** Yes

**Krieger:** Yes

**Gaugel:** Yes

**Bessner:** Yes

**Stellato:** Yes

**Silkaitis:** Yes

No further discussion.

Motioned by Aldr. Krieger, seconded by Aldr. Stellato. Approved by voice vote.

**Motion carried**

**5.a. Recommendation to approve Amplification (North High School only), and Closure of Parking Lot “B”, and IDOT Resolutions for the Closure of Main Street (Route 64) from 6<sup>th</sup> Street to 2<sup>nd</sup> Avenue for Two High School Homecoming Parades.**

**Erik Mahan presented.** The first item is in reference to two High School Homecoming Parades on Main Street. The Special Events Committee has reviewed the information and have requested that both high schools travel in the same direction on Main Street for consistency and to minimize the impact on some of the area businesses and residents.

No further discussion.

Motioned by Aldr. Krieger, seconded by Aldr. Stellato. Approved unanimously by roll call vote. **Motion carried.**

**5.b. Recommendation to approve Street and Parking Lot Closures and Amplification for the 2015 Scarecrow Festival.**

**Erik Mahan presented.** Similar to previous years, the festival is asking for use of the Municipal Lot adjacent to City Hall. However, the Checker Board Lot will remain on Friday for City Business.

No further discussion.

Motioned by Aldr. Gaugel, seconded by Aldr. Lemke. Approved unanimously by voice vote. **Motion carried.**

**5.c. Presentation of 2015 Annual St. Charles Riverwalk, formerly known as the Bob Leonard Walk – Information only.**

**Erik Mahan presented.** This takes place along the river; there is no 5K or 10K proposed this year. There is no request for City services.

No further discussion.

**5.d. Presentation of Dash in the Dark 5K – Information only.**

**Erik Mahan presented.** This 5K starts at Pottawatomie Park, crosses over the bridge and through the Timbers Subdivision. This is the fourth year for this event. They do typically contract for a couple officers on extra duty at the intersection of Timbers and Rt. 31 for traffic.

No further discussion.

**5.e. Presentation of Ghosts & Ghouls 5K – Information only.**

**Erik Mahan presented.** This is the fourth year for this event; in previous years it started in Mt. St. Mary's Park. This year, they are requesting to start near Fox Island Square in the rear parking lot of Top Table Restaurant. They have been working with the building owner and the restaurant owner to facilitate that, as well as surrounding businesses.

No further discussion.

**5.f. Recommendation to approve Changes to the City of St. Charles City Code 10.11.2100 – Intersections Where Stop or Yield Required.**

**Erik Mahan presented.** This is for the small traffic circle at South 14<sup>th</sup> Street and South 16<sup>th</sup> Street, in an effort to bring that intersection into compliance with MUTCD standards, and to eliminate confusion caused by only one approach having a stop sign. We will have additional signage showing that this is a traffic circle and to yield in all three directions.

**Aldr. Bessner:** The original diagram showed a lot of signage, so I think it will be good.

**Commander Mahan:** Yes, and they will also be painting the medians as well.

No further discussion.

Motioned by Aldr. Lemke, seconded by Aldr. Bessner. Approved unanimously by voice vote. **Motion carried.**

**5.g. Recommendation to approve Changes to the City of St. Charles City Code 10.40.044 – Residential Parking Only on School Days.**

**Erik Mahan presented.** This is in the Rivers Edge Subdivision; there have previously been signs there which prohibited parking by anyone other than residents from 7:00 a.m. to 4:00 p.m. on school days.

We wish to bring this into accordance with areas surrounding Geneva High School and St. Charles East High School. Officer Clark is working with residents requesting this change; we are requesting to change the hours from 9:00 a.m. to 1:00 p.m. throughout that subdivision with less confusing signage and more ability for the Police to control it during times when the driver's education lot is closed and there is a need for parking elsewhere.

**Chairman Turner:** And the only signs that would be permitted to control parking would be City signs, not signs that were put up by random people?

**Commander Mahan:** That is correct.

No further discussion.

Motioned by Aldr. Stellato, seconded by Aldr. Lemke. Approved unanimously by voice vote. **Motion carried.**

**6. Additional Business.**

None.

**7. Executive Session.**

None.

**8. Adjournment from Government Services Committee Meeting.**

Motion by Aldr. Lemke, seconded by Aldr. Stellato. No additional discussion.  
Approved unanimously by voice vote. **Motion carried.**

**MINUTES**  
**CITY OF ST. CHARLES, IL**  
**PLANNING AND DEVELOPMENT COMMITTEE**  
**MONDAY, JULY 13, 2015 7:00 P.M.**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Turner, Krieger, Gaugel, Bessner, Lewis

**Members Absent:** None

**Others Present:** Mayor Raymond Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Planning Division Manager; Ellen Johnson, Planner; Bob Vann, Building & Code Enforcement Division Manager; Matthew O'Rourke, Economic Development Division Manager; Fire Chief Schelstreet, Asst. Chief Christensen

**1. CALL TO ORDER**

The meeting was convened by Chairman Bancroft at 7:00 P.M.

**2. ROLL CALLED**

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Turner, Krieger, Gaugel, Bessner, Lewis

Absent: None

**3. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Presentation of a Concept Plan for The Corporate Reserve at St. Charles – Lot 8.

Ms. Johnson said this is a 22 acre vacant parcel north of Woodward Dr. and staff analysis and comments from the Plan Commission were provided in the staff report and the executive summary, and the developer is present to make a presentation.

Pete Tobin-270 St. Paul St., Denver, CO. 80206-stated that Corporate Reserves is approximately a 46 acre development that consists of 9 lots and he is there today to propose a rezone of lot 8 which is a 22.6 acre parcel and is currently zoned as Office Research; but he feels this lot would work better as single-family residential development based upon what surrounds the site. He said there are currently 2 office buildings on lot 6; lots 2, 3, 5 are zoned for “future commercial use”; Remington Glen is to the west and Regency Estates to the east. He said the Comprehensive Plan has this as “industrial office use” with an acceptable alternative land use of single-family detached residential.

Anna Franco-116 Cedar Ave.-WBK Assoc.-showed a PowerPoint presentation that stated the site is 22.63 acres, with the right of way on the site consisting of 4.82 acres, in a design of an efficient ring road, with lots lining that road around the site. The primary entrance to the site is off of Corporate Reserve Blvd. with the secondary access provided by Cardinal Dr. She said the lots consist of 11.95 acres of the 22.6 acre site and they are proposing:

- 81 lots on the site.
- minimum lots size of 52 X 100 ft.
- minimum lot area would be 5,200 sq. ft.
- average lot size is almost 6,500 sq. ft.
- minimum lot with 52 ft.
- front yard setback 20 ft.

- interior side yard 5 ft.
- exterior side yard 15 ft.
- rear yard 20 ft.
- assuming a 40 ft. X 45 ft. building footprint would be about a 30% lot coverage.
- current zoning on the site is “Office Research.”
- proposed zoning would be RS-4 Zoning, with the departures of:
  - Minimum lot area: 1,400 sq. ft.
  - Minimum lot width: 8ft.
  - Maximum building coverage: 4-5%
  - Interior side yard: 4 ft.
  - Minimum rear yard: 10 ft.

She said open space consists of detention mainly to the north of the site as well as the corner of Woodward and Cardinal Dr., which is a total of about 2.66 acres, and there are a variety of existing trails including access to the Great Western Trail and a segment along Cardinal Dr. She said they are proposing a relocation of the maintenance trail, along the detention facility to the east, a connection to the trail off Cardinal Dr., and a proposed trail to connect to the Great Western Trail between lots 14 & 15.

Chris Lindley-116 Cedar Ave.-WBK Assoc.-representing The Pauls Corp. for civil engineering consulting-said there are 3 acres of detention on the site and there are also 2 other detention facilities that serve this property as well as adjacent properties; one in the northeast corner and one in the southwest corner. He said the existing basins were designed previously and permitted through the city’s development process; the basins themselves do not need to be expanded because they were designed for a more intensive use; therefore the detention provided for each of these basins exceeds the requirement that would be necessary for single-family use. He said they would not be varying from what was previously permitted; the stormwater run-off would be tributary to those basins per the design. He said utilities for the site are available with a 10” watermain and a 12” watermain along the northeast side of Woodward Dr. and along the very east side of the site. They would propose their watermain network throughout the site and it would be looped and connected to the existing watermain on both the east side and Woodward Dr. right at Corporate Reserve Blvd. He said Sanitary Sewer is readily available with 3 points of access that could be tied into to the east at Woodward Dr., but the very northwest corner has sanitary sewer available there; and in speaking with Engineering and Public Works they would prefer there be a larger tributary area to that sewer to have more capacity and that is what they intend to do. He said the utility corridor will be part of the lot for the detention basin, sanitary sewer and any stormsewer that will need to be extended from the basin or from the existing sanitary sewer service stub.

Chairman Bancroft explained that this was a concept plan review and that he would now look to the Committee for feedback and then open it up to questions from the audience. He noted that on page 8 under staff recommendations there were some questions given for some areas of feedback: Change in land use from office to single-family, proposed number of units, lot size, setbacks, building coverage, proposed residential zoning district and the overall site layout.

Aldr. Turner said he is in favor of the land use change to single-family, the proposed residential zoning, the overall site layout is good with the RS-4 zoning and wider streets. Mr. Tobin said it will be a standard 33 ft. wide street as required by the City. Aldr. Turner asked about the average lot size being 6,500 sq. ft. but it could go down to 5,200 sq. ft. Mr. Tobin said the minimum lot size is 5,200 sq. ft. and he believes there would be 20 of those lots, but the average

lot size is 6,427 sq. ft. and even a couple lots that are even 10,000-12,000 sq. ft. located on the corners. Aldr. Turner said ok so the minimum lot size amounts to 20 homes. Mr. Tobin said correct. Aldr. Turner said he knows Plan Commission spoke of the backyards as being an issue because there would probably be a lot of kids in the area and it was recommended to go to the full backyard versus the reduced backyard and he agrees with that to have parents keep their kids safe. He said that would be his main consideration and he is not sure what the numbers would work out at for 30 ft. back yard versus a 20 ft. but he highly recommends a 30 ft. backyard.

Aldr. Lemke said he separately sees the same concern as Aldr. Turner but he sees it more as an opportunity and he is not sure what they would have in the back between the north pond on site and the lots 15-24 and he wondered if there were a berm there or something to that effect. Mr. Tobin said the natural topography kind of slopes down to that pond and the way the land sits now the house would kind of sit up on a hill overlooking the pond and open space to the north. Aldr. Lemke said where possible it would be desirable to have larger lots but the overall plan is good just needs a little manicuring of the lot lines.

Aldr. Payleitner said she had nothing new to add.

Aldr. Silkaitis said he does not like the fact there is only one way to get into this development and he knows there will be a secondary one but wondered what type access it would be. Mr. Tobin said it would be a full access. Aldr. Silkaitis said he likes that the zoning would be changed to something more appropriate but the backyards are not much and he would like to see at least the 30 ft. that is in the Ordinance met; but beside that, he would still like to see this site be business or retail, but this is going to happen and he would accept this based on his comments.

Aldr. Stellato said this is just a concept plan so he just had some general comments; from 30,000 ft. he is actually okay with what he sees there because anytime there is a variance from the Comprehensive Plan or change in use and there is a support petition from the neighbors, is just one other reason in his mind why it's okay to change the land use. He said the density is a little tight and he asked what the transition area would be that lots 8-14 back up to. Mr. Tobin said there's a bike path that sits on top of a Nicor gas easement that connects down to the Great Western Trail and lots 8-31 back up to either the path or open space; so they would feel a bit deeper, whereas 1-7 and 41-49 have a greenspace buffer between the backyard and Woodward Dr. to also feel a little deeper; but 50-68 due to the oblong shape would have larger backyards as well.

Aldr. Krieger said she thinks it's a great idea but is a little concerned about the interior side yard being 5 ft. and asked how much distance there is between houses and she agrees with having larger lots.

Aldr. Gaugel said he likes it and has no issue with residential but agrees with staff and Plan Commission that it's a little dense for the RS-4 districts but in general it's a nice plan and he quotes many of the sentiments already expressed.

Aldr. Bessner said it's a nice plan and he's glad it has changed from the last time and the neighbors being happy makes a big difference.

Aldr. Lewis asked if there are any playgrounds. Mr. Tobin apologized for them not being on the plan, but yes there will be, they did receive comments from the Park District that they would like to incorporate a park and they intend on including a 1 acre parcel that will have a playground and landscaped area. He said they initially proposed to put it in the northwest corner by lots 14 and

15 which would actually take away those houses so they are working with them to put it where lots 41, 42 and potentially 43 would be because the location on the southeast corner may work better because it would benefit the neighbors at both Regency Estates and Remington Glen, but he said that location has not yet been pinned down yet, but plan to present that in the next round. Aldr. Lewis asked if that would then eliminate the number of houses. Mr. Tobin said by 2 or 3, yes. Aldr. Lewis asked if there is a street that goes between 14 and 15. Mr. Tobin said that is a trail and utility corridor that would connect to the bike path on the Nicor easement to the west which runs down to The Great Western Trail. Aldr. Lewis asked about the other in and out between 41 and 40. Mr. Tobin said correct, that is another way in and out. Aldr. Lewis said she would like to see a good size playground and some wider side lots.

Chairman Bancroft said he pretty much echoes the Committees sentiments; he likes the plan, good support from the neighborhood and at the end of the day it may be a little dense but from a concept plan standpoint he feels it's a great first shot at it.

Sonja Bowman-224 Regency Ct.-said the petition is in favor of the rezoning for single-family homes at the Corporate Reserve; they believe that the proposed development meets the 2013 Comprehensive Plan for many reasons and although it is designated as an industrial and business park within the Land Use Plan, these sites may also be appropriate for residential, provided that the density and the built form are similar to the adjacent residential parcels, and lot 8 does meet this goal, as well as the goal that prioritizes the infill development and over annexation and development. She said the goal and objective is to develop the new housing that is representative to the local character; single-family residential detached homes are the most prevalent building type in this community and should continue to be so and they at Regency Estates feel that lot 8 meets this goal as well. She said lot 8 also meets the Residential Areas Framework Plan which ensures compatibility between new and existing residential developments; the land use plan wants single-family residential to consist primarily of detached homes on lots subdivided and platted in an organized and planned manner and lot 8 meets this goal. She said also this development will complete the areas north of Woodward Dr. and more as a real neighborhood making Regency Estates feel less isolated from the neighbors from the west. She said as an economic development goal this would maximize the retail sales tax generating uses in the city's commercial corridors and lot 8 is close to Randall Rd. and the commercial space on Main St. will still be available for south of Woodward Dr. She said raising children and maintaining a home is expensive and they see that money spent locally will provide for an economic revitalization of the West Gateway; she also mentioned enrollment of the schools being down and having a residential development would help that as well.

Chairman Bancroft asked if Mr. Tobin received what he needed as far as feedback. Mr. Tobin said he did and he looked forward to continuing to work with the city on this site. Chairman Bancroft asked if there were any type of concept plan for the remainder of the lots. Mr. Tobin said lots 2 and 3 will probably remain an office/retail type use; lot 5 is currently zoned and he thinks approved for office buildings similar to what exists there today. He said they haven't gotten as far down the line in designing the sites and running the numbers to see what will work, but he knows Aldr. Turner would like to see some age restricted housing on lot 5 and he thinks that is definitely something that could be considered but they have not done enough homework on that to commit to that today.

- b. Historic Preservation Commission recommendation to approve a Historic Sign designation for Don McCue Chevrolet, 2015 E. Main St.

Mr. Colby said the request is for the designation for 3 freestanding signs at the dealership; these 3 signs are nonconforming due to setbacks, height and the number of signs allowed on the property. He said the historic sign designation would allow these nonconforming signs to remain in place and not be required to be brought into compliance with the city's current sign codes as part of the amortization process. He said the zoning ordinance requires historic signs to meet certain criteria and documentation has been submitted to support that the signs meet the historic sign criteria; the information was reviewed by the Historic Preservation Commission which concluded the signs met the criteria and therefore they recommended approval of the request.

Aldr. Turner asked if this were the same type of sign that is at the GMC dealership. Mr. Colby said yes it is and GMC would have the ability to request that, but would have to show that it meets all the criteria including the ownership for the time period, which he thinks would probably not meet that criterion.

Aldr. Gaugel asked if anything other than the 40-years that designates this as historic; because he looks at those 3 signs and sees nothing historic about them and the criteria that seems to be met is that they are in business and the signs have been up for 40 years as of November. Mr. Colby said that at the Historic Pres. Commission meeting there was some debate as to whether it met criteria C, which is that the sign is of a unique shape or design representative of an era that is not commonly found in contemporary signs. He said that item was discussed at length and he thinks the Commission was comfortable with the other items as the information was presented.

Mike Navigato-2580 Foxfield Rd., Suite 200-Bochte, Kuzniar and Navigato-Attorney representing Don McCue Chevrolet-said he believes that the section of the code being referred to is 17.28.070 which the city has passed for distinct requirements in order for a sign to meet the historic sign designation. He said they have established both by way of documentary evidence from General Motors, photographic evidence, as well as live individual at the Historic Commission stating that they meet all the requirements set forth under the code. He said the signs have been in existence for 40 consecutive years without being touched, these are the original signs constructed by General Motors and are only legalized by General Motors, and no other company to their knowledge utilizes these signs to display their marquee or product to the public. He said this has been operated by Don McCue Chevrolet who has been an important component of the city for many years. He said he does understand there are other dealers that use this marquee but this is specific to General Motors which remain untouched for 40 years, back in the 1970's, with the only change being the facades because the dealership was significantly upgraded as a requirement of all General Motors dealers, but the service sign is the original.

Aldr. Gaugel said there is some frustration because he feels the city went down a road that probably shouldn't have been gone down in looking at signs like this because he doesn't think of them as historic. He said he doesn't have a problem with those signs at all to leave them the way they are but to put a historic designation on them as a means to not coming into compliance with the sign ordinance just doesn't seem right to him. He said it's not the applicants/attorneys problem, he feels it's the city's problem and if this is the vehicle that has to be done to allow that to stay in place, then so be it, but it's frustrating to have to go down this road in order to allow these signs to stay put without being nonconforming. He said it's more of a staff/Council question or comment than anything.

Aldr. Lewis asked if the signs had to be changed, what would change, just the height. Mr. Colby said the setback of the sign would have to be reviewed, the height and sign face size and also typically with a single building on a lot only 1 sign is allowed currently, and there is 3 on this

property, so there would only be 1 allowed and it would need to be modified to comply with the code requirements. Aldr. Lewis asked if they could just lower it and set it back, or if they would have to completely replace it. Mr. Colby said he is not sure the exact size; they may be able to work with the sign face as is, but certainly lowered and relocated. Aldr. Lewis asked if there are many other situations where there are more than 3 signs. Mr. Colby said not that he is aware of and he thinks 3 signs is a lot compared to other properties.

**Aldr. Stellato made a motion to approve a Historic Sign designation for Don McCue Chevrolet, 2015 E. Main St. Seconded by Aldr. Silkaitis.**

**Roll Call:**

**Ayes: Silkaitis, Payleitner, Lemke, Turner, Krieger, Bessner, Lewis, Stellato**

**Nays: Gaugel**

**Absent:**

**Abstain:**

**Motion Carried. 8-1**

- c. Corridor Improvement Commission recommendation to approve a Corridor Improvement Grant for 2601 E. Main St. (Warwick Publishing).

Mr. O'Rourke said the applicant has applied for this grant in coordination with some required landscape improvements they are doing as a result of resurfacing their parking lot and the application was processed while the building permit was going through the process. The Corridor Commission has reviewed the design and recommended approval on July 1, 2015. He said the total improvement cost is \$9,470 with the project share of the city being \$4,736.

**Alderman Turner made a motion to approve a Corridor Improvement Grant for 2601 E. Main St. (Warwick Publishing). Seconded by Alderman Gaugel. Approved unanimously by voice vote. Motion Carried. 9-0**

**5. ADDITIONAL BUSINESS**

Aldr. Lewis noted that today was the first day of the America in Bloom judges being in town. She said the storms gave them a shaky start but it was a full day from 8:30am-5pm and so far the judges were pretty impressed with the community and have another whole day tomorrow to tour and it's been a really fun day. She said the results would not be known until September as to whether the city was selected for any award. Chairman Bancroft asked if there were anything left to do after today. Aldr. Lewis said yes, tomorrow will be another full day starting with Aquascape, Clarke, Cedar Ave., some private gardens, Arcada Theatre and the History Center. She said she is quite impressed with the job everyone on staff and the community has done and we should all be proud.

**6. EXECUTIVE SESSION**  
none.

**7. ADJOURNMENT – Alderman Stellato made a motion to adjourn. Seconded by Alderman Turner. Approved unanimously by voice vote. Motion Carried. 9-0**

**Meeting adjourned at 7:35 pm.**

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
CITY COUNCIL MEETING  
MONDAY, OCTOBER 3, 2011**

**Members Present:** Stellato, Monken, Carrigan, Payleitner, Turner, Rogina, Martin, Krieger, Bessner, Lewis

**Members Absent:** None

**Others Present:** Mayor Donald P. DeWitte, Attorney Jones, Brian Townsend, Mark Koenen, Kathy Livernois and Chris Aiston

**1. Call to Order**

The session was convened by Mayor DeWitte at 7:30 p.m.

**2. Dunham House**

**Brian Townsend:** Sale of Dunham House which has been on the market for several months. We have received an offer to purchase the home and we want to get feedback on this offer and how we should respond.

**Mark Koenen:** We went to market on this on June 2 and we were marketing through Kombrink and to that effect we've had some modest interest initially where we marketed at \$299,900 which was our asking price. In particular there was a couple in St. Charles who was interested in looking at putting a Bed & Breakfast in this location and unfortunately that was the group who did not submit a bid yet. We did receive a bid from another party Grandview Capital LLC. They also go by SeBern Homes, Inc. I don't know if that is a subsidiary or another name for them. They have done work on some luxury home construction in the past. I understand now that they are buying some properties that are now on the market to rehab and flip. They have one in St. Charles now that is in that position on South 6<sup>th</sup> Street. They are in the process of going through the Building & Code Enforcement office in getting the permits to rehab this house. Bob Vann said they have been good to work with. The offer by Grandview was \$80K. When we talked about this historically, we talked about selling the house but not less than what the land value was. So if we were to consider this offer or counter-offer we want to make sure we acknowledge that we would have to drop below that minimum that we had before. In talking to the realtor, they had suggested we would counter-offer. Maybe we could push that potential purchaser to maybe over \$100K. It was suggested to counter-offer in the range of \$150K to \$175K and try to encourage this company to counter-offer to us and get us up in that \$100K range.

The other points of interest are that their intent when they submitted the proposal was to bring the property back to its original beauty. The one I recited at South 6<sup>th</sup> Street is in

the City of St. Charles, but just outside of the historical district. So to our knowledge we have not seen this firm do a house or any kind of property reconstruction or remodeling in the historic district. The other issue is that condition of this sale was we sell the property and for at least five years from closing the owner could not raze the structure, move the home, or take it down.

I would like feedback on two issues: 1) your reaction that we have an offer and 2) what your interest is in lowering the price point in hope to draw a little more than \$80K.

**Ald. Carrignan:** What does it cost the city to care for this?

**Mark:** In the summer months we mowed the grass, walked through the building to make sure it's safe. We do not have an alarm system, we do not air condition, we do not heat it, but in the winter months we shovel snow, and it's on our insurance. We maintain it and the condition just worsens as time goes on.

**Ald. Lewis:** I find \$80K kind of shocking from \$299K. Were we way off base in the beginning?

**Mark:** I think that is probably the value of the structure. This company is saying that they have to improve it to flip it. If they need to invest \$100-\$200K into it and sell it for \$250K - \$300K to make a profit.

**Brian Townsend:** The other thing we discussed when we set the minimum value before is the real estate value assuming that we could raze the property and do something else with it. We have placed specific conditions on the sale to say that we want you to preserve and renovate this home. If we were to remove that restriction perhaps we could get closer to our original value. With that and the state of the housing market today, it is going to be difficult.

**Ald. Lewis:** I guess I'm not really clear; in five years they can tear it down. Somebody could buy it now, not do anything with it, and in five years tear it down? So we don't really know if he is going to do anything with it, pay \$80K and hold onto it?

**Mark:** That's a potential. What I've seen on South 6<sup>th</sup> Street with that property, we see an older home in need of repair and what he has represented seems consistent in what has been seen in St. Charles in other locations, but of course there is no guarantee.

**Ald. Stellato:** One of the conditions we could do in the counter-offer is to extend that to 10 years and maybe that would draw him out. Maybe he will say he doesn't want to buy it now because he doesn't want to hold onto it for 10 years? Anyone holding on to it for 10 years, you know they are in it for the long haul.

**Ald. Rogina:** Would a counter-offer like that also bring out somebody that would really want to rehab the place?

**Mayor DeWitte:** Didn't we attach a minimum improvement list to the sale?

**Mark:** We made that information available, but we did not attach it as making it a condition of the purchaser's interest. There are so many conditions on this property the realtor said we were going to scare them off with all these conditions. Then there is a follow-up procedure and if they don't do it, what are we going to do?

**Ald. Bessner:** It just seems the \$80 to \$299K is a long way away and back to Cliff's questions if there is no major cost to the City to hang onto it, I don't know why we should give it up that easy. Again, not knowing what he is going to do with it. If he is going to flip it for \$250K, that's a profit for him – not for us.

**Mark:** We did get this property for free, so anything we sell it for whether it its \$80K or \$300K is a profit for us, but we have had to maintain it.

**Ald. Carrigan:** I hate to walk away for less than the half the value that we started at. If we throw a counter-offer out there, I would like to see \$175K/\$180K and take \$150K and run away.

**Mark:** And that is what the real estate agent suggested.

**Brian:** Is what Cliff stated acceptable?

**All:** Yes.

**Brian:** So we will counter at \$175K and if we can bring it back to \$150K and if not we will keep it on the market attach it to 10 years?

**Mark:** Okay 10 years and \$175K.

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Nancy Garrison, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

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Nancy Garrison, City Clerk



**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
CITY COUNCIL MEETING  
MONDAY, OCTOBER 1, 2012**

**Members Present:** Stellato, Monken, Carrignan, Payleitner, Turner, Rogina, Martin, Krieger, Bessner, Lewis

**Absent:**

**Others Present:** Mayor Donald P. DeWitte, Attorney Gorski, Brian Townsend, and Chris Aiston, Richard Gallas and Marian Beveri

**1. Call to Order**

The session was convened by Mayor DeWitte at 7:25 p. m.

**2. Property Acquisition**

**Brian Townsend:** We have a couple items to discuss this evening. The first is the Duham Hunt House. We've had this property on the market last year and we pulled it off during the winter months. We relisted it this spring and also listed it with a new realtor who is here this evening to share her insights on the property and the offer we received. As I said in the email on Friday, we have received a written offer from Joe Salas. He has offered to purchase the Dunham Hunt House for \$25K. He has delivered an earnest check in the amount of \$1,000. He also provided to us a concept in terms of what he would like to do regarding the interior of the property. Rich Gallas has those and will circulate them.

In summary what he has proposed is to create a first floor with a couple of board/meeting rooms. The second level he has proposed five guest rooms. He has suggested he will operate this as an annex to the Hotel Baker that would essentially be a Bed & Breakfast type of facility that people could use. As you can see from the concept he has done some homework on this. From a staff perspective and I have talked with Mark Koenen on this, we like the concept; we think it can work; we don't like the offer in terms of the purchase price. Rich do you have anything to add on this.

**Rich Gallas:** I just want to take everyone back in time briefly. We've spent some time on this property for a better part of a decade and this property has required a great deal of maintenance and upkeep to just try to keep it where it is today. If you drive by and take a look at it today, we would have to appreciate the fact that it's in need of some significant renovation – so what we have here in front of us is somebody who is willing to do that. When we started the conversation that was one of things we predicated to any purchase or sale that somebody would take it on and revitalize it to its original glory and that's what Joe is proposing here. Let me pass it over to our property realtor Marian, I think she has a really good pace on the market on what is out there. She's been very aggressive in getting people out there.

**Marian Beveri, Keller Williams Realty:** (Distributed some handouts: brochure, listing sheet, report on how many showings there was and the responses to Council members.) She held an Open House which about 40 people showed up altogether. There were 3 or 4 people who were very interested in the property going in, but once they went inside and saw how much work needed to be done, their interest disappeared. Dunham Hunt House has been on the market 58 days, we had 10 showings through the MLS and I personally showed the property to three different people including Joe Salas. The general feedback is too much work, surprised at the condition, overpriced for the amount of work, where's the kitchen (there's no kitchen on the first floor), and no garage. I included a report directly from the showings and you can see some of the other comments: has potential, needs a lot more than anticipated, husband loves it/wife hates it, floors were very unstable, too much work for my buyers – it would need to be totally gutted, considering what needs to be done – the price is way too high, and too much work seems to be the general consensus. I do sell bank owned properties and some of them are in pretty bad shape. If something prices correctly, you'll get multiple offers. The fact that we haven't received an offer is a clear indication that the market is saying this price is way too high. I have properties when they're priced right and aggressively we not only get multiple offers but they'll sell over list. So that being said at 199,900 if someone thought it was worth anywhere in the \$100K to \$199K range we would probably have gotten an offer that reflected that. The market is clearly saying differently.

**Mayor DeWitte:** What are your thoughts on Joe's current offer?

**Marian:** I was surprised at how low it was. I do know he is very interested in the property. I think that as a City Council you have an obligation to look at the property in its overall impact upon the community and what I believe from Joe is he can bring in a long term benefit to the community and so I think that needs to be considered. The interest in this property is primarily for bed & breakfast. I had about 4 or 5 people interested in bed & breakfast. Single family homes not so much. It's functionally obsolete because there are not enough bathrooms for the amount of square footage and you have no first floor kitchen. In order to do a bed & breakfast you need to have the money to back you up. \$400K will not take you far with this property. So what I see from Joe is that he is established in St. Charles, he'll be able to bring people into the St. Charles area, and in the long term, benefit the St. Charles redevelopment. That's what I think about that. So coming up with some kind of counter, knowing the price where we are at is above where the market should be, and at least try and see where he's going.

**Mayor DeWitte:** Where should the market be?

**Marian:** Well it's difficult because there are not a lot of properties with that kind of square footage. We did have one sell on Main Street that was a bank owned property that sold about a year ago for \$275K but that was in move in condition. So right there take the move in condition off and not counting there were more bathrooms and a garage, take out the \$250K-\$300\$ they have to put into it which does exist; now you have a \$75K

property. So I have a range with the three comps that I picked, that one included, in a range of \$40K to \$117K. That's where it stands.

**Atty. Gorski:** Brian, would you want any counter offer to be conditioned on him creating a budget bringing this up to a certain standard and use it for a certain purpose? In other words you're buying the result.

**Brian:** I believe the contract for sale should be contingent on them moving forward and receiving a building permit. Just to add what Marian said, I did talk with Mark last week about the appraisal we had conducted, trying to figure out what the value of just the land was and I think the appraisal came back somewhere between \$80K and \$85K for the land value.

**Marian:** When was that appraisal done?

**Brian:** It had to have been at least two years ago.

**Marian:** Okay because I included a chart in there that shows you that we went down 2% last year and another 10% this year in value. So that would be in real estate terms, way out of date.

**Brian:** From our perspective we would like to counter with something more than \$25K but recognizing that something in the \$100K range is probably too much given the condition of this property and the condition of the building that's on it. So that everyone understands, we brought Marian on board because she specializes in historic properties. That's one of the things she does and clearly has the experience to tell us what this is worth. This is a little bit unique because it served as a museum for a long time. It doesn't have the kitchen and the bathrooms that people would expect to have in a home; so we got a lot of renovation costs. From our perspective as a staff, I think if the Council is comfortable with the concept and likes what this can do for the city long term, then I think we need to go back and basically say to Joe that \$25K is a little low for our taste. How do you feel about something in the \$75K range and see if we can end up somewhere in the middle?

**Ald. Carrignan:** Two things. One you are going from a non-revenue producing piece of property to a revenue producing piece of property. Something like this is probably going to be used 200 nights a year. If Joe had this today, I would be using this on November 6, 7, and 8 because it fits perfectly for what I need. So you figure \$150 a head for 200 nights plus hotel/motel tax, it's a revenue producer at the end of the day.

**Ald. Krieger:** It puts it back on the tax rolls.

**Ald. Carrignan:** Give him the building for free and let's get what the land is worth.

**Ald. Turner:** Did you give us a land value on this?

**Marian:** No I didn't. I would have to look at the exact square footage. Just to give you a little background on myself. I do about 30 evaluations per bank a week; so I'm very familiar with different markets and what they are looking for. So I would have to exactly look at the land value, but my guess would be without looking, lots would probably be about \$50K to \$75K.

**Brian:** The other thing that is important to keep in mind from a staff perspective we are very concerned about how quickly this building is deteriorating and we think it is important to try and move forward with the transaction now; otherwise we are going to have to spend some money to upgrade this building and keep it weather tight over the winter; and in reality that is not a good investment.

**Mayor DeWitte:** Is this a double-wide lot? It's oversized.

**Marian:** Its .28 acres. I can go in and see what's on the market which I didn't do. I could go in and give you an exact number.

**Ald. Carrigan:** Just thinking out loud what variances are we going to need to put this as a B&B?

**Mayor DeWitte:** There's language in the liquor code about the distance from a church but it also states that there is an exception if the service of alcohol is not the predominant business of the property. And it's not in this case.

**Ald. Stellato:** Sounds like you want to get it buttoned up by winter time and you hate to have us holding up the process.

**Ald. Lewis:** You said you had several people looking at it all for the use of B&B? Did any of them entertain a motion of offering \$25K - \$50K for this place?

**Marian:** No because they said the property was way too much work. They were overwhelmed by the amount of work that would have to go into this property. And there is also a lot of unknowns. Essentially the person who is buying this property is actually buying a liability because they don't know what they are going to get into. They know on the surface that \$150K minimum has got to be put in there, but then now you are going to start correcting some of the esthetics, not just the structure, and now you are going to add another \$100K and now you're at \$250K and they just don't see that they can make a go at it. They don't have deep enough pockets.

**Ald. Stellato:** The rules are different because this is landmark property – correct?

**Ald. Payleitner:** I was at your presentation and there was talk about Salas getting a 20% income tax credit, correct? If it's an income producing purpose and he rehabs it accordingly...

**Marian:** But he would be bound by the standards of historic preservation. Our ordinance only governs the exterior of the property. When you want that kind of tax write off you are now governed nationally and you are governed that they want to have the interior remain intact and the interior of this home is essentially not functional.

**Mayor DeWitte:** Generally speaking are the bones of this building sufficient for this intense use?

**Marian:** I think so. It's a strong building and structurally the framing is good. There is nothing tipping. There are some issues with the foundation because we had long term water seeping in from one of the window wells and it's starting to impact the foundation. So that is going to be some work there. This supported a family and tenants before.

**Ald. Rogina:** You said \$250K to put it into this shape here would be a guess?

**Marian:** Well Joe said \$250K. \$150K will have to be put into the structure. Now you need \$100K more inside, I think \$250K is really good number. You are going to need \$100K to take the floors out because they go this way and that. The interior functionality of the home is obsolete. The bathroom on the first floor is in the wrong place so that will have to be moved. There is only one bathroom on the second floor and that's antiquated. So even if someone bought it as a home they would still have to put in a kitchen - \$25K, \$10K - \$15K for each bathroom and you need 2-1/2 baths.

**Ald. Rogina:** Gerry, so to sign this contract which is contingent upon them doing this work, but given the flexibility of the number is he bound to any specific number of what he has to bring it to?

**Atty. Gorski:** This is the first time I've seen it but my guess would be that you're eventually going to have to declare the property surplus and put it out for bid. So what you are going to do is contemplate a counter offer to include all of those things. In other words you could counter it at \$25K and asterisk it. The asterisk says you are now going to rehab this building into this standard with a budget of not less than "y". That's your bid. You want to come back to your bidding of \$25K plus \$250K or \$350K to rebuild this way. You need that when you comply with the state statute and you go out to bid; somebody who is bidding against you is not only bidding against the \$25K but they are bidding against the end result you want to obtain in selling the property in the first place. You have to pack an alternate.

**Ald. Stellato:** I think the other reason for doing what you just said Ray is the building permit amount that you use for rehab is tracked by the tax assessor, so if we do want to generate real estate tax from this site, the higher that number, the better.

**Ald. Monken:** What's the annual maintenance? It just sits out over time.

**Brian:** Basically, right now it is mowing and snow shoveling. We're not doing a lot more than that. Utilities have been disconnected. We are not heating and cooling the place.

**Ald. Stellato:** We would not be good stewards if we continue to let this building deteriorate.

**Marian:** His letter of intent that we included in the offer goes into exactly what you are talking about on how much he would put into it and what his plans are. He says "we estimate the attached renovation plan will cost \$250K", so that's included in his offer.

**Atty. Gorski:** So you treat the offer as \$275K and \$250K is producing a product that you are going to be willing to accept from day one.

**Brian:** I don't know. It's a situation that we'll have to see how far he is willing to go. When I had a conversation with Joe 3-4 weeks ago where he introduced this concept, he basically said there is no way anybody is going to pay \$199K for this.

**Ald. Rogina:** You mentioned that this is a historic site. After he does the renovations and so forth, is there some audit of the renovation?

**Marian:** Not unless he wants to go for that tax credit that he indicated he is not interested in. Unless he wants to go for a tax credit through the government for commercial, that's the only way there will ever be an audit. The ordinance only governs the exterior of the property. There's no governing of the interior. The only way the interior would ever be impacted is if he went after the tax credit and then the commercial tax credit that is governed by the Secretary of Interior who governs the renovations. So that's the only way he would ever get anything governing the interior of the property and he is not interested in that.

**Ald. Lewis:** I am a little confused on its purpose. If it's a B&B, usually proprietors are somewhere on site and they're sleeping there too.

**Marian:** No, he is going to have it in conjunction with the Hotel Baker. So it's more like a rental where you would rent the house. He plans to put in a small kitchen, but I don't know what his plans fully are.

**Ald. Carrigan:** I think a better description would be to call it an Executive Conference Center where you take 5-7 managers and put them in there.

**Ald. Lewis:** I just don't see it as a B&B.

**Marian:** I was just saying that is what the main interest is for this property. Even though he's not an official B&B, it still goes along with what the meaning is. Hospitality industry is exactly what the interest is in this property.

**Ald. Stellato:** Brian do you need a number or an indication to go back?

**Brian:** I would like to know that the Council is comfortable with us having some conversations about something that is going to be less than \$100K and probably closer to \$50K.

**Ald. Carrignan:** I would like to see something to drive it to land value, but also with the contingency to Gerry's point here is what the investment is. How does he buy the house for \$50K and invest \$250K on top of it that shows the real price of this house at this location?

**Mayor DeWitte:** Do you anticipate any problems with neighbors there, Jim?

**Ald. Martin:** No I don't.

**Ald. Krieger:** I think the church would be happy to have it in use.

**Ald. Carrignan:** You have three components here. You got the price of the property, the investment of the property, and revenue stream. And you have a local businessman investing in St. Charles.

**Ald. Payleitner:** There's a business renovated home down on Cedar for sale. Do you know what that is selling for?

**Marian:** I can't recall and she can't sell because she is overpriced.

**All:** Go back and talk.

**Brian:** We'll have Marian go back and talk with Joe and try and move that number a little higher and see where we end up. I would like to know within the next week to ten days. If we don't, we need to come back and talk about lowering the price of that real estate so we can try to get some other people to look at it. Just to respond to Maureen's comment, there was a resident that Ald. Martin put us in touch with. He was interested in a B&B and he wanted the property for free. That was the only way he would agree to take it on. I think I understand some of the political ramifications. We've had this property on the market for two years now and this is the first offer we've ever had.

### **3. Adjournment**

The executive session was adjourned at 8:30 p.m.

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Nancy Garrison, City Clerk

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
CITY COUNCIL MEETING  
MONDAY, AUGUST 5, 2013**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis

**Absent:** None

**Others Present:** Mayor Raymond Rogina, Attorney McGuirk, Chris Minnick,  
Kathy Livernois, Chief Schielstreet, Mark Koenen

**1. Call to Order**

The session was convened by Mayor Rogina at 7:23 p. m.

Part 2:

Executive Session Minutes

**Attorney McQuirk**

- Review of ES minutes. As you recall statute requires we review them every six months. The City Attorney looks at them and determines if the need for confidentiality no longer exists. Subject to comments, that's where the motion will be.

The executive session was adjourned at 7:59 p.m.

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Nancy Garrison, City Clerk

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Nancy Garrison, City Clerk

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**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
CITY COUNCIL MEETING  
TUESDAY, JANUARY 21, 2014**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner Bancroft, Martin, Krieger, Bessner, Lewis

**Absent:** None

**Others Present:** Mayor Raymond Rogina, Attorney McGuirk, Kathy Livernois, Mark Koenen

**1. Call to Order**

The session was convened by Mayor Rogina at 7:50 p. m.

**2. Personnel**

**Mark:** Tonight is focused on personnel that centers on the hiring process for the Chief of Police. A week ago I gave everyone a heads up to this topic and to think about what your priorities were for the new Chief of Police. I thought before we get into that conversation it would be helpful for you to know the selection process that is laid out for this. Kathy Livernois, Director of Human Resources, facilitates this process and in this case we did retain a firm to help pursuant to your guidance – Voorhees Associates.

**Kathy:** We have hired Voorhees, signed a contract, finalized this timeline, all the interviews have been held with the stakeholders, we are obtaining feedback from all of you this evening, the recruitment profile is on line, and the job has been posted. Voorhees will get all the resumes and applications that will be done by February 21. They'll review those, will do some reference checks, and then they will present them to Mark and I. The first interviews will be held in April and then second interviews will also be held. Included in those second interviews the candidates that are selected will do a 10-minute presentation on what their goals would be in 90 days, 6 months, etc. From there they'll have some questions and that feedback will go back to Mark. There'll be an emotional intelligent assessment with Maurine Patten and also a written writing assessment with an assigned subject role. There will be introductory meetings with the Mayor and Mark to see who the final two/three are, and final interviews will be with the City Council and then the offer/post offer appointment to Chief. We are hopeful for the new chief to start June 9.

**Ald. Bessner:** Who is Maurine Patten?

**Kathy:** She has been with us before. She has been doing emotional intelligence assessments for the last 10 years for the City.

**Ald. Bessner:** What's the number of final candidates you think you'll have?

**Kathy:** My experience is that it's usually two or three. Could be four, could be two. I think the quality of candidates will be excellent.

**Ald. Stellato:** The last time we were involved with Jim and Patrick, I thought we met over at the fire station so that we had time to meet them and talk with them – so this will be the same kind of setup?

**Kathy:** We'll have dinner for those of you who come straight from work for about an hour then we'll start our interviews at 6:00 p.m. I did send out a notice but the date for that final interview is May 6, so please be sure that's on your calendars.

**Mark:** The next piece is to solicit priorities that you believe are significant for a Chief of Police. The Mayor has participated in this conversation already with the recruiters but we wanted to reach out to all of you.

**Kathy:** I can list out the criteria and you can add to that.

- We are seeking a high energy, service oriented candidate with demonstrated experience and commitment to modern police management practices to instill and enhance an aggressive approach to law enforcement.
- The following factors of education, experience, command, and management styles both personal and professional traits have been identified.
- It went on to talk about having leadership skills, maintain a positive and trusting cooperative work environment.
- To have experience in challenges faced by police departments in a diverse community.
- Have the ability to work effectively with elected, appointed officials and members of the general public.
- Have experience in strategic planning and goal setting processes.
- Have experience in controlling budgets and background.
- Have proven experience in media relations and the ability to serve as the department spokesperson.
- To be able to represent the department in a positive light.
- Be computer literate and knowledgeable about technology and operations and how technology can influence the efficiency and effectiveness.
- Have experience interacting positively with the business communities, school officials, and representatives from other units of local government.
- Have experience in addressing police facility issues in a cost effective manner.
- Addressing liquor and traffic control concerns and nuisance abatement matters.
- Have demonstrated successful and effective collaborations with other law enforcement agencies.
- A lot goes into integrity and honesty in motivating personnel.
- Be politically astute but absolutely non-political in actions or behaviors.
- Working with the Board of Fire and Police Commission.
- Be a trainer and coach; open and effective management style.
- Set high standards for performance, customer service, etc.

**Ald. Silkaitis:** What are their education requirements?

**Kathy:** It's a Master's degree and if they don't they have to obtain one within three years of appointment.

**Ald. Lewis:** Was there any type of exit interview with Chief Lamkin where there is something hanging that needs a candidate that has the experience for whatever that might be. Was there any outstanding problems that are unique to St. Charles so we might be looking for something of that nature?

**Mark:** I read that a couple of months ago and number one was an increasing awareness in dealing with the issues of the downtown area. That starts with festivals and goes through alcohol and to provide a safe environment that people want to enjoy. The second issue had to do with succession planning and coaching. We need to recognize that it is sometimes hard to find qualified candidates to work in the Police Department because of the changing requirements of being a patrol officer and some other things that are affecting their work world. We need to make sure we maintain that energy and when they get into the organization make sure they want to continue to grow through the ranks..

**Ald. Lewis:** So do we want to look at an individual that might have those types of qualities?

**Mark:** Coaching is really important with good, strong interpersonal skills and who would enjoy working with people.

**Ald. Stellato:** Kathy the list you just read off of, is that on the website? So if a citizen asks what we are looking for we can direct them to the website?

**Kathy:** It will be posted on the website tomorrow. It will be on Facebook and Twitter as well as on Voorhees' website.

**Mayor Rogina:** I had a conversation with Lee McCann, a 21-year Buffalo Grove Police Chief who is leading this search for Voorhees. I got a good feel with this guy after talking with him for a few minutes and told him that I thought he would work out very well for us in his approach. So, I think we will be well served.

**Ald. Turner:** I've been on the TriCom Board for my ninth year and besides the three cities I now know the police chiefs from Elburn, North Aurora, and Sugar Grove and I'll tell you between Jim Lamkin and Gary Schira in Batavia, there is a big gap between all the other police chiefs.

**Ald. Lemke:** What we did with Jim is that we looked at things that he had published and what we see in Chicago is that the Chief of Police is always out in front of the media and what he says he is his own press agent. And when something happens in a hurry you really want the Chief of Police to get on top of it; so to have a lexis/nexis search of what the candidates have written, what they're known for, news releases they have given, and maybe quotes from their prior

experience would be one thing. The other thing is if I would go to the state police office and ask if they had any procedures, manuals; there's a lot of that which is summarized and taken to heart by the CALEA process; so someone who is familiar with the CALEA process and certification is relevant.

**Kathy:** Those are both excellent points and CALEA is one of the requirements for it. In regards to your first one about doing the search, that is actually what Voorhees does. When they present the candidates to us they will have done what they call their google search which searches all of those things to look at that information and present that as well. You may have a candidate that has great experience in everything you want, but maybe they had a situation in another community and they were asked to leave for a certain reason.

**Ald. Stellato:** You had referenced the people in this list. I know the department heads but who are some of these others?

**Kathy:** Jerry Schomer is President of the Police Officers Union, Lin Dargis is President of the Sergeants Police Officers Union, Kim Schult is the Police Records Division Manager, Eric Mahan is the Commander for Traffic, Sara is the Executive Assistant, Chris Adesso is in PW and is the Manager of Public Services and Chris works closely with the Police Chief.

**Ald. Silkaitis:** Will they do a driver's license search for DUI's?

**Kathy:** We can't do those searches and a comment came up about the issue of education. We are not allowed by law to do those searches until we have them sign a waiver that we can go on-line to pay to have those done. Hence, the reason we wait until we get to the final candidates. When we know we have the final two/three candidates then they can sign that and we can go forward and do that kind of checking. Otherwise it's not efficient or effective to do that when we have 20 candidates, but yes that will be done.

**Ald. Silkaitis:** My only other requirement is I would like for him/her to live in St. Charles.

**Kathy:** It is not a requirement for residency but it is a plus and we usually offer, as part of the package, that if you move to St. Charles we will pay to have your belongings moved to St. Charles.

**Ald. Silkaitis:** It's my preference for them to live in St. Charles to have a presence.

**Mark:** Jim did not live in the city but he did live in the box. There's a box that we defined.

**Ald. Payleitner:** Just to Ray's point about having a good feel, good antenna; I trust all the players up until that point. I appreciate dinner and we can throw them some questions to see if this person is going to be someone I can trust and easily talk to and communicate with.

**Mark:** About that last interview. We will have dinner first and say we have three candidates. They will come in one at a time and we may require them to do some sort of introduction

presentation and then they'll be a series of questions that will be asked of each candidate so that we can compare them to each other and at the end of the interview that same evening, we'll go around the room and ask everyone if you can work with either one of the candidates and which one do you prefer; or is there any one candidate that you can't work with at all. We are not going to sit around and have dinner with the candidates.

**Ald. Stellato:** We did have some free style questions if something came up in the process that we could ask.

**Mark:** Yes there is a kind of format that we work with for every candidate.

**4. Executive session adjourned at 8:08 p.m.**

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**Christine Nilles, Deputy City Clerk**

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Nancy Garrison, City Clerk

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
CITY COUNCIL MEETING  
TUESDAY, FEBRUARY 18, 2014**

**1. Call To Order By Mayor Raymond Rogina At 7:12 P.M.**

**2. Roll Call.**

**Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis

**Absent:** None

Others Present: Mark Koenen, Peter Suhr, Mayor Rogina, Attorney McGuirk.

**3. Land Acquisition**

**Mark Koenen**

As the Mayor suggested, we are here regarding land acquisition. We are here to discuss acquisition of land located just east of 211 West Main Street (west half of a parking lot). Pete is going to lead us in that conversation.

**Pete Suhr**

As you recall, at the Government Services committee meeting in October, there was a gentleman there named Timothy Allen who was interested in purchasing property 9, which is about 13 public parking spaces. It is owned by the Peterson Family. In October, the Peterson's were asking for an agreement from the City in the amount of \$750-\$1000 a month. Council at that time did not approve that deal, so we let it sit for a few months. Let Mr. Peterson run his course with the possible purchase. Recently we have been in contact with Dorothy Coleman, the realtor, and she informed me that they are no longer in contact with Timothy Allen. I know during our conversations back in October, there was some talk about the City purchasing that property. Now it is listed for \$100,000 and available. We are here to open up that discussion and possibly provide an offer. We did pull the assessor value and that is \$87,000.

**Alder. Payleitner**

(Looking at document) Are these other properties available as well?

**Peter Suhr**

The ones with dollar prices associated are for sale. Most owned by the Peterson Family Trust.

**Alder. Stellato**

Do you know their tax situation? In other words is there an estate that is going to be settled? Sometimes there are tax issues.

**Peter Suhr**

We have not had that discussion

**Alder. Lewis**

Somewhat surprised that the property is so valuable with no entrance or exit and it is only parking. Can someone build anything?

**Peter Suhr**

You would have to go through the City lot to get vehicle access. No vehicle access to West Main Street.

**Mark Koenen**

The only thing we don't know if there is any cross access easements held. This could be coming from the South. We have to check the easements on record.

**Alder. Stellato**

What is the condition of the uniform shop?

**Mayor Rogina**

I have been upstairs in the uniform building. It was a hot box, in July.

**Alder. Stellato**

Someday, that would be a good place for a parking deck.

**Alder. Martin**

That's what I was thinking. There is a vehicular garage there too.

**Alder. Lewis**

I think the price is to high.

**Alder. Stellato**

I agree, and we should we put an offer on it.

**Mark Koenen**

Is there interest in acquiring the lot?

**All**

Yes

**Mark Koenen**

What is our tolerance for purchase? I heard \$50,000.

**Mayor Rogina**

If we choose to make a purchase, we are getting 11 spaces.

**Mark Koenen**

You are actually getting spaces on the other side that are perpendicular.

**Alder. Martin**

Years ago, we had some development in the strategic plan and this particular block was part of it. All on Main and Second with a plaza and walkway. From 3<sup>rd</sup> to 2<sup>nd</sup> streets. If we had a developer, we could have a great retail development.

**Mark Koenen**

It is probably zoned for downtown central business district.

**Alder. Turner**

I can see someone saying what is with the empty lot. I would not be adverse to someone saying, I want to put up a building for retail.

**Alder. Lemke**

If someone built a building you don't have a fence. Square footage, do we have any idea what the dollar value per square foot was in the last purchase?

**Alder. Lewis**

What is involved in checking into easements?

**Mark Koenen**

Do a title search and checking.

**Alder. Lewis**

We would do that anyway.

**Mark Koenen**

Yes

**Alder. Martin**

It is interesting that the key property is the uniform shop property.

**Alder. Payleitner**

I see that 211 West Main Street is for sale. Is part of the value of that lot the parking we are interested in?

**Peter Suhr**

Depends on the owner of 211 West Main Street.

**Alder. Paylietner**

We would increase their value. Just trying to sense the value. Who parks in 9 during the day? We are already giving it to them.

**Alder. Stellato**

We go in at \$50,000 and see what happens.

**Alder. Payleitner**

I agree with \$50,000.

**Alder. Lewis**

Does anyone know how long we have been paying them \$750?

**Mark Koenen**

Twenty-five years.

**Alder. Lewis**

There should be some consideration on their part.

**Mark Koenen**

What don't we go back and talk. We will start with \$50,000 and see what they say.

**All**

Yes

#### **4. Adjournment**

The executive session was adjourned at 7:32 p.m.

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Mayor Raymond P. Rogina

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Nancy Garrison, City Clerk

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
CITY COUNCIL MEETING  
MONDAY, JUNE 16, 2014**

1. Call To Order By Mayor Raymond Rogina At 7:41 P.M.
2. Present: Stellato, Silkaitis Payleitner, Lemke, Bancroft, Martin, Krieger, Bessner, Lewis  
Absent: Turner  
Others Present: Mayor Rogina, Mark Koenen, John McGuirk, Pete Suhr, Rita Tungare

3. Land Acquisition

**Issue 1**

**Mark Koenen**

There are two items on our agenda tonight for land acquisition. The first, is the parking lot at the southwest corner of Route 64 and 31. The Rehm Peterson Lot.

**Pete Suhr**

If you recall in April at the Government Services, we were considering an increase in rent for that parking lot to \$750 a month to \$1000. The direction you gave was no increase and let's stop payment all together on that lot and get it more equal to what we do on some of the other lots. So staff has done that. Also several months ago, in executive session, we were considering purchasing that lot for \$100,000, you gave us approval to negotiate up to \$50,000. The Peterson's did not accept that offer and in talking with their realtor, they would consider \$90,000 or higher, potentially. So in preparation for the potential purchase, we pulled title information on the property. What we found was there is no cross access agreement between their parking lot and the parking lot the City owns. We think that is important as we move forward. We would want to get that access agreement in place. I have been working with John to get that in place. We also found that there is a \$2.8 million dollar judgment on the Peterson's properties, including this lot, this is a lien on the property entered in January 2014. This is probably due to delinquent taxes, perhaps mortgage payments that have not been made. John do you have more information?

**John McGuirk**

This is related to a personal guarantee to a relatively large loan, they have chose not to foreclose and are suing on this guarantee and got this judgment. They have this judgment and they also have about a million dollars worth of mortgages on this and other properties.

**Alder. Bessner**

Is it feasible that they could sell?

**John McGuirk**

If the bank would release them for a partial, it would be possible. But it seems like a tough endeavor.

**Peter Suhr**

We are seeking advice, should we drop it all together, try to purchase for \$90,000 or more?

**Alder. Stellato**

What if we did nothing? What are the ramifications?

**John McGuirk**

What we have been thinking about is this cross access. A piece that we own, people have difficulty turning around getting into their spots. They have the same difficulty. I am not sure

June 16, 2014

Page 2

what their interest is and if they see this as a problem. If we do nothing I guess we just wait until something happens.

**Alder. Silkaitis**

If there is no agreement, who is liable for any accidents on the property?

**John McGuirk**

It's their property, so they are liable. If we are not maintaining it.

**Pete Suhr**

We are maintaining it.

**Alder. Silkaitis**

Does that make us liable?

**John McGuirk**

I don't know what the insurance situation is. Are we named on their policy?

**Peter Suhr**

I would guess not.

**Alder. Bancroft**

Have they done anything to prevent us from maintaining?

**Peter Suhr**

No.

**Alder. Bancroft**

Do we expect that they would do anything to prevent us from maintaining? There is probably little difference in our agreement.

**Alder. Silkaitis**

I am worried about that judgment that kind of throws a wrench into everything.

**Alder. Lemke**

Can they compel us to maintain?

**Mayor Rogina**

How long have we maintained this property?

**Peter Suhr**

Thirty-two years.

**Mayor Rogina**

I ask this because, adverse possession?

**John McGuirk**

That's a possibility but that is a lawsuit.

**Alder. Bancroft**

I think we have operated under an agreement with them.

**John McGuirk**

We had an oral lease.

**Mayor Rogina**

Because we have paid them, that destroys that.

**Alder. Bancroft**

That hurts us.

**Mark Koenen**

I think we have a prescriptive easement over the property as we have been going back and forth over the property.

**John McGuirk**

The thing that makes the most sense is we and them negotiate something that gets us a cross easement. We just have to speak to someone.

**Peter Suhr**

June 16, 2014

Page 3

That is part of the difficulty. I have had difficulty communicating with the Petersons themselves. I talked to one of them, one time. I have talked to the realtor through most of this negotiation. I have asked for things in writing, but have not received it. This I can foresee as being a difficult part of the situation.

**Mark Koenen**

I think the heat is going to come from their bank; they are going to need to unload some of this.

**Alder. Bancroft**

Time is on our side.

**Alder. Lemke**

We should do nothing.

**Mayor Rogina**

Would nothing be maintaining it or not maintaining it?

**Mark Koenen**

I think we maintain it. This winter, we are going to have to plow the snow. We just resurfaced and striped it. But we are not out there everyday.

**Pete Suhr**

Winter maintenance is our biggest thing.

**Mayor Rogina**

It helps our businesses down there.

**Alder. Lewis**

Could they put barriers?

**Mark Koenen**

Then they can't use it.

**Alder. Payleitner**

Then they would be ignoring their tenants, which would not be wise.

**Alder. Bancroft**

The only thing they could do is rent those spaces.

**Alder. Stellato**

So they would have an agreement with someone else that would supersede ours.

**Alder. Bancroft**

If I was on their side and try to be offensive, I would throw a bunch or reserve signs and try to rent the spaces.

**Alder. Krieger**

We would still have access to ours so people can turn around.

**Alder. Martin**

We could put a fence down the middle.

**Mark Koenen**

People can park in our spaces for free. So no action for now.

**All**

No action

**Peter Suhr**

No action. If we see some action, we will be back.

June 16, 2014

Page 4

4. Adjournment

The executive session was adjourned at 8:01 p.m.

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Mayor Raymond P. Rogina

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Nancy Garrison, City Clerk

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE  
MONDAY, JANUARY 24, 2011**

**Members Present:** Aldr. Stellato, Monken, Penny, Carrignan, Turner, Martin, Krieger, Bessner, Lewis

**Also Present:** B. Townsend, M. Koenen, R. Gallas, K. Dobbs

**1. Call to Order**

Mr. Townsend convened the meeting at 8:00 p.m.

**Mr. Koenen:** The other topic we want to talk about is Dunham Hunt House again. Brian suggested about this inside Executive Session, which was a good idea because we need to discuss if we want to consider a minimum price for someone to acquire the site. The appraisal was for \$300,000; according to the appraisal, the value of the land is \$200,000 and the improvement is \$100,000. I heard very clearly at the last meeting your interest to transfer the property for \$1, but after reading the appraisal I realized that the land itself has real value and we might want to have a minimum value.

**Aldr. Lewis:** But how valuable is the land if you can't move the house or tear it down? Does it still retain that type of value?

**Mr. Koenen:** I think it does. That is just the land without improvements. You have to match the land and the house with the right party.

**Aldr. Carrignan:** I don't think we should let it go for anything less than land value.

**Aldr. Penny:** I agree.

**Chairman McGuirk:** \$200,000.00 is what we agree on.

No further discussion.

**No matters were of voting interest. Discussions were for information purposes only.**

**3. Adjournment**

**Executive Session was adjourned in Council Chamber at 8:31 p.m.**

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Nancy Garrison, City Clerk

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE  
MONDAY, MARCH 28, 2011**

**Members Present:** Chairman McGuirk, Aldr. Penny, Carrigan, Turner, Martin, Krieger, Bessner, Lewis

**Members Absent:** Aldr. Stellato, Monken

**Also Present:** K. Livernois, M. Koenen, R. Gallas, K. Dobbs

**1. Call to Order**

Mr. Koenen convened the meeting at 7:45 p.m.

**2. Land Acquisition**

**Mr. Koenen:** We have two items for tonight. The first item is the Bob Leonard Riverwalk between Indiana and Prairie Street. As many of you know, we do not yet own that piece of property. That is held privately, the beneficiary is Sean Williams and his partners. This is the river frontage that extends starting at Indiana south all the way to Prairie.

**Chairman McGuirk:** I'm going to reclude myself from the discussion and voting on this matter.

**Mr. Koenen:** This project started when Bob Hupp was here. He had an appraisal done in 2007. At that time, the appraisal said that land had a value of approximately \$90,000.00. Bob Hupp stepped back from the discussion, Brian stepped in and was dealing directly with Sean. At that time, they agreed to the \$90,000.00 value of the land and the acquisition. Everyone agreed to table the final transfer until we had money available to begin construction. The reason I am bringing this to you tonight is we received a grant from Kane County under the riverboat funding about a year ago that gave us 24 months to do the first phase of this work. The last increment means we have to get that money spent between now and the end of the 2011 construction season, which means we need to acquire the land. We applied for a grant with IDNR, and they have not released any grant money now for about 24 months. I'm bringing this to you tonight to say that the deal is the same as it was when Brian negotiated it a few years ago. I would encourage us to move ahead with this. I've worked with Robin Jones from Gorski Good; she has pulled the old documents for the contract purchase and is now contacting Sean's attorney to make the deal happen. Unless there is concern, I suggest you direct staff to continue with the deal and bring it back to Council once we have the paperwork put together to purchase the land at \$90,000.00. For your information it's about 1.4 acres and comes to \$1.52 per square foot.

**Aldr. Lewis:** How did you come up with the \$90,000.00 originally?

**Mr. Koenen:** There was an appraisal done by Stephens and Kling.

**Aldr. Lewis:** What year was that?

**Mr. Koenen:** 2007.

**Aldr. Lewis:** And you think it's still worth the same amount of money today?

**Mr. Koenen:** Quite frankly, I think it's probably high given where we are today with the economy but the deal was that Sean said he would sell it to us when you are ready to buy it and that was not subject to the market going up or the market going down in terms of the "gentleman's agreement".

**Aldr. Turner:** How much land are we talking about?

**Mr. Koenen:** Generally between the retaining wall and the riverbank and the it swings to the south of Prairie Street.

**Aldr. Carrignan:** We made a deal, and I don't think it's a bad piece of property.

**Mr. Koenen:** This is consistent with the River Corridor plan that they authored a few years ago.

**Aldr. Carrignan:** I just think this is the right thing to do.

**Aldr. Lewis:** What are you going to do with it then? Leave it open or clean it up?

**Mr. Koenen:** It will be cleaned up, we want to stabilize the riverbank and then we'll come along with a path and benches.

**Mr. Koenen:** Do we have direction to proceed?

**Aldr. Carrignan:** You have direction to proceed.

**Mr. Koenen:** The second item for tonight has to do with Dunham Hunt House. We've talked about that several different times. During the last conversation we talked about how we would market the parcel. You also gave us guidance in terms of what was important in regard to the long-term life of the Dunham Hunt House, in terms of not removing it, the minimum bid price and fixing the home up. Richard Gallas and Peter Suhr have met with a local appraiser to help us get the best marketing on the land. We should list it with a realtor

who knows how to market the land and put it on an MLS listing service. I'll turn it over to Richard to talk about details in terms of what we think is important in terms of the contract.

**Mr. Gallas:** This is no different than selling a traditional residential home with one caveat. We certainly want to get a realtor on board to assist us with that to market the property and find the people who might be interested in this particular home. We are recommending City Staff interject in the process by creating a questionnaire if you will that would ask the perspective buys a series of questions to gauge the interest you brought forward in our previous discussions. We've tried to encapsulate the Council's concerns in a questionnaire format whereby the realtor would bring any perspective buyer to us, we would sit down with them and go over the questionnaire to gauge interest and bring that back to you for your approval to proceed with the sale if it seems to make sense.

We have tried to break this into three categories. The first being what is absolutely required that we aren't going to compromise on in terms of sale? Then there is recommended information; we want to understand what their commitment to historic preservation is, how they have worked with a historic property before. Finally some desired information including references. Most importantly what we want to accomplish is to get the realtor to bring the perspective owners to us, gauge interest, collate information, bring it back to you, consistent with a minimum bid which is \$200,000.00 in this case or above, and seek your approval on that.

**Mayor DeWitte:** How are we avoiding the public auction process of property considered to be excess inventory?

**Mr. Koenen:** We have discussed this with Gorski Good. If we were not Home Rule, we would have to follow state statute requirements. But because we are Home Rule, the City Council can chose to have it's own posture. In this particular case, the posture you would be allowing us to consider is that we have gone to a public advertisement through this MLS service to acquire interest. We will certainly market it in the City Newsletter and on-line so we can satisfy the public information dissemination. We are not excluding anyone, but there is a qualification for who we would consider.

When there is an award, there will be a resolution that will talk about State Statutes and how we are deviating from that because we have authority to do that within our offices since we are Home Rule.

**Mayor DeWitte:** Have you discussed with any realtors yet the concerns about their potentially behind "handcuffed" by this long list of wishes that the City is going to tie to any potential acquisition?

**Mr. Gallas:** That became the financial guarantee. They were very candid about that and said we probably will not succeed. Rather than a financial guarantee we would really seek financial information about them and their commitment to the property over time. What we

would prefer to do is navigate the process, get the best information we can and let you make the choice whether it's a sincere offer or not.

**Mr. Koenen:** The fourth bullet point under required information not only includes financial guarantees but also financial qualifications to try to assess if they have the wherewithal to do it.

**Chairman McGuirk:** In your initial research, are there people out there interested in these types of properties?

**Mr. Koenen:** It's a very narrow market. That's why we went to the MLS service.

**Aldr. Carrignan:** In the upcoming budget, we have a line that says "real estate". What are we looking to get out of this property?

**Mr. Koenen:** We are hoping to get at least \$200,000.00.

**Aldr. Carrignan:** Is that after all our costs?

**Mr. Koenen:** That would be plus our expenses.

**Aldr. Carrignan:** We say proceed forward.

No further discussion.

**No matters were of voting interest. Discussions were for information purposes only.**

### **3. Adjournment**

**Executive Session was adjourned in Council Chamber at 8:05 p.m.**

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Nancy Garrison, City Clerk

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE  
MONDAY, OCTOBER 24, 2011**

**Members Present:** Chairman Stellato, Aldr. Monken, Carrignan, Payleitner, Turner, Rogina, Martin, Krieger

**Members Absent:** Aldr. Bessner, Lewis, Mayor DeWitte

**Also Present:** B. Townsend, M. Koenen, K. Dobbs

**1. Call to Order**

Mr. Koenen convened the meeting at 8:20 p.m.

**2. Land Acquisition**

**Mr. Koenen:** This Executive Session is regarding Dunham Hunt House. Last time we had an Executive Session on this topic you directed staff to go back and negotiate a deal but not drop below a minimum threshold of \$150,000.

Grandview's original offer to us was \$80,000; we were at \$249,000. We countered, following the last Executive Session at \$175,000 with a 10 Year No Demolition clause. Grandview responded saying they accept the 10 Year clause and they increased their offer to \$90,000. We made our final offer of \$150,000 with the clause. Grandview's response and final offer was \$100,000. That's where we sit right now. There is no new interest in the property. We are only dealing with Grandview right now.

**Aldr. Krieger:** Do we know what they plan on doing with it?

**Mr. Koenen:** We understand they plan to remodel the home and flip it for residential use.

Our annual cost to date to maintain the house is in the range of \$10,000-\$20,000 per year. This is for a very basic level of service, we are not doing anything special to maintain the property, other than make it presentable from the street. In the winter, we keep the heat on, snow and ice control, cut the grass.

If Grandview pays the City \$100,000, invests \$150,000 in improvements, and incurs \$50,000 in administrative costs, that puts the total price at this property at \$300,000. Can Grandview flip this house for \$300,000 and make some money?

Pete Suhr, who has been tracking this with the realtor, asked them how much they thought we could get for a house in this neighborhood? They said \$500,000 but you have to make the improvements in order to get \$500,000 out of it.

Maybe our goals to sell this property were a little too rich for what we were looking for. I'm starting to come to the frame of mind that we need to be realistic. If we want to sell the house now, what we can get out of it is \$100,000.

**Chairman Stellato:** How will that work with the 10 Year clause? I've never seen a title policy that you transfer from one to another.

**Mr. Koenen:** We met with Robin Jones from Gorski Good and she maintains that we can put a restriction on the deed or we can write a clause on the contract, but it gets recorded with the property. We would also have it tagged in our Building and Code Enforcement Office saying that it can't be removed for 10 years.

**Aldr. Carrignan:** The comps said \$500,000?

**Mr. Koenen:** They said that in this neighborhood, we have \$500,000 homes. If you put the right amenities in, you can get there.

**Aldr. Carrignan:** I agree with your math, but we have to look at the repercussions. If we sell it for \$100,000, they flip it and someone sees that a year and a half from now it sells for \$450,000, we don't look very good as a group. That's one of the things I worry about.

**Aldr. Rogina:** But we would say that we aren't putting in \$150,000 – they are.

**Aldr. Carrignan:** There's a risk involved, for sure.

**Chairman Stellato:** The other thing is timing. If we decide not to sell now and wait until the spring who knows what the market will do.

**Aldr. Carrignan:** This is the softest time on the real estate market.

**Mr. Koenen:** The alternative if we chose not to accept the \$100,000 is that we can sit on it and come back in the spring and market it again at \$199,000.

**Aldr. Rogina:** This is a novice asking a budgetary question on this issue; if we sell this for a \$100,000 does this go into the revenue pool for this years budget, or does it go into reserves?

**Mr. Townsend:** It really doesn't matter, Ray. Ultimately our budget is based on expenditures.

**Aldr. Carrignan:** Let's split the upside. We sell it to Grandview for \$100,000, he sells it for \$350,000, we split the profit after his investment.

**Mr. Townsend:** What if there is no profit?

**Aldr. Carrignan:** We both suffer.

**Mr. Townsend:** So we are willing to risk the \$100,000 on the front to take the upside on the back end?

**Chairman Stellato:** No, he still pays us the \$100,000. He puts \$150,000 into it. That's \$250,000 net. He sells it for \$400,000. There's \$150,000; we take \$75,000, he takes \$75,000.

**Mr. Townsend:** Are you willing to take the loss as well as the gain?

**Aldr. Carrignan:** What's the loss? We get the \$100,000 no matter what.

**Mr. Koenen:** Let's assume he take a real loss, just to get out from under it.

**Aldr. Carrignan:** We still have our \$100,000.

**Mr. Townsend:** Mark's question is, we want part of the upside, the private party says that's fine, but you have to take the downside as well. He buys it for \$100,000 and he puts \$200,000 into it, he can only sell it for \$275,000 so he's in the hole \$25,000. Are we going to rebate him \$12,500?

**Chairman Stellato:** We've already done that. Our offer was \$150,000.

**Mr. Townsend:** So the answer to the question is no. We are not going to accept the downside.

**Aldr. Carrignan:** Our minimum goal was \$150,000. So you cut us in as an equity partner on the top side.

**Mr. Townsend:** We'll take it back and see what he's willing to do. Assuming he says no, then we're going to...

**Chairman Stellato:** Walk away.

**Mr. Townsend:** Okay. The other part of this, and I think it's important that we all talk about this is that this building is getting progressively worse and if we don't make a deal sometime before May 1, we are going to have to sink money into that building. Window

replacement, painting, other maintenance and repair. I don't have any idea what that dollar amount is; we have done the bare minimum up there for the past few years because we knew this was coming.

**Mr. Koenen:** We'll report back to you.

No further discussion.

Mark Koenen exited the Executive Session.

### 3. Pending Litigation

**Mr. Townsend:** Our next item on the agenda this evening is this litigation with Doc Morgan regarding the encroachment of the parking deck. Hopefully all of you had a chance to read the e-mail I sent Friday. Does anyone have any questions?

There are two things; the first is we think we got an unfair ruling from the judge that day. We walked in the room and basically he said that the City made a mistake and we were going to pay. The judge asked for documented costs; they brought out their costs and the judge said that was what we were going to pay. We've talked to the First Street people and they understand that ultimately they are on the hook for this. They are in the process of determining how much they are willing to pay. They basically agreed they will get back to us by the end of the week and let us know. When I talked to Keith Kotche today, he said that the final avenue they want to pursue is the potential to remove the encroachment. In other words, they want to go to the judge and say that they will take off this offending portion of the helix so we will no longer be in the encroachment. The problem with that is the judge is still going to say that they have costs; they surveyed this and they have legal fees that they had to pursue, so we are still going to pay; the question is whether that amount is exceeding what we have on the table.

That's where we stand. We as staff, along with legal counsel, are not happy with what the judge has decided. He was probably a little too generous on Doc Morgan's behalf. But is it worth fighting about? Is it worth us spending additional legal fees to challenge it? At this point, absent the First Street people coming back and saying they can do it for less than the costs that are on the table today, I'm basically going to tell them that we either pay these costs associated with this issue or we are going to tender defense, unless this group feels differently.

**Aldr. Carrignan:** Let's cut our losses and get out of this.

**Mr. Townsend:** Does that extend to us paying the cost of the settlement?

**Aldr. Carrignan:** No.

**Mr. Townsend:** So my message to the First Street people needs to be that they need to cut their losses.

**Aldr. Payleitner:** Please remind me what the amount is in a ballpark figure.

**Mr. Townsend:** At this point the total is about \$30,000.

**Aldr. Rogina:** Do you sense that the First Street people want us to share in this?

**Mr. Townsend:** Yes.

**Aldr. Carrigan:** What responsibility do we have as our part of this? Did we build it?

**Mr. Townsend:** No.

**Aldr. Carrigan:** Did we survey it?

**Mr. Townsend:** No.

**Aldr. Carrigan:** Do they have blueprints?

**Mr. Townsend:** This is fully on them. They and their construction contractor made this mistake. The only thing they can claim is that the City did not oversee their work or check them as they went along. It was their surveyor. The Redevelopment Agreement says this is their obligation; they build it and turn it over to us.

**Aldr. Carrigan:** These are the same guys that didn't put the vent pipe up through the parking deck, right? I just want to make sure we are talking about the same group of people.

**Mr. Townsend:** I think that was a design issue they wish they had accommodated earlier.

**Aldr. Carrigan:** So not only do we have survey issues, we have design issues.

**Aldr. Krieger:** You said something about readjusting the helix. How can you move the helix?

**Mr. Townsend:** They have told us that this is possible, but they haven't really explored it in any detail. The issue is the helix encroaches on a corner of their property so really what we are talking about here is something very small, but it extends from the ground all the way up. The solution is you would go in there with a grinder or saw and basically notch out a piece of one of these columns all the way up and remove the encroachment so it would no longer be on their property.

**Aldr. Carrignan:** In another week or two we are going to be discussing the rest of this deal and right now, I think a message needs to be sent showing we are serious about this whole program, they better get their act together and this is not the time to mess with us because we are moving forward.

**Mr. Townsend:** I don't think they are 100% confident that we are moving forward. But I would prefer to not talk about this now; this isn't an appropriate topic for this session.

**Aldr. Carrignan:** We are going to litigation with these people; I think it pulls into this discussion.

**Mr. Townsend:** It goes to the e-mail that I sent this morning. They want some assurance that apartments are going to be okay before they are willing to go forward and spend the money. Just by them asking that question tells me that they don't have confidence that the concept is acceptable to the City.

**Aldr. Carrignan:** We can talk a week from Saturday.

**Mr. Townsend:** Absolutely, and I think at that time we need to have some indication, and maybe even have some public expression at a Committee meeting.

**Aldr. Carrignan:** Well, P&D is the following Monday.

**Mr. Townsend:** I'll deliver the message, and I think that if they understand that is something we want them to take care of, they'll get it; they are smart people.

#### 4. **Adjournment**

**Executive Session was adjourned in Council Chamber at 8:45 p.m.**

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE  
MONDAY, APRIL 23, 2012**

**Members Present:** Chairman Stellato, Aldr. Monken, Payleitner, Turner, Rogina, Martin, Krieger, Bessner, Lewis

**Members Absent:** Aldr. Carrignan, B. Townsend

**Also Present:** Mayor Dewitte, M. Koenen, R. Gallas, P. Suhr, K. Dobbs

**1. Call to Order**

Mr. Koenen convened the meeting at 7:55 p.m.

**2. Land Acquisition**

**Mr. Koenen:** This item deals with the Dunham Hunt House. As you recall, last fall, when we talked about the Dunham Hunt House, we had an offer on the table. That offer no longer exists. We pulled the Dunham Hunt House off the market for the winter season and we are putting it back on this spring, pursuant to the guidance you offered.

When Peter had a conversation with Kobrink who is currently representing us, he had suggested how serious we are in selling the property. We currently have it listed at \$249,000. They are saying it may take some time for the property to sell at that price. If we want to be patient and wait for the economy to change, that's fine. If we want to be aggressive and sell the property, they are suggesting we lower the price to \$199,900 to try to attract new interest on the parcel.

Tonight we are seeking your direction regarding what latitude you may want to authorize staff in regard to the listing price. I should also let you know since Brian is not here tonight, I've had this conversation with him and he has suggested we seek counsel from another real estate office to get another opinion and considering changing agents. We are in the process of doing that now.

We want to ask you the question as to how aggressive would we like to be in selling the property?

**Aldr. Monken:** What are the maintenance costs on it?

**Mr. Koenen:** We did a study on that property three years ago. At that time, they were suggesting structural improvements were at \$250k to \$300k. We are not putting any money

into the building right now except for basic maintenance; i.e. mowing the grass, keeping the heat on, snow shoveling, and we walk through the building every so often just to make sure there is not a leak or vermin in the building.

**Mr. Suhr:** We spend \$15,000 to \$20,000 on an annual basis.

**Aldr. Bessner:** So if a homeowner wants to buy it, they have to spend over \$200k to fix it?

**Mr. Koenen:** They don't have to fix it up, but they are issues to be dealt. People live in worse environments, but I would guess that people moving to St. Charles, in particular that neighborhood, are going to want to spruce it up.

**Aldr. Bessner:** But there are no historical aspects? From what I remember, they can't tear it down, right?

**Mr. Koenen:** Right. There is a five year moratorium on removal and if they took a building permit out and it affected the exterior of the building, you would have to go through Historic Preservation just as anyone else who lives in that area.

**Aldr. Bessner:** That alone could be a huge cost.

**Mr. Koenen:** It could impact the price, depending on what the findings were.

**Chairman Stellato:** Did we talk about a contract sale at all? The reason I'm suggesting that is whatever price we come up with, we might want to advertise it as that we would accept a contract sale. If any of us want to buy that house today, we go to the bank to borrow the money, there is no collateral. The house isn't worth anything, so you would have to have cash in hand and not many people today have the cash to buy the property and fix it. If you offer a contract sale, someone can come in and pay for it monthly from the city, we continue to hold the title of the property, they continue to fix it up, we allow them to slowly buy it over time – it might be more attractive. All I'm suggesting is in the end, whatever dollar amount you say, let's consider a contract sale. I think it helps the market.

**Mr. Koenen:** We are trying to find ways to make it attractive.

**Mr. Gallas:** We haven't turned anybody away. Anyone who has shown any interest, we've shown a genuine desire to have them provide whatever proposal they think is a reasonable offer.

**Chairman Stellato:** As far as the price, I have no problem with you lowering the price, and I think we should wait to see how a second opinion is.

**Mr. Koenen:** Is there a minimum threshold you want us to stay at, or do you want to wait to see what the second opinion is?

**Chairman Stellato:** Wait for the second opinion.

**Mr. Koenen:** Okay, we have the direction we are looking for. Thank you.

No further discussion.

**3. Adjournment**

**Executive Session was adjourned at 8:00 p.m.**

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Nancy Garrison, City Clerk

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE  
MONDAY, JULY 22, 2013**

**Members Present:** Chairman Martin, Aldr. Stellato, Aldr. Silkaitis, Aldr. Payleitner, Aldr. Lemke, Aldr. Turner, Aldr. Bancroft, Aldr. Krieger, Aldr. Bessner

**Members Absent:** Aldr. Lewis

**Also Present:** Mayor Rogina; Attorney McGuirk; Brian Townsend, City Administrator; Mark Koenen, Director of Public Works; Peter Suhr, Assistant Director of Public Works

**1. Call to Order**

Mayor Rogina convened the meeting at 7:55 p.m.

**2. Land Acquisition**

**Mark Koenen:** We are here to talk about Dunham Hunt House. As a reminder, Dunham Hunt House is on the northeast corner of Cedar Avenue and Third Avenue, directly opposite the Baker Methodist Church. We have talked about this in the past, for those of you who have been on the Council for a while; the City owns it and we have been trying to sell it. We have marketed the property through a local relator and had an offer about a year ago; at that particular time, we were not satisfied with it so we remarketed the parcel again.

We received a proposal from Joe Salas. His goal was to purchase the property from us for \$50,000; he would do the required renovations to the property so it could be used a bed and breakfast to complement the Baker Hotel. He started to do his due diligence to make sure he could renovate the structure to meet his needs. In the process of doing so, he discovered the costs were higher than he originally anticipated. He followed up with Rita Tungare, Brian Townsend and myself recently to say that if he was to move ahead with the project, he would request from the City an incentive to renovate the property in an amount of approximately \$250,000.

We told Mr. Salas that we would look to Council for guidance. In the meantime, Peter Suhr and I talked with our realtor and asked if, realistically, this is the best we can do? Her response was that if we are not necessarily particular about what the end use is, we can sell the property in a manner where we do not have to enhance the sale and we could get more than \$50,000 for it. We also had a five year condition on this property where the buyer could not demolish the structure. It is a historical home in St. Charles and there is a lot of

emotion attached to that house and our goal was to find someone who wanted to acquire it, renovate the house and get attached to it so they wouldn't take the structure down.

There was an e-mail sent to you last week which begins to outline those options. Option 1 is we put the house on the market for \$179,000; that is a price that we think will generate some interest, perhaps by someone looking to use it as a single family home.

Option 2 is we market the house at \$125,000, which would generate more interest in the property. The realtor has suggested a buyer would need to put \$125,000 into it to make it more livable.

Option 3 is that we continue to work with Mr. Salas. The question that staff has is if we are going to pay someone to enhance the property, maybe that's a new condition and we need to open it up to a broader market. Maybe there is someone else out there who can do more with the property than what Mr. Salas is proposing.

**Mayor Rogina:** Can you please clarify; if we put it back on the market and someone made an offer, what are the conditions from a historical significance?

**Mr. Koenen:** The condition we have right now is if you buy the property, you cannot level it for five years. Mr. Salas has said that he will buy the property for \$50,000 and make due, but in five years from now he may be back in front of the Historic Preservation Committee asking to demolish it, which is his right at that point in time as the property owner.

**Aldr. Stellato:** If he comes in front of the Historic Preservation Committee, he has to get a Certificate of Appropriateness. If they deny him, he can't knock it down. So we still have leverage.

**Aldr. Lemke:** It seems it would be helpful to have a plan from him; what does he plan to do with it? The idea is we should be getting back something from the hotel tax, if not in five years, but some period of time. It bothers me to just give him \$250,000 to do what he wants.

**Mr. Koenen:** We have discussed that in general terms and that has not been offered at this point.

**Aldr. Lemke:** Without that, I would not be on board.

**Aldr. Silkaitis:** I have a problem selling it to him for \$50,000 and I also have a problem with giving him \$250,000.

**Aldr. Bessner:** If a family were to buy this home, can they sit on it for five years, or are there things that must be done?

**Mr. Koenen:** There are some conditions of the home that need to be attended to otherwise it will continue to deteriorate. Whoever buys it going to want to do something with the property which is why we would like to sell it. We don't want to pick up those obligations ourselves and put that kind of money into this house because from a Municipal point of view, we don't have a useful purpose for it.

**Aldr. Bessner:** My question is; if someone were to buy it for \$125,000, can they sit on it for five years?

**Mr. Koenen:** Yes.

**Aldr. Silkaitis:** I don't want to tear it down, ever; I don't want to give them a five year option. I think we have lost enough historical buildings in town. There is someone out there who wants it; but I will not give someone \$250,000 plus sell it to them for \$50,000.

**Mr. Koenen:** We do spend money on it now; we cut the grass, shovel snow and run heat in the winter.

**Mr. Suhr:** We anticipate about \$15,000 per year for maintenance costs.

**Mr. Koenen:** The reason our realtor suggested \$125,000 vs. \$179,000; she thought \$125,000 would create some market enthusiasm and we might get more than one potential buyer and perhaps bid it up.

**Aldr. Lemke:** The work I see needing to be done is a new roof, some HVAC work, maybe some soffits and fascia; prudent things that any buyer would want to do.

**Mr. Koenen:** Any repairs would have to be consistent with Historic Preservation.

**Aldr. Stellato:** I think we have to put it back on the market.

**Mr. Koenen:** Okay; to put it back on the market means we need to assign a price to it. Do you like the idea of \$179,000 to see what interest it generates or go lower?

**Aldr. Silkaitis:** Let's split the difference and start at \$150,000.

**Aldr. Krieger:** I agree.

**Aldr. Lemke:** We can always go down to \$125,000, or maybe someone will bid up.

**Aldr. Krieger:** \$149,900.

**Mr. Koenen:** The consensus is \$149,900?

**Council:** Yes.

No further discussion.

**3. Adjournment**

**Executive Session was adjourned at 8:04 p.m.**

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Nancy Garrison, City Clerk

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE  
MONDAY, SEPTEMBER 23, 2013**

**Members Present:** Chairman Martin, Aldr. Stellato, Aldr. Silkaitis, Aldr. Payleitner, Aldr. Lemke, Aldr. Turner, Aldr. Bancroft, Aldr. Krieger, Aldr. Bessner, Aldr. Lewis

**Members Absent:** None

**Also Present:** Mayor Rogina, City Administrator Mark Koenen, Interim Public Works Director Peter Suhr

**1. Call to Order**

Mayor Rogina convened the meeting at 7:55 p.m.

**2. Land Acquisition**

**Mark Koenen:** This Executive Session is regarding three topics. The first topic is for information only; we had a conversation about the Sheriff's Sale for the property at 116 S. 8<sup>th</sup> Avenue. John McGuirk and Peter Suhr went to the Sheriff's Sale and the opening bid was \$250,000. Our authorization was up to \$80,000. There were no bidders; the bank actually took it back. There is a 30 day clause to inform the tenant and get the paperwork completed, and John was going to contact the bank to see if they were interested in selling it to us within that time frame.

**Peter Suhr:** The next topic is the Dunham Hunt House. A couple weeks ago we received offer number four from the Garcia's of \$116,000 cash. They had provided \$5,000 earnest money; they are a Tri-City business and property owner. Their intention is to turn this property into commercial use with retail and professional health services emphasized. They claim they have done several renovations in Batavia. The direction you gave us was to go back to this particular offer to see if we could get it up to \$125,000 which was the highest offer at the time.

We met with the Garcia's last week; they have agreed to increase their offer to \$125,000. I must add that they have stated it is contingent upon a decision from the City by this Wednesday, September 25, and also contingent upon the first meeting with the Historical Preservation Committee. They would have to meet with them tomorrow to make that happen. We asked them for a list of local projects, but only received a limited amount of information. They gave us some of Mr. Garcia's credentials in regards to renovations and a limited project list. I do have a packet of photographs of projects they have done if you

would like to see them, but they don't come with too much back-up. It was a good meeting, but we didn't get the information we asked for.

**Aldr. Stellato:** This document says they want to close on September 26. Do they really think they can close this week?

**Mr. Suhr:** I believe so; there were some odd things during this meeting. We learned more about their vision; they would like to see an acupuncture facility with a garden, art gallery, herb shop and herb teas and the second floor would be for meditation classes. They would start renovations this fall with a roof. They would like to have herbs in the garden by spring next year and be open next summer. They have demonstrated they have \$125,000 for purchase and say they have \$200,000 in addition for investment. They do want to keep the bell tower and the law office.

**Aldr. Payleitner:** Did you say they have another \$200,000?

**Mr. Suhr:** Yes, in addition, so they have \$325,000 total.

**Mr. Koenen:** When we met last time there was discussion about asking them to increase the offer. The other issue was their ability to meet the Historic Preservation guidelines. They indicated they had done work in Batavia and we asked for addresses so we could drive by and see what they had done. They have not provided that information, so based on that criteria, we need to decide if we want to continue to work with them or if we want to take a pass and talk to someone else about cutting a deal.

The first proposal was residential use for \$125,000. We didn't like them the last time around because they wanted to flip the property. Proposer three was a commercial user and this might be another opportunity to go back and see if he would increase his offer.

**Chairman Martin:** I think this is still the still the best deal. They met our price. The only concern I have is the September 26 date. They couldn't be realistic about that. Are they going to back out if they don't have an answer by the 26<sup>th</sup>?

**Mr. Suhr:** That's what they inferred.

**Chairman Martin:** Has anyone talked to John McGuirk about them?

**Mr. Koenen:** Yes, if you will notice they listed him as a reference. He worked with them in 1988.

**Aldr. Turner:** What is our goal? Is it just to sell the property or make sure it stays historic? Those are two very different things.

**Mr. Koenen:** It's twofold; sell the property and see someone restore it in a fashion that is consistent with Historic Preservation.

**Aldr. Turner:** They have to know that this is in the historic district, so that's not the problem. The Historic Preservation conditions take care of our concerns.

**Aldr. Stellato:** Using Aldr. Turner's concept; if we just wanted the cash, offer one is the way to go. If he flips it, why should it matter to us? It's a residential property and the organization has done work locally. If we are looking for \$125,000 cash, that's our best deal. It has to stay historic, so we don't have to worry about that.

**Aldr. Payleitner:** We have two identical offers; can we look into both of them more?

**Mr. Koenen:** Yes.

**Mr. Suhr:** It was detailed in the listing that part of the process would be that we accept multiple bids and there would be certain questions that would be asked. Since it was in the listing, they knew it going in.

**Aldr. Bancroft:** From a human perspective, it's bad form to ask them to raise the price and then pull it out from under them.

**Aldr. Lemke:** I'm particularly concerned about what they did with the Wayne Army Trail Depot, when it's done by residents on a monthly volunteer basis for the last three or four years. I just don't see a lot of activity that would be indicative of someone who can add historic charm.

**Aldr. Turner:** If we go back to offer one; it's \$125,000, they have to rehab it and if they flip it, so what? It goes back on the tax roll either way, which is more than it is now.

**Aldr. Lewis:** At one point, wasn't there something that said they couldn't tear it down?

**Mr. Koenen:** Yes, and that is still a condition of the contract, for a five year period.

**Aldr. Silkaitis:** But someone may make renovations to try to flip it, wait out the five years and then tear it down.

**Chairman Martin:** That's one advantage to offer four; he is going to rehab it and put sales tax on the books. He is less likely to tear it down in five years if his business materializes.

**Aldr. Bancroft:** Do we have a greater sense of offer one?

**Mr. Koenen:** They are a local firm named Grandview. They purchase properties and flip them. They are located on the corner of Randall and Red Gate Road.

**Aldr. Stellato:** Or offer four could buy it and take ten years to fix it.

**Aldr. Lewis:** What are the property taxes on it now?

**Mr. Koenen:** It's City property, so there are none. That's why we want to try to sell it.

**Aldr. Lewis:** What do you think they would be?

**Aldr. Silkaitis:** Probably about \$4,000 a year.

**Aldr. Stellato:** I think we should go back to the high bidder and tell them we have two competitive offers and give them a date to have their highest offer in.

**Aldr. Lewis:** What if they both fall out?

**Mr. Suhr:** Offer four will most likely be out.

**Mr. Koenen:** We are looking for guidance tonight.

**Chairman Martin:** Offers two and three are out. Go back and get the best offers from one and four.

**Aldr. Turner:** But offer two would give us a \$120, 000 if I'm reading that right?

**Mr. Suhr:** Correct; offer two would give us \$120,000. They are an out of state customer who wanted to turn it into a second residential home for when they come to town and have out of town guests.

**Mr. Koenen:** We will go back and talk to offers one and four.

### **3. Adjournment**

**Executive Session was adjourned at 8:55 p.m.**

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE  
MONDAY, JUNE 23, 2014**

**Members Present:** Chairman Martin, Aldr. Stellato, Aldr. Silkaitis, Aldr. Payleitner, Aldr. Lemke, Aldr. Turner, Aldr. Krieger, Aldr. Bessner, Aldr. Lewis

**Members Absent:** Aldr. Bancroft

**Also Present:** Mayor Rogina, City Administrator Mark Koenen, Interim Public Works Director Peter Suhr, Human Resources Director Kathy Livernois, Director of Finance Chris Minick, Recording Secretary Kristi Dobbs

**1. Call to Order**

City Administrator Mark Koenen convened the meeting at 7:40 p.m.

**2. Land Acquisition**

**Mr. Koenen:** The first item is Land Acquisition. We have three utilities which are in part outside of the utility easement on the Barb Petkus property. The electric conduit and distribution and the storm sewer were built in the mid-1990's. Barb Petkus discovered this because she wanted to put a fence up on her property, and as a result of the survey she discovered that rather of being within 10 ft. of the property line, some lines wandered approximately 12 feet from the property line. She contacted us about a year ago to tell us about this problem; we have had a variety of conversations through the last year and now Peter and Joe have direction with regard to getting us to a resolution. I'm going to stop and let them talk about their respective infrastructure.

**Fire Chief Joe Schelstreet:** The City has a tornado warning siren outside of the utility easement. The City is laid out in such a way that we achieve full coverage with all of our tornado warning sirens. We can move the siren, just as long as it achieves its coverage area. Essentially all I need is electric and network access to activate it. Moving the siren from its current location behind the DuPage Expo Center to in front of the DuPage Expo is a matter of an utilizing easement access granted to the Culvers project and a cost of \$4,400.

**Aldr. Lemke:** And we don't need to acquire a parcel for the siren.

**Fire Chief Joe Schelstreet:** Correct. Tom Bruhl identified where power was, and it was indeed part of the Culvers easement.

**Peter Suhr:** The electric work was done in 1997 in preparation for the Pheasant Run Trails Subdivision which runs from Main Street straight up the property line on the east side of the Petkus property. The common question is “why did we put it on the Petkus property” and the answer is we don’t know. Back then we didn’t keep those records; we searched and couldn’t find a reason why. At the worst position we are 10 feet off the property line so we are asking for a 15 foot permanent utility easement along that entire east property. To complicate the situation, in the year 2000, storm sewer work was added in the northern area, also as part of the Pheasant Run Trails project, so there is a storm line within the Petkus property as well.

To move the electric and storm utility, it would cost about \$120,000 to \$125,000 total.

**Aldr. Lemke:** Have we pursued the possibility of acquiring a permanent easement from Barb Petkus so we don’t have to move it?

**Mr. Suhr:** That is our proposal; we are not proposing to move the two utilities, only the siren. We have an offer on the table to purchase the easement for \$85,000.

**Chief Schelstreet:** Just to be clear, the EMA budget did not budget for this, so we will also be asking for a budget addition of \$4,400.

**Mr. Koenen:** If there is consensus to move ahead in this direction, John McGuirk is in the process of preparing documents, along with Mr. Shepro, Barb Petkus’ attorney. This will all come to the City Council agenda on July 7 because we are committed to have the siren moved by July 9.

**Aldr. Lewis:** Are we now in the process of keeping records? In 1997 you said we weren’t.

**Mr. Koenen:** This is a very unusual situation. This was in the middle of a cornfield in 1997, when putting electric lines in we thought the property line went straight through, but rather the property line jogs. So when we started digging a straight 10 foot line, and it jogged, we went just outside the easement.

**Aldr. Lemke:** Do we now have the ability to do GPS so when we are done engineering we can look at the footprint and understand what its impact may be on adjacent parcel?

**Mr. Koenen:** Yes.

**Aldr. Stellato:** We did not acquire any property, so there is no title insurance?

**Mr. Koenen:** No; just the easement.

**Aldr. Payleitner:** Are we in the habit of buying easements?

**Mr. Koenen:** Only if we have to.

**Aldr. Payleitner:** Her property is not in the City, correct?

**Mr. Koenen:** That's right; she is not within City limits.

**Entire Group:** Yes.

**3. Adjournment**

**Executive Session was adjourned at 8:30 p.m.**

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Nancy Garrison, City Clerk

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE  
MONDAY, SEPTEMBER 22, 2014**

**Members Present:** Chairman Martin, Aldr. Stellato, Aldr. Silkaitis, Aldr. Payleitner, Aldr. Lemke, Aldr. Turner, Aldr. Bancroft, Aldr. Krieger, Aldr. Bessner, Aldr. Lewis

**Members Absent:** None

**Also Present:** Mayor Rogina, Mark Koenen, City Administrator; Peter Suhr, Public Works Director; Chris Tiedt, Community Development; Recording Secretary Kristi Dobbs

**1. Call to Order**

City Administrator Mark Koenen convened the meeting at 7:55 p.m.

**2. Land Acquisition**

**Mr. Koenen:** The City of St. Charles has been approached by Mr. Kohlert who owns property on South First Street. Mr. Kohlert has relocated his manufacturing business in the Industrial Park recently and he was wondering if the City would like to acquire his property on First Street for parking. He recognizes parking in Downtown St. Charles is at a premium and he knows the demand will grow greater as time goes on and he saw this as an opportunity.

I invited Chris Tiedt from Community Development tonight because he prepared preliminary drawings for us so we had a logical conversation about this. Mr. Kohlert is asking \$300,000 for the property. Chris has done a layout, and on a preliminary basis we think we can get 15 or 16 parking spaces there, and that would include one handicap space. The cost to build that was about \$60,000 and that does not include building demolition.

In contrast, Chris Tiedt prepared a preliminary design to put angled parking on the east side of South First Street, generally between Limestone Drive and Prairie Street which would mimic the parking that is in front of Milestone Row today. You can get about 15 spaces there, and that cost is \$25,000.

I'm bringing this to you because down the road, there may be an interest to do something with the intersection of Prairie, First and Rt. 31. There are a couple properties there that impede the redevelopment of that intersection; Jalapeno Grill, Discount Tire and the Kohlert property. The future vision is an entrance coming northbound into St. Charles on First Street and some

engineering improvements at that location as well. If you are exploring this as an opportunity, you will want to understand the appraisal cost vs. his asking price of \$300,000.

**Aldr. Bessner:** Wasn't there previously a discrepancy in the appraised value vs. asking price? Wasn't it \$160,000?

**Mr. Koenen:** The taxable value was \$160,000. He paid \$200,000 for it in 2004 and he is asking \$300,000 now.

**Aldr. Lewis:** Have you been approached by either of the other businesses?

**Mr. Koenen:** We were approached by the Jalapeno Grill owner at least twice during my tenure here and both times that value was extreme, so we walked away.

**Aldr. Turner:** You are right about the parking Downtown; but you are looking at improving the intersection, and I'm looking at a debt.

**Aldr. Lemke:** What did we pay per square foot and fraction of acre on the most recent acquisition?

**Mr. Koenen:** I don't have that information with me, but the VFW is a good example; I can get that for you.

**Mr. Stellato:** At \$300,000 plus \$60,000 to knock it down and \$60,000 to build it; that's \$420,000 divided by 15 spaces comes out to \$28,000 per space. We used to use the bar of \$30,000 per space. As you do your analysis, I would like to know the cost per space.

**Mr. Lemke:** The cost of the VFW demolition was a lot different than we were originally told. We need to watch that.

**Mayor Rogina:** Aldr. Stellato, can you explain \$30,000 per space?

**Aldr. Stellato:** Sure. We talked about it when we did the parking deck. We narrowed it down to cost per space; it's fairly universal for Geneva and Batavia as well. A number in the \$30,000 to \$35,000 range per parking space seems to be universal. I agree it sounds high, but it may be in the ballpark.

What is the timing here? Does he need to know right away?

**Mr. Koenen:** I think he's anxious because the building has been vacant for a while and he would like to know where we were heading. I told him we were going to have a conversation soon and I would follow-up accordingly.

**Mayor Rogina:** Discount Tire has done some work to their property, suggesting they may stick around for a bit.

**Aldr. Lewis:** What is supposed to be built directly across the street?

**Mr. Koenen:** That was originally proposed to be a bank, two similar buildings side by side.

**Aldr. Lemke:** I wouldn't like to face the public without having our own information.

**Aldr. Payleitner:** Is the previous use of building an issue as to its value?

**Mr. Koenen:** Yes, it could be. If we decided to move forward, we would need to do an environmental assessment.

**Aldr. Turner:** I think we should go with an appraisal.

**Mr. Koenen:** I will call Mr. Kohlert tomorrow and tell him we are tentatively interested. That will buy us some time.

**Aldr. Lewis:** I'll go along with the appraisal, but I'm not interested.

**Mr. Koenen:** Is there a consensus to move ahead with the appraisal?

**Group as a whole:** Yes.

### 3. Adjournment

**Executive Session was adjourned at 8:10 p.m.**

**EXECUTIVE SESSION MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT OPERATIONS COMMITTEE MEETING  
MONDAY, OCTOBER 7, 2013**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis

**Absent:** None

**Others Present:** Mayor Raymond P. Rogina, Atty. John McGuirk, City Administrator Mark Koenen, Peter Suhr

**1. Call to Order**

The session was convened by Mayor Rogina at 8:37 p.m.

**2. Land Acquisition**

**Mark Koenen:** This is regarding the Dunham Hunt House; it's really not an acquisition, but a potential land sale. Peter has an update for us in terms of some conversation he has had over the last couple of weeks.

**Peter Suhr:** The last time we met we had four offers on the table for the Dunham Hunt House and staff was directed at that time to seek a best and final offer from two of the parties. Those were the parties that both had a bid of \$125K at the time. For history sake, offer number 1 was from Grandview Capital, their original offer was \$125K, they are a St. Charles company specialized in flipping properties, and they were going to flip it to a residential property. Their best and final offer actually went down to \$75K.

Offer number 2 were the Garcia's. Their offer was originally \$116K cash, they are a Batavia contractor looking to convert the building into retail health services, soup to nuts with acupuncture, organic garden, herb shop, meditation classes, and that type of venues. Their best and final offer is still \$125K. They took off of the table the law office and bell tower that was on the site, as well, suggesting we may want to keep that.

One other bit of news, we just additionally received a fifth offer just last Thursday, and that offer is for \$160K cash. The proposed purchasers are Annette L. Sherif, school nurse out of West Chicago. Her fiancé is Edward Snyder who is a carpenter of 40 years; so together they have provided an offer of \$160K. They have enough funds in their bank account to purchase the property upright. They are looking to get a Home Equity Line of Credit to do some of the initial repairs to the property and estimated that value at \$100K. They have provided a loan status disclosure from Cherry Creek Mortgage including pre-qualifications and pre-approval for that. Their plan is to fix up the house as a residence first and ultimately transform that into a Bed & Breakfast.

**All:** Everyone expressed approval.

**Ald. Silkaitis:** With this last offer what becomes of the bell tower and law office?

**Peter:** It could go either way.

**Ald. Silkaitis:** How come the bell tower doesn't go back to the school district?

**Ald. Payleitner:** They gave it to the Heritage Center and the lawyer's office as well.

**Ald. Lewis:** I was out at LeRoy Oaks Apple Fest and saw the Durant House and School House; was there ever any consideration of moving that house out to that property and having it be a part of that piece?

**Mark:** You are referring to Dunham House – there was a conversation with Kane County Preservation Partners to actually do this but they didn't have the funds.

**Ald. Stellato:** It wouldn't have survived the move.

**Mark:** If there is consensus to move ahead, we'll act accordingly and have Atty. McGuirk facilitate a future closing. We'll present the contract when it's ready for Council action.

**All:** Agreed.

### **3. Adjournment**

The executive session was adjourned at 8:09 p.m.

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Tina Nilles, Deputy City Clerk

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Nancy Garrison, City Clerk

**MINUTES  
CITY OF ST. CHARLES, IL  
EXECUTIVE SESSION-PLANNING & DEVELOPMENT  
COMMITTEE**

**MONDAY, SEPTEMBER 9, 2013 8:25 P.M.**

**1. CALL TO ORDER**

The session was convened by Chairman Stellato at 8:25 P.M.

**2. ROLL CALL**

Roll was called:

Present: Silkaitis, Payleitner, Lemke, Stellato, Bancroft, Martin, Krieger, Bessner,  
Lewis  
Absent: Turner.

Other Present:

Ray Rogina-Mayor  
Mark Koenen-City Administrator  
Peter Suhr-Acting Director of Public Works  
John McGuirk-City Attorney  
Meagan Moreira-Recording Secretary

Mr. Koenen gave a brief update for the parcel at 116 S. 8<sup>th</sup> Ave. He said that he and Mr. McGuirk were told about a month ago that the parcel is being delayed until September 12, and that Mr. Suhr and Mr. McGuirk would be revisiting that this Thursday, September 12, 2013.

Mr. Koenen said the other land acquisition issue for discussion is for the Dunham Hunt House. Mr. Suhr said the City's Realtor has been very busy with the property over the last couple months. He said the price was dropped on August 5, 2013 to \$149,900, which seems to have worked because as of August 30, there have been over 37 showings, and there are currently 4 unique offers on the table.

Mr. Suhr noted that Mr. Koenen sent out a packet to the Council members last Friday but in case they had not had time to read through that, he would take that time to go through each of the 4 offers.

Offer 1-Grandview Capital, with a cash offer \$125,000, earnest money provided, with a goal of buying the property, renovate it as residential and then flip the property. He said the company has an extensive list of that type of renovations in the tri-city area.

Offer 2-Richard Gunderson with an offer of \$85,000+ but a maximum of \$120,000. Mr. Suhr said Mr. Gunderson is from out of State and he plans to renovate the property into a residential use, not for a flip, but for his own personal use as a second home for himself and relatives when visiting the area. He said there is a note on the proposal that indicated that Mr. Gunderson is interested in the historic nature of the property but does have some questions as to what the true historic nature actually is, as well as questions regarding the property behind the original house. He said if the city is interested in this offer more questions and discussions with Mr. Gunderson will need to happen in order to understand what the renovation process really means to the individual.

Offer 3-Erick and Joy Larson with an offer of \$60,000 + 2-properties at 7<sup>th</sup> Ave. and Madison Ave. which are valued at \$30,000 total, which makes the total offer \$90,000, with \$60,000 in cash and then the 2 additional properties. He said this is the first offer that plans to flip to a commercial use, they are St. Charles business owners who plan to renovate to a retail use with some sort of Horticulture shop, along with a Town House type of café and the second floor for offices.

Aldr. Krieger asked what they intend to do with the lots on 7<sup>th</sup> Ave. and Madison Ave. Mr. Suhr said they would be offered to the City as part of their deal.

Chairman Stellato asked if the property straddles the creek and if there would be any benefit to the 7<sup>th</sup> Ave. creek clean-up. Mr. Suhr said the property is not one of the worst properties along 7<sup>th</sup> Ave, but it certainly is along the property and is worth a discussion.

Mr. Suhr said the Larson's own about 6-historic homes in the area and they certainly have a historic commitment to the property. He said one of the properties they own and have renovated is located at; 522 W. Main St., which is an 1842 Greek revival commercial building.

Offer 4-Kathleen and Andy Garcia-who owns a contracting business in Batavia, they are also tri-city business owners and plan to flip the property to a commercial use, with retail and professional use containing health service emphasis, along with a café similar to Soup to Nuts in Geneva. He noted that they have renovated historic commercial buildings in Batavia. Chairman Stellato asked which ones, because he does not recognize the name. Mr. Suhr said he does not know, but it is definitely information he can obtain. Chairman Stellato said he would like to see a list of their renovated properties in Batavia so he can drive by.

Aldr. Silkaitis was looking for clarification on whether they were flipping the property. Mr. Suhr said no, that is not their intent. Mayor Rogina clarified that the intent is to flip to commercial or rezone.

Chairman Stellato said the first 2-offers are cash but that offer 2 is concerned as far as the historic significance of the home. He said it sounds like the second person was unsure if all the elements of the home were historic, and if that process were gone

through a COA would be needed. Mr. Koenen said yes, for the exterior of the building because it is in the historic dist.

Aldr. Silkaitis said he personally is not interested in someone flipping the property, and he is not interested in offer-1, at all. Aldr. Krieger agreed.

Aldr. Martin said he is not interested in offer-3. Aldr. Lemke said he agreed that rezoning and splitting up the property 8-10 years was a bad idea and he still didn't like it.

Aldr. Lewis asked what the restrictions are on properties as far as being torn down. Mr. Koenen said there is a title that would be transferred and as a restriction on the title or the deed, it states the building cannot be removed at all in the first 5-years, after that a demolition may be requested to remove the structure by going through the process of Historic Preservation and a Building Permit. Mayor Rogina noted that the Historic Preservation Commission could also deny the request for a demolition. Aldr. Lewis asked if all persons making the offers are aware of that. Mr. Koenen said yes, it was all part of the proposal package.

Aldr. Bessner asked if offer-4, because of the historic class fact, if they can become commercial eventually. Mr. Koenen said the zoning is in place for commercial right now, and all the historic preservation means is that the exterior has to comply with the historic standards.

Aldr. Lewis said if it were commercial, what would it take to make it handicapped accessible, and if it would be difficult. Mr. Suhr said they could put an elevator on the second floor, but it would be difficult. Chairman Stellato said there is a phrase called "Readily Achievable", which means if it cost more than the building to put an elevator in, you can have the ADA access code waived. Mr. Koenen suggested a chairlift.

Aldr. Krieger said she prefers offer 4. Committee agreed, but asked for a list of properties they have renovated. Mr. Koenen said he would get that information to the Committee.

Mr. Koenen asked if it's the committee's preference to lean toward retail/commercial rather than residential, as a theme. Committee said not necessarily, but they would like it kept the way it is, and just improved.

Mr. Koenen asked what the trigger point is for the Committee to give staff the ability to respond to that party that states; yes we are interested in transferring it, or consider a counter offer. Mr. Suhr said offer-4 is \$116,000. Committee agreed to counter at 10% above \$125,000 but the goal is to end up at \$125,000.

Chairman Stellato said he likes that Mr. Garcia is a contractor and has done this before in Batavia, who also has a strict historical process like St. Charles.

Mr. Koenen said they would like a response ASAP, and there is an issue in the contract where people have deadline dates and though they recognize the city has a process with a Committee/Council structure and they understand, they are giving some leniency, but there should be an end point very soon. Mr. Suhr said yes because people that have walked through have stressed about getting the roof fixed before winter.

Mr. Koenen said it would be revisited in an executive session following City Council on September 16, 2013.

Motion was made and seconded to come out of Executive Session at 8:38 P.M.

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Nancy Garrison, City Clerk