



**NORTH AURORA VILLAGE BOARD MEETING
MONDAY, NOVEMBER 6, 2017 – 7:00 p.m.
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**

AGENDA

CALL TO ORDER - SILENT PRAYER - MEDITATION – PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. Comprehensive Annual Financial Report (CAFR) Presentation – Sikich

AUDIENCE COMMENTS

TRUSTEE COMMENTS

CONSENT AGENDA

1. Village Board Minutes dated 10/16/2017; Committee of the Whole Minutes dated 10/16/2017
2. Interim Bill List dated October 26, 2017 in the Amount of **\$110,764.66**
3. Travel and Expenses for Business Purposes in the Amount of **\$75.00** for Dale Berman
4. Ordinance Amending The North Aurora Code Section 5.08.350 By Decreasing the Number of Class B Liquor Licenses
5. Illinois Municipal League Risk Management Association (IMLRMA) Normal Contribution for the 2018 Calendar Year in the Amount of **\$293,610.24**
6. Bills List dated 11/06/2017 in the Amount of **\$755,461.29**

NEW BUSINESS

1. Approval of a Motion to Receive, Accept and Place on File the Comprehensive Annual Financial Report as of May 31, 2017 and Other Related Reports for the Fiscal Year
2. Approval of the 2017 Property Tax Levy Estimate
3. Approval of a Proposal from Tri-County for the 2017-18 Snow and Ice Removal Project
4. Approval of the Purchase of Salt in an Amount not to Exceed **\$137,894.40** through the State Joint Purchasing Program

5. Approval of a Proposal from Water Services Company in the Amount of **\$10,304.00** for Leak Detection Services
6. Approval of a Second Amendment to the Cell Tower Lease Agreement with Verizon Wireless
7. Approval of an Ordinance Amending Ordinance 17-03-20-04 Approving the Site Plan for the Property Located on Lot 107 of the Randall Crossing Subdivision (North Aurora Smiles)
8. Approval of an Ordinance Approving the Amended Contract for the Acquisition of the Vacant Land Along the East Side of Vacated Marvo Street to 437 feet south of John Street and Contract for Acquisition of the Property in the Village of North Aurora
9. Approval of a Resolution Designating the Village of North Aurora as a Purple Heart Community
10. Approval an Ordinance Approving the Acquisition of Improved Land Located at 24 Monroe Street in the Village of North Aurora

OLD BUSINESS

VILLAGE PRESIDENT REPORT

COMMITTEE REPORTS

TRUSTEES' COMMENTS

ADMINISTRATOR'S REPORT

ATTORNEY'S REPORT

FIRE DISTRICT REPORT

VILLAGE DEPARTMENT REPORTS

1. Finance
2. Community Development
3. Police
4. Public Works

EXECUTIVE SESSION

ADJOURN

Initials SB

**VILLAGE OF NORTH AURORA
VILLAGE BOARD MEETING MINUTES
OCTOBER 16, 2017**

CALL TO ORDER

Mayor Berman called the meeting to order.

SILENT PRAYER – MEDITATION – PLEDGE OF ALLEGIANCE

ROLL CALL

In attendance: Mayor Dale Berman, Trustee Mark Gaffino, Trustee Mike Lowery, Trustee Laura Curtis, Trustee Mark Carroll, Trustee Tao Martinez, Village Clerk Lori Murray. **Not in attendance:** Trustee Mark Guethle.

Staff in attendance: Village Administrator Steve Bosco, Finance Director Bill Hannah, Community & Economic Development Director Mike Toth, Public Works Director John Laskowski, Police Chief Dave Fisher, Village Attorney Kevin Drendel.

AUDIENCE COMMENTS

Raul Abrego, 83 Pinehill Drive, North Aurora, IL – Mr. Abrego, who lives in the Oak Hill Subdivision, addressed the Board regarding issues of flooding in his neighborhood. He stated that he is concerned that he has lived at his residence for 19 years and flooding is an issue every year. Abrego asked why no drains were placed in the court or on Pinehill Drive. Abrego also asked if a speed bump could be installed to slow down traffic in the area before someone gets hurt.

Mayor Berman thanked Mr. Abrego for coming to the meeting and said that the Village would look into the technical part of his concerns. Village Administrator Steve Bosco said that when there are big storms, the Village will send crews to the streets that are known to have flooding problems. The crews will then clear out the catch basins. Bosco said he would have staff look at the neighborhood drainage and get back to Mr. Abrego.

Mr. Abrego also noted that there is a pothole around the drain that needs to be fixed.

TRUSTEE COMMENTS

Trustee Laura Curtis thanked the first responders for their quick action regarding the accident that happened on I-88 earlier today. Curtis said that it is disheartening that the tragedy happened in the Village of North Aurora and that everything she had read points to this being gang related. Curtis restated her concern for our children who have to go into the City of Aurora especially for those attending West Aurora High School. Curtis said she wants to know what is going to be done to ensure the safety of our kids to and from school. Curtis said she wants a partnership with the City of Aurora to have a plan in place to protect North Aurora children.

Police Chief Dave Fisher said that the accident was not in the Village of North Aurora's jurisdiction. It happened on the bridge and therefore was the jurisdiction of the Kane County Sheriff's office. As far as the shooting, Fisher said he had not heard where it started. This was an unfortunate random act of violence. Fisher said that the Aurora Police Department has as good a handle on gang issues as you can have. They have an officer in the school and a dedicated gang unit. The school has police officers in the area at all times.

Curtis said her concern is what is going on around the school, not necessarily in the school. Curtis said she is concerned it is getting out of hand and wants to be proactive so that our children are not affected. Fisher said he believes there is probably an increase in these incidents and since there is more media coverage, we are hearing more about it. Fisher said he has no doubt that the Aurora PD is doing everything they can to stop this. Fisher said he can speak with the Aurora Police Department to determine if there is anything going on that we are not aware of.

CONSENT AGENDA

- 1. Village Board Minutes dated 10/2/2017; Committee of the Whole Minutes dated 10/2/2017**
- 2. Executive Session Minutes of 5/1/17, 6/5/17, 6/19/17 and 9/18/17**
- 3. Interim Bills List dated 10/5/2017 in the Amount of \$84,268.21**
- 4. Interim Bills List dated 10/10/2017 in the Amount of \$1,060.00**
- 5. Pay Request No. 5, Final, in the Amount of \$36,337.50 to Geneva Construction for the 2016 Street Improvements**
- 6. Pay Request No. 4, Partial, in the Amount of \$249,155.18 to Geneva Construction for the 2017 Street Improvements**

Motion For approval made by Trustee Gaffino and seconded by Trustee Lowery. **Roll Call Vote:** Trustee Gaffino – yes, Trustee Lowery – yes, Trustee Curtis – yes, Trustee Carroll – yes, Trustee Martinez – yes. **Motion approved (5-0).**

NEW BUSINESS

- 1. Approval of an Ordinance Amending Title 5, Chapter 5.08, Section 5.08.340 of the North Aurora Municipal Code Creating a Class L Salon Liquor License**

Motion for approval made by Trustee Curtis and seconded by Trustee Carroll. **Roll Call Vote:** Trustee Curtis – yes, Trustee Lowery – yes, Trustee Gaffino – yes, Trustee Carroll – yes, Trustee Martinez – yes. **Motion approved (5-0).**

- 2. Approval of an Ordinance Amending the North Aurora Code Section 5.08.350 by Increasing the Number of Class E Liquor Licenses Authorized in the Village of North Aurora (BP Gas Station)**

Motion for approval made by Trustee Lowery and seconded by Trustee Curtis. **Roll Call Vote:** Trustee Lowery – yes, Trustee Gaffino – yes, Trustee Curtis – yes, Trustee Carroll – yes, Trustee Martinez – yes. **Motion approved (5-0).**

3. Approval of a Resolution Approving a Community Sign Program for North Aurora
Motion for approval made by Trustee Carroll and seconded by Trustee Gaffino. **Roll Call Vote:**
Trustee Carroll – yes, Trustee Martinez – yes, Trustee Curtis – yes, Trustee Lowery –yes,
Trustee Gaffino – yes. **Motion approved (5-0).**

OLD BUSINESS - None

VILLAGE PRESIDENT REPORT - None

COMMITTEE REPORTS – None

TRUSTEE COMMENTS - None

ADMINISTRATOR’S REPORT

-The first Local Government 101 class was held last Thursday.
-Silo project – Staff interviewed a fourth finalist. All four companies could easily do the job.
Staff will need to determine which company is the best fit.

ATTORNEYS REPORT - None

FIRE DISTRICT REPORT – None

VILLAGE DEPARTMENT REPORTS

1. **Finance** – None.
2. **Community Development** – None
3. **Police** – None
4. **Public Works** – None

EXECUTIVE SESSION - None

ADJOURNMENT

Motion to adjourn made by Trustee Curtis and seconded by Trustee Gaffino. All in favor.
Motion approved.

Respectfully Submitted,

Lori J. Murray
Village Clerk

**VILLAGE OF NORTH AURORA
COMMITTEE OF THE WHOLE MEETING MINUTES
OCTOBER 16, 2017**

CALL TO ORDER

Mayor Berman called the meeting to order.

ROLL CALL

In attendance: Mayor Dale Berman, Trustee Mark Gaffino, Trustee Mike Lowery, Trustee Laura Curtis, Trustee Mark Carroll, Trustee Tao Martinez, Village Clerk Lori Murray. **Not in attendance:** Trustee Mark Guethle.

Staff in attendance: Village Administrator Steve Bosco, Finance Director Bill Hannah, Community & Economic Development Director Mike Toth, Public Works Director John Laskowski, Police Chief Dave Fisher, Village Attorney Kevin Drendel.

AUDIENCE COMMENTS – None

TRUSTEE COMMENTS – None

DISCUSSION

1. 2017 Property Tax Levy and Estimate

Finance Director Bill Hannah provided a summary of the proposed property tax levy for 2017. Village Board approval of an estimate is required for the November 6th Village Board Meeting. Village Board approval of all regular and special service area tax levies will be scheduled for December 4th.

2. Overlook Gazebo Rentals

The overlook gazebo rentals will be at a fee of \$150 for residents and \$200 for non-residents. The rental will be for a 2-hour time period for wedding ceremonies/pictures. If the Board gives Staff the direction to move forward, the process will begin in a few weeks. Trustee Carroll asked if alcohol will be allowed. Bosco said it would not.

3. Community Sign Discussion

There are 2 proposals for the community sign. One would be to build a sign as proposed on the corner of State and Route 31 with a 2-inch stone base to never be moved. The second proposal would be to build the sign on a special slab which would allow the sign to be moved to another location in the future. The moveable sign would cost an additional \$5,000 for the special slab additional costs would also be incurred by the Village for relocating the sign.

Mayor Berman suggested the sign be built to remain at the proposed location. After further discussion, the majority of the Board was in favor of making the permanent location of the community sign at Route 31 & State Street.

4. Verizon Lease Agreement

The second amendment to the Verizon Lease Agreement would extend the lease term agreement and add another 5 years. Staff recommended approval.

5. Snow and Ice Removal Proposals

Staff reviewed proposals from Tri-County Excavating and Langton Group. After some discussion regarding services and pricing, the Board decided to stay with Tri-County.

EXECUTIVE SESSION – None

ADJOURNMENT

Motion to adjourn made by Trustee Lowery and seconded by Trustee Gaffino. All in favor.
Motion approved.

Respectfully Submitted,

Lori J. Murray
Village Clerk

Accounts Payable

To Be Paid Proof List

User: karolem
 Printed: 10/25/2017 - 12:49PM
 Batch: 00504.10.2017 - 10252017



Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
ADT						
048240						
Security Services/VH	243.36	01-445-4520	Public Buildings Rpr & Mtce	10312017	10/25/2017	10/25/2017
Total:	243.36	*Vendor Total				
Alarm Detection Systems of IL						
000060						
Security System/VH/PWks	1,241.33	01-445-4530	Public Grounds Rpr & Mtce	98501-1006	10/25/2017	10/25/2017
Security Monitoring/Treatment Plants	799.66	60-445-4567	Treatment Plant Repair/Maint	Nov 17 - Jan 1	10/25/2017	10/25/2017
Total:	2,040.99	*Vendor Total				
AT&T						
001620						
Phone/Internet/PWks Garage	384.48	01-445-4651	Telephone	11072017	10/25/2017	10/25/2017
Total:	384.48	*Vendor Total				
Aurora Area Convention						
003770						
Hotel Tax/Sept 2017	1,066.73	15-430-4752	90% Tourism Council	092017	10/25/2017	10/25/2017
Total:	1,066.73	*Vendor Total				
Camic Johnson, LTD.						
03989						
Administrative Tow Hearing	116.67	01-440-4260	Legal	153	10/25/2017	10/25/2017
Total:	116.67	*Vendor Total				
Canon Solutions America, Inc.						
034960						
Copier Mtce/NAPD/Sept 2017	183.57	01-440-4510	Equipment/IT Maint	4023981941	10/25/2017	10/25/2017
Total:	183.57	*Vendor Total				
Comcast Cable						
040740						
Internet/East Trmt Plant	149.85	60-445-4652	Communications	11062017	10/25/2017	10/25/2017
Internet/West Trmt Plant	149.28	60-445-4652	Communications	11152017	10/25/2017	10/25/2017
TV Service/NAPD	1.06	01-440-4652	Communications	11162017	10/25/2017	10/25/2017
Total:	300.19	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Commonwealth Edison						
000330						
Streetlights/4 S Willowway	57.43	01-445-4660	Street Lighting	0146092024	10/25/2017	10/25/2017
Streetlights/Butterfield & Laurel	5.33	01-445-4660	Street Lighting	0445305000	10/25/2017	10/25/2017
Streetlights/1802 Orchard Gateway	144.09	01-445-4660	Street Lighting	0562144049	10/25/2017	10/25/2017
Streetlights/1901 Orchard Gateway	46.13	01-445-4660	Street Lighting	0835082016	10/25/2017	10/25/2017
Streetlights/1051 Kettle Ave	32.65	01-445-4660	Street Lighting	1083133047	10/25/2017	10/25/2017
East Tower Electricity	44.70	60-445-4662	Utility	1313136025	10/25/2017	10/25/2017
Streetlights/1200 Orchard	180.98	10-445-4660	Street Lighting and Poles	1344158042	10/25/2017	10/25/2017
Streetlights/Rts 56 & 25	75.61	01-445-4660	Street Lighting	1425064018	10/25/2017	10/25/2017
Streetlights/Randall & Ice Cream	9.31	10-445-4660	Street Lighting and Poles	1543019148	10/25/2017	10/25/2017
Streetlights/Comiskey & Orchard	52.91	01-445-4660	Street Lighting	2313121105	10/25/2017	10/25/2017
Streetlights/19 N Lincolnway	81.03	01-445-4660	Street Lighting	2985029045	10/25/2017	10/25/2017
Total:	730.17	*Vendor Total				
Dynegy Energy Services						
048750						
Well #7 9/7 - 10/5	4,281.61	60-445-4662	Utility	0915059095	10/25/2017	10/25/2017
Well #4 9/6 - 10/4	6,135.47	60-445-4662	Utility	1383089059	10/25/2017	10/25/2017
Well #5 9/7 - 10/5	7,124.66	60-445-4662	Utility	3915126049	10/25/2017	10/25/2017
Well #3 9/6 - 10/4	1,291.88	60-445-4662	Utility	5587066023	10/25/2017	10/25/2017
Well #6 9/2 - 10/2	3,412.80	60-445-4662	Utility	6707024008	10/25/2017	10/25/2017
Total:	22,246.42	*Vendor Total				
Juquilita Tacos						
045460						
NA Days 2017/Food Reimb Tix	198.00	15-430-4751	North Aurora Days Expenses	nadays 2017	10/25/2017	10/25/2017
Total:	198.00	*Vendor Total				
Kane County Animal Control						
031620						
Animial Pick Ups/Sept 2017	200.00	01-440-4523	Animal Control	092017	10/25/2017	10/25/2017
Total:	200.00	*Vendor Total				
Manko, Gregory						
014230						
Meeting Fee (1)	50.00	01-410-4015	Pension Board-Mtgs Per Diem	10172017	10/25/2017	10/25/2017
Total:	50.00	*Vendor Total				
Mary Licar						
042420						
Meeting Fee (1)	50.00	01-410-4015	Pension Board-Mtgs Per Diem	10172017	10/25/2017	10/25/2017
Total:	50.00	*Vendor Total				
Metro West COG						
032210						
Board Meeting/Sept 2017/Berman	35.00	01-410-4390	Dues & Meetings	3172 berman	10/25/2017	10/25/2017
Board Meeting/Sept 2017/Bosco	35.00	01-430-4390	Dues & Meetings	3172 bosco	10/25/2017	10/25/2017

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	70.00	*Vendor Total				
Mooney & Thomas, Pc						
001040						
Payroll Svcs (2) Sept 2017	580.00	01-430-4267	Finance Services	9173101	10/25/2017	10/25/2017
Police Pension Payments/Oct. 2017	60.00	80-430-4581	Banking Services/Fees	9173105	10/25/2017	10/25/2017
Total:	640.00	*Vendor Total				
Mooseheart Child City & School						
024690						
NA Days 2017/Usage of Grounds	500.00	15-430-4751	North Aurora Days Expenses	10082017	10/25/2017	10/25/2017
Total:	500.00	*Vendor Total				
Naperville Park District						
052570						
(1) ATV, 2010 Honda/NAPD	2,600.00	71-430-4869	Vehicles	001	10/25/2017	10/25/2017
Total:	2,600.00	*Vendor Total				
Paddock Publications						
044240						
Subscription Thru 12/6/17	58.00	01-410-4411	Office Expenses	12062017	10/25/2017	10/25/2017
Total:	58.00	*Vendor Total				
Petty Cash						
007570						
Training	76.92	01-440-4380	Training	001	10/25/2017	10/25/2017
Dues/Meetings	45.00	01-440-4390	Dues & Meetings	002	10/25/2017	10/25/2017
Office Expenses	58.70	01-440-4411	Office Expenses	003	10/25/2017	10/25/2017
Prisoner Maintenance/Supplies	15.36	01-440-4450	Prisoner Mtce & Supplies	004	10/25/2017	10/25/2017
Postage	82.92	01-440-4505	Postage	005	10/25/2017	10/25/2017
Total:	278.90	*Vendor Total				
Sikich LLP						
019090						
Audit Svcs/FY '17	3,400.00	01-430-4267	Finance Services	313871	10/25/2017	10/25/2017
Total:	3,400.00	*Vendor Total				
Stecklein, Robyn						
022080						
Meeting Fee (1)	50.00	01-410-4015	Pension Board-Mtgs Per Diem	10172017	10/25/2017	10/25/2017
Total:	50.00	*Vendor Total				
Third Millennium Assoc. , Inc.						
033470						
Newsletter/October 2017	1,734.65	01-430-4507	Printing	21257 nwsltr	10/25/2017	10/25/2017
October Water Bills	2,398.14	60-445-4507	Printing	21257 wtr bill	10/25/2017	10/25/2017

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	4,132.79	*Vendor Total				
United Healthcare						
051010						
Employee Health Ins/Nov 2017	7,152.86	01-430-4130	Health Insurance	112017 admn	10/25/2017	10/25/2017
Employee Health Ins/Nov 2017	2,622.34	01-441-4130	Health Insurance	112017 cd	10/25/2017	10/25/2017
Employee Health Ins/Nov 2017	955.60	01-000-2055	Payroll Deductions	112017 cobra	10/25/2017	10/25/2017
Employee Health Ins/Nov 2017	36,423.70	01-440-4130	Health Insurance	112017 napd	10/25/2017	10/25/2017
Employee Health Ins/Nov 2017	2,463.88	01-000-2055	Payroll Deductions	112017 pol pe	10/25/2017	10/25/2017
Employee Health Ins/Nov 2017	9,830.61	01-445-4130	Health Insurance	112017 pwks	10/25/2017	10/25/2017
Employee Health Ins/Nov 2017	1,810.87	01-000-2055	Payroll Deductions	112017 ret/ck	10/25/2017	10/25/2017
Employee Health Ins/Nov 2017	8,145.60	60-445-4130	Health Insurance	112017 water	10/25/2017	10/25/2017
Total:	69,405.46	*Vendor Total				
Verizon Wireless						
025430						
Cell Lines/Usage/NAPD EOC	13.80	01-440-4652	Communications	9794466261-C	10/25/2017	10/25/2017
Cell Lines/Usage	85.28	01-445-4652	Communications	9794466261-C	10/25/2017	10/25/2017
Cell Lines/Usage	120.08	01-430-4652	Communications	9794466262-C	10/25/2017	10/25/2017
Cell Lines/Usage	234.35	01-440-4652	Communications	9794466262-C	10/25/2017	10/25/2017
Cell Lines/Usage	84.77	01-441-4652	Communications	9794466262-C	10/25/2017	10/25/2017
Cell Lines/Usage	140.47	01-445-4652	Communications	9794466262-C	10/25/2017	10/25/2017
Cell Lines/Usage	116.86	60-445-4652	Communications	9794466262-C	10/25/2017	10/25/2017
Cell Lines/Usage	57.76	01-430-4652	Communications	9794466263-C	10/25/2017	10/25/2017
Cell Lines/Usage	87.87	01-440-4652	Communications	9794466263-C	10/25/2017	10/25/2017
Cell Lines/Usage	101.95	01-445-4652	Communications	9794466263-C	10/25/2017	10/25/2017
Cell Lines/Usage	67.87	60-445-4652	Communications	9794466263-C	10/25/2017	10/25/2017
Total:	1,111.06	*Vendor Total				
Vision Service Plan (IL)						
042720						
Employee Vision Ins/November 2017	477.87	01-000-2056	VSP - Employee Contributions	112017	10/25/2017	10/25/2017
Total:	477.87	*Vendor Total				
Weblinx Incorporated						
031420						
Website Mtce	200.00	01-430-4512	Website Maintenance	25177	10/25/2017	10/25/2017
Total:	200.00	*Vendor Total				
Weible & Cahill						
000520						
Robinson/Notary Update	30.00	01-440-4799	Misc.	126777	10/25/2017	10/25/2017
Total:	30.00	*Vendor Total				
Report Total:	110,764.66					

11/6/2017

Village Board Meeting

Travel and Expenses for Business Purposes

NAME	EVENT	EXPENSE or REIMBURSEMENT	AMOUNT	DATE
Dale Berman	Sept. 2017 Metro West Meeting	Expense	\$ 35.00	9/28/2017
Dale Berman	Nov. 16, 2017 Aurora Regional Chamber of Commerce Membership Lunch	Expense	\$ 40.00	11/16/2017
Total Expenses			\$ 75.00	

AURORA REGIONAL
CHAMBER OF COMMERCE
43 W. Galena Blvd
Aurora, IL 60506

Invoice

DATE	INVOICE #
10/18/2017	236937

BILL TO
Karole Masters Village of North Aurora 25 E. State St. North Aurora, IL 60542

FEIN 36-2441491

QUANTITY	DESCRIPTION	P.O. NUMBER	TERMS
			UPON RECEIPT
		RATE	AMOUNT
1	Annual Membership Lunch (Dale Berman) <i>Nov. 16</i>	40.00	40.00
Pay your Chamber invoices online. Simply go to www.chamberlogin.com . Enter the email address you provided and the password you created. Click "Settings" at the top and "Billing" in the left column to Make a Payment. If you are unsure of your login name and/or password, please contact us at (630) 256-3180 or info@aurorachamber.com . Thank you.		TOTAL	\$40.00
		PAYMENTS/CREDITS	\$0.00
		BALANCE DUE	\$40.00

For your convenience, we accept MasterCard, Visa, Discover and American Express.

Amount to be charged \$ _____ Name on card _____

Billing address on card with ZIP code _____

Card number _____ CVS # _____

Signature of cardholder _____ Exp Date _____

Email address for receipt _____

THANK YOU FOR YOUR CONTINUED SUPPORT

43 West Galena Boulevard • Aurora, Illinois 60506 • (630) 256-3180 • Fax (630) 566-0873 • www.AuroraChamber.com



VILLAGE OF NORTH AURORA TRAVEL REQUEST (FORM A)

If any travel expense(s) or reimbursement requests exceed the maximum allowable amounts per policy, they must be approved by a roll call vote of the Village Board. All Village Board Members expense(s) or reimbursements must be approved by a roll call vote of the Village Board.

Training / Travel Information

Name: <u>DALE BERMAN</u>		Event: <u>AURORA REGIONAL CHAMBER</u>	
Position: <u>VILLAGE PRESIDENT</u>		Purpose: <u>MEMBERSHIP LUNCH</u>	
Date From: <u>11/16/17</u>	Date To: <u>11/16/17</u>	Method of Travel:	
Destination: <u>AURORA IL</u>		Zip Code:	
Department:		GL Account Number:	

Expense Information (Please see the back of this form for limitations and the excerpt for Section 9.10 of the HR Manual)

Expense	Estimate (\$)	Actual (\$)	Reimbursement (\$)	Per Diem Rates for North Aurora and Kane County (1)
Transportation To/From Event				Breakfast: \$11.00 Lunch: \$12.00 Dinner: \$23.00 **Per Diems Include Tips and Gratuities **Localities outside this proximity may result in different per diem rates and can be found at gsa.gov
Lodging				
Transportation During Event				
Registration	<u>40.00</u>	<u>40.00</u>		
Meal & Tips / Gratuities				
Miscellaneous				
Describe Miscellaneous:				
TOTAL EXPENSES	<u>40.00</u>	<u>40.00</u>		

Signatures

By signing below, the employee/official affirms that he/she understands the Village's travel policy (Sec. 9.10 of the Village's HR Manual) and certifies all expenses are allowable to the best of their knowledge.

Estimate Expense Approval

Employee: <u>DALE BERMAN ct</u>	Date: <u>10-19-17</u>
Immediate Supv: _____	Date: _____
Executive Asst.: <u>Cindy Iorace</u>	Date: <u>10-19-17</u>

Actual Expense Approval

Employee: <u>Dale Berman ct</u>	Date: <u>10-19-17</u>
Dept. Head: _____	Date: _____
Executive Asst.: <u>Cindy Iorace</u>	Date: <u>10-19-17</u>

Do any actual expense(s) or reimbursable requests exceed the maximum allowable amounts per policy? ☒ No ☐ Yes If Yes, Explain Below

Village Board Roll Call Vote Approval, if necessary:

☒ YEA

☐ NAY

Date

11-6-17

Invoice

Date	Invoice #
10/5/2017	3172

Bill To
Village of North Aurora Attn: Accounts Payable 25 East State Street North Aurora, Illinois 60542

Description		Amount
2017 September Board Meeting-Oak Street Restaurant Dale Berman and Steve Bosco	SEPT. 28	70.00
Total		\$70.00
Phone #		
630-859-1331		



VILLAGE OF NORTH AURORA TRAVEL REQUEST--FORM A

Updated March 2017

If any travel expense(s) or reimbursement requests exceed the maximum allowable amounts per policy, they must be approved by a roll call vote of the Village Board. All Village Board Members expense(s) or reimbursements must be approved by a roll call vote of the Village Board.

Name(s): DALE BERMAN	Event: METRO WEST
Position(s): VILLAGE PRESIDENT	Purpose(s): SEPT. BOARD MEETING

Dates of Training/Travel

From: SEPT 28 2017	To: SEPT 28 2017
Department:	Destination:
Mode of Transportation:	GL Account Number:

*Please see the back of the form for limitations of reimbursement and the excerpt for Section 9.10 of the HR Manual.

Expense Category	Estimate	Actual	Per Diem Rates for North Aurora and Kane County (1)
Transportation To/From Event	\$	\$	Breakfast: \$11 Lunch: \$12 Dinner: \$23 *Includes Tips/Gratuities
Lodging	\$	\$	
Transportation During Event	\$	\$	
Registration	\$ 35.00	\$ 35.00	
Meals & Tips/Gratuities	\$	\$	
Miscellaneous	\$	\$	
Describe Misc:			
TOTAL EXPENSES	\$ 35.00	\$ 35.00	

*(1): Localities outside this proximity may result in different per diem rates and can be found at gsa.gov

Travel Request:

By signing below, the employee/official affirms that he/she understands the Village's travel policy (Sec. 9.10 of the Village's HR Manual) and certifies all expenses are allowable to the best of their knowledge.

Estimate Expense Approval Signatures

Employee: **Dale Berman** Date: **10/19/17**

Department Head/Immediate Supervisor: _____ Date: _____

Executive Assistant: **Cynthia Torrace** Date: **10/19/17**

Actual Expense Approval Signatures

Employee: **Dale Berman** Date: **10/19/17**

Department Head: _____ Date: _____

Other: **Cindy Torrace** Date: **10/19/17**

Do any actual expense(s) or reimbursal requests exceed the maximum allowable amounts per policy:	Yes <input checked="" type="radio"/> No <input type="radio"/>
If yes, please explain:	

Village Board Roll Call Vote Approval, if necessary:

Date: **11/6/17**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE NORTH AURORA CODE SECTION
5.08.350 BY DECREASING THE NUMBER OF CLASS B LIQUOR LICENSES
AUTHORIZED IN THE VILLAGE OF NORTH AURORA (Taco Madre)**

BE IT ORDAINED by the President and the Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

SECTION 1: Section 5.08.350 of Chapter 5.08 of Title 5 of the North Aurora Municipal Code is hereby amended to read as follows:

5.08.350 Number of Licenses.

The number of licenses to be issued by the Village Liquor Commissioner for any given license year is hereby restricted as follows:

- A. Three Class "A" licenses,
- B. **Seven Class "B" licenses;**
- C. Three Class "C" license;
- D. Nine Class "D" licenses;
- E. Four Class "E" licenses;
- F. Zero Class "F" license;
- G. One Class "G" licenses;
- H. One Class J-1 license;
- J. One Class J-2 license.

SECTION 2: No other portion of the Village of North Aurora Municipal Code is amended or modified by this Ordinance.

SECTION 3: This Ordinance shall take immediate full force and effect from and after its passage, approval and publication in pamphlet form by the Village Clerk, and such other acts as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2017, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2017, A.D.

Mark Carroll _____
Mark Gaffino _____
Michael Lowery _____

Laura Curtis _____
Mark Guethle _____
Tao Martinez _____

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____ 2017, A.D.

Village President

ATTEST:

Village Clerk

Village of North Aurora Memorandum



To: Village President and Board of Trustees

From: Bill Hannah, Finance Director

CC: Steven Bosco, Village Administrator

Date: November 1, 2017

RE: IMLRMA Renewal for Liability, W/C and Other Coverage

The Village has received its annual renewal from IMLRMA for liability, property, workers' comp and other related coverages for calendar year 2018. The normal contribution for 2018 is \$296,576 which is a 4.1% increase from the prior year normal contribution. This includes an amount for boiler/equipment breakdown coverage. If the Village pays by November 17th the Village will receive a 1.0% discount and only pay \$293,610.24. Coverage for workers compensation increased 14.8% while coverage for other lines such as auto, auto liability and property coverage decreased offsetting some the increase in workers comp.

The Village again received the option to participate in the Min-Max program for 2018. As the Board may recall, participation in this option provides a 15% reduction in the Village's contribution portion of the Loss Fund, however, if claim dollars exceed a certain amount the Village is responsible for additional contributions up to 130% of the Loss Fund amount (a two-to-one risk vs. reward program). Based on the risk-reward ratios it is not recommended to participate in this program.

Staff recommends that the Village continue to pay the normal contribution for the 2018 year less the discount for \$293,610.24. This amount has been included on the bill listing for the meeting. Staff routinely analyzes alternate options for the Village to procure the various coverages and believes that IMLRMA continues to provide the best value for the Village.

October 20, 2017

Dale Berman, Village President
Village of North Aurora
25 East State Street
North Aurora, IL 60542-1668

Dear Village President Dale Berman:

The Illinois Municipal League Risk Management Association (RMA) would like to thank you for your continued participation in the RMA program. We are very proud of our 37 year history of providing excellent municipal risk management and superior customer service to our members.

Enclosed you will find your municipality's contribution invoice for the 2018 coverage year starting on January 1, 2018. RMA offers a 1% early payment discount if your payment is received by November 17, 2017.

Benefits of belonging to the RMA include:

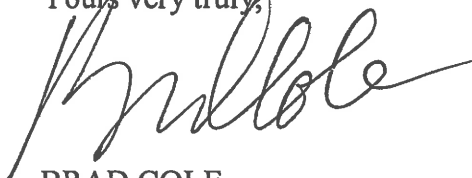
- Coverages tailored for Illinois municipalities: RMA is a program designed exclusively for municipalities and operates strictly within the state of Illinois.
- Budget stability: RMA does not issue mid-year bills for payroll audits or for normal changes and additions to coverage. This allows you to know what you will be paying for the entire year at the beginning of the coverage period.
- Value-added services included in your annual contribution: In addition to the comprehensive coverages provided by RMA, membership in the RMA program allows you access to top-notch risk management and loss control services including contract review services, building evaluations, safety inspections, and claims services.

We thank you for making RMA your choice for professional risk management services and coverage. If you have questions about your contribution or coverages, please contact Julia Reynolds at (800) 252-5051 ext. 1199 or Becky Hayes at (800) 252-5051 ext. 1337.



If you would like one of our staff members to visit your municipality to review the RMA program and its benefits, please contact our main office at (217) 525-1220 to schedule an appointment. Thank you for your continued membership.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Brad Cole', with a stylized, cursive script.

BRAD COLE
Managing Director

c: Bill Hannah, Risk Management Coordinator
Enclosures



Illinois Municipal League Risk Management Association

PO Box 5180, Springfield, IL 62705-5180

Ph: 217-525-1220 Fax: 217-525-7438

INVOICE

Date: October 20, 2017

Member: Village of North Aurora

Account #: 0414

Indicate Payment Option (from list below): _____

Amount Enclosed: \$ _____

Please return this form with payment
after completing the information
on the reverse side.

MAKE CHECK PAYABLE TO IMLRMA

BILLING DETAIL

2018 IML RISK MANAGEMENT ASSOCIATION ANNUAL CONTRIBUTION

Work Comp	\$160,344
Auto Liability & Comprehensive General Liability	\$86,897
Portable Equipment	\$1,931
Auto Physical Damage	\$8,261
Property	\$39,143
	<u>\$296,576</u>
2018 ILLINOIS MUNICIPAL LEAGUE MEMBERSHIP DUES*	<u>\$1,500</u>

INVOICE TOTAL

\$298,076

**PLEASE CHOOSE ONE OF THE FOLLOWING
PAYMENT OPTIONS and enter it in the space
provided above:**

OPTION #1 - Early Pay 1% Discount

Contribution Amount	\$296,576.00
Minus 1% savings	\$2,965.76
	<u>\$293,610.24</u>
Illinois Municipal League Dues	\$1,500.00
Total due by 11/17/17	<u>\$295,110.24</u>

OPTION #2 - Pay Full Amount

Contribution Amount	\$296,576.00
Illinois Municipal League Dues	\$1,500.00
Total due by 12/15/17	<u>\$298,076.00</u>

OPTION #3 - Pay in two installments Includes 1% installment fee

Contribution Amount	\$296,576.00
Plus 1% fee	\$2,965.76
	<u>\$299,541.76</u>
Illinois Municipal League Dues	\$1,500.00
	<u>\$301,041.76</u>

\$150,520.88 Due by 12/15/17

\$150,520.88 Due by 5/11/18

**Membership with the Illinois Municipal League (IML) is a requirement to remain a member of the IML Risk Management Association.*

On behalf of the municipality named above ("Member"), I hereby warrant that I have the authority to sign this agreement on the Member's behalf. (If choosing the installment option, I acknowledge and understand that it is afforded only as a benefit for budgeting purposes and is not meant to allow for mid-term withdrawal.) I acknowledge and understand that Article 5 of the Intergovernmental Cooperation Contract ("Contract") prohibits termination of the Intergovernmental Cooperation Contract no less than 120 days prior to the first day of January of any given year. Per Article 5, I warrant that the Member will adhere to the Contract and pay all contributions when due.

Municipal Official (please sign):

Title: _____

Date: _____



Illinois Municipal League Risk Management Association

PO Box 5180, Springfield, IL 62705-5180

Ph: 217-525-1220 Fax: 217-525-7438

INVOICE

2018 Min/Max Contribution

The signed Min/Max Agreement must be returned with your payment.

Date: October 20, 2017

Member: Village of North Aurora

Account #: 0414

Indicate Payment Option (from list below): _____

Amount Enclosed: \$ _____

Please return this form with payment
after completing the information
on the reverse side.

MAKE CHECK PAYABLE TO IMLRMA

BILLING DETAIL

2018 IML RISK MANAGEMENT ASSOCIATION ANNUAL CONTRIBUTION

Work Comp	\$143,147
Auto Liability & Comprehensive General Liability	\$77,577
Portable Equipment	\$1,724
Auto Physical Damage	\$7,375
Property	\$34,945
	<hr/>
	\$264,768
	<hr/>

2018 ILLINOIS MUNICIPAL LEAGUE MEMBERSHIP DUES*

\$1,500

INVOICE TOTAL

\$266,268

**PLEASE CHOOSE ONE OF THE FOLLOWING
PAYMENT OPTIONS and enter it in the space
provided above:**

OPTION #1 - Early Pay 1% Discount

Contribution Amount	\$264,768.00
Minus 1% savings	\$2,647.68
	<hr/>
	\$262,120.32
Illinois Municipal League Dues	\$1,500.00
Total due by 11/17/17	<hr/>
	\$263,620.32

OPTION #2 - Pay Full Amount

Contribution Amount	\$264,768.00
Illinois Municipal League Dues	\$1,500.00
Total due by 12/15/17	<hr/>
	\$266,268.00

OPTION #3 - Pay in two installments Includes 1% installment fee

Contribution Amount	\$264,768.00
Plus 1% fee	\$2,647.68
	<hr/>
	\$267,415.68
Illinois Municipal League Dues	\$1,500.00
	<hr/>
	\$268,915.68

\$134,457.84 Due by 12/15/17

\$134,457.84 Due by 5/11/18

**Membership with the Illinois Municipal League (IML) is a
requirement to remain a member of the IML Risk
Management Association.*

On behalf of the municipality named above ("Member"), I
hereby warrant that I have the authority to sign this agreement
on the Member's behalf. (If choosing the installment option, I
acknowledge and understand that it is afforded only as a benefit
for budgeting purposes and is not meant to allow for mid-term
withdrawal.) I acknowledge and understand that Article 5 of the
Intergovernmental Cooperation Contract ("Contract") prohibits
termination of the Intergovernmental Cooperation Contract no
less than 120 days prior to the first day of January of any given
year. Per Article 5, I warrant that the Member will adhere to the
Contract and pay all contributions when due.

Municipal Official (please sign):

Title: _____

Date: _____

Accounts Payable

To Be Paid Proof List

User: karolem
 Printed: 11/01/2017 - 4:14PM
 Batch: 00501.11.2017 - 11062017



Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
1st Ayd Corporation						
039020						
Custodial Supplies/NAPD	901.13	01-445-4421	Custodial Supplies	147567	10/31/2017	11/06/2017
Cleaner/NAPD	72.60	01-445-4421	Custodial Supplies	147704	10/31/2017	11/06/2017
Mops/Floor Cleaner/VH	163.27	01-445-4421	Custodial Supplies	148273	10/31/2017	11/06/2017
Liners/Plates/Etc./NAPD	372.31	01-445-4421	Custodial Supplies	148283	10/31/2017	11/06/2017
Total:	1,509.31	*Vendor Total				
Ace Hardware						
000030						
Shop Supplies/PWks	33.61	01-445-4421	Custodial Supplies	K15670	10/31/2017	11/06/2017
Total:	33.61	*Vendor Total				
AIM						
046510						
Employee Flex/October 2017	168.00	01-430-4267	Finance Services	28501	10/31/2017	11/06/2017
Total:	168.00	*Vendor Total				
Applied Controls, Inc.						
046460						
HVAC Repairs/NAPD	28,959.66	01-445-4520	Public Buildings Rpr & Mtce	17-007-E0004	10/31/2017	11/06/2017
Total:	28,959.66	*Vendor Total				
Aurora Area Convention						
003770						
Hotel Tax/Sept. 2017	2,754.49	15-430-4751	North Aurora Days Expenses	092017	10/30/2017	11/06/2017
Total:	2,754.49	*Vendor Total				
Aurora Fastprint						
029610						
AP Check Stock Refill	323.75	01-430-4507	Printing	21711	10/30/2017	11/06/2017
Total:	323.75	*Vendor Total				
Aurora Spring & Truck Parts						
048190						
Replace Shocks/Truck #143	621.64	01-445-4511	Vehicle Repair and Maint		10/31/2017	11/06/2017
Total:	621.64	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
B & B Networks, Inc.						
039930						
Telephone Line Work	245.00	01-440-4652	Communications	17281	10/31/2017	11/06/2017
Total:	245.00	*Vendor Total				
Backyard Buildings						
52540						
NA Days Ticket Booth	1,369.00	15-430-4751	North Aurora Days Expenses	10242017	10/30/2017	11/06/2017
Total:	1,369.00	*Vendor Total				
BDK Door Company						
030150						
Door Handle Repair/VH	165.00	01-445-4520	Public Buildings Rpr & Mtce	17144	10/31/2017	11/06/2017
Total:	165.00	*Vendor Total				
Bonnell Industries						
035410						
Maintenance/Leaf Machine/Truck #194	462.49	01-445-4511	Vehicle Repair and Maint	0176105	10/31/2017	11/06/2017
Tailgate Latch Kit	226.55	01-445-4511	Vehicle Repair and Maint	0176256	10/31/2017	11/06/2017
Plug ASM	49.88	01-445-4511	Vehicle Repair and Maint	0176257	10/31/2017	11/06/2017
Total:	738.92	*Vendor Total				
Butler Chemical Company, Inc.						
046060						
Chemicals for HVAC/NAPD & VH	200.00	01-445-4520	Public Buildings Rpr & Mtce	22672	10/31/2017	11/06/2017
Total:	200.00	*Vendor Total				
C & R Specialists						
008640						
Squad Repair #79	576.88	01-440-4511	Vehicle Repair and Maint	10112017	10/31/2017	11/06/2017
Total:	576.88	*Vendor Total				
City of Aurora						
027870						
Water Sampling	9.00	60-445-4562	Testing (water)	192203	10/31/2017	11/06/2017
Total:	9.00	*Vendor Total				
Class C Solutions Group						
011910						
Misc. Supplies	345.24	01-445-4510	Equipment/IT Maint	1546908001	10/31/2017	11/06/2017
Total:	345.24	*Vendor Total				
Comcast Cable						
040740						
Internet Svcs/NAPD	222.80	01-440-4652	Communications	11262017	10/31/2017	11/06/2017

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
<hr/>						
Total:	222.80	*Vendor Total				
Commercial Tire Services, Inc.						
038680						
(2) New Tires/Tire Repairs	331.50	01-445-4511	Vehicle Repair and Maint	3330016338	10/30/2017	11/06/2017
Flat Tire Repairs	51.50	01-445-4511	Vehicle Repair and Maint	3330016380	10/30/2017	11/06/2017
Tire Disposals	67.00	01-445-4511	Vehicle Repair and Maint	3330016430	10/30/2017	11/06/2017
<hr/>						
Total:	450.00	*Vendor Total				
Commonwealth Edison						
000330						
Streetlights/355 Moorfield	7.75	10-445-4660	Street Lighting and Poles	0795092063	10/31/2017	11/06/2017
Streetlights/1197 Comiskey	7.75	10-445-4660	Street Lighting and Poles	0903075187	10/31/2017	11/06/2017
Streetlights/1193 Comiskey	7.75	10-445-4660	Street Lighting and Poles	1743032047	10/31/2017	11/06/2017
<hr/>						
Total:	23.25	*Vendor Total				
Core & Main						
039040						
WTP Backwash Valve	625.00	60-445-4567	Treatment Plant Repair/Maint	H667404	10/31/2017	11/06/2017
<hr/>						
Total:	625.00	*Vendor Total				
D. R. Horton						
052580						
Bond Return/1481 Hearthstone	4,100.00	90-000-2225	Due To Others - Damage Bond	P#201704061	10/30/2017	11/06/2017
Bond Return/1472 Hearthstone	4,400.00	90-000-2225	Due To Others - Damage Bond	P#201704062	10/30/2017	11/06/2017
Bond Return/1480 Hearthstone	4,400.00	90-000-2225	Due To Others - Damage Bond	P#201704065	10/30/2017	11/06/2017
<hr/>						
Total:	12,900.00	*Vendor Total				
David M., Parr						
018230						
Training Reimb/Gang Combat	23.32	01-440-4380	Training	10032017	10/31/2017	11/06/2017
<hr/>						
Total:	23.32	*Vendor Total				
Dun Rite Enterprises						
000430						
September Window Cleaning/VH	450.00	01-445-4520	Public Buildings Rpr & Mtce	4590	10/31/2017	11/06/2017
<hr/>						
Total:	450.00	*Vendor Total				
Entenmann-Rovin Co.						
000450						
FTO Pins	111.50	01-440-4160	Uniform Allowance	0130402	10/31/2017	11/06/2017
<hr/>						
Total:	111.50	*Vendor Total				
Feece Oil						
031060						
Hyd Oil/10w30 Oil	754.60	01-445-4511	Vehicle Repair and Maint	1697905	10/31/2017	11/06/2017

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Diesel Fuel	124.76	71-000-1340	Gas/Diesel Escrow	3508140	10/31/2017	11/06/2017
Mid Grade Fuel	3,064.15	71-000-1340	Gas/Diesel Escrow	3509334	10/31/2017	11/06/2017
Diesel Fuel	696.99	71-000-1340	Gas/Diesel Escrow	3509335	10/31/2017	11/06/2017
Total:	4,640.50	*Vendor Total				
Foundation Apprraisal, LLC						
052530						
Appraisal/2 N Lincolnway	350.00	01-441-4280	Consulting Fees	E17J07	10/31/2017	11/06/2017
Total:	350.00	*Vendor Total				
Frost Electric Company, Inc.						
021540						
Install/Replace Fixtures/VH Basement	1,420.00	01-445-4520	Public Buildings Rpr & Mtce	7224	10/30/2017	11/06/2017
Streetlight Repair/Laurel Dr	795.00	10-445-4661	Street Light Repair/Maint	7225	10/30/2017	11/06/2017
Rt 25 & Rt 56 Controller Repair	180.00	10-445-4661	Street Light Repair/Maint	7235	10/30/2017	11/06/2017
Total:	2,395.00	*Vendor Total				
Garage 31						
052600						
TIF Facade Grant 50% Match	12,605.49	12-480-4784	TIF Reimbursements/Grants	102017	10/31/2017	11/06/2017
Total:	12,605.49	*Vendor Total				
Government Finance Offers Assn						
026740						
Annual Membership/Flatt/2018	150.00	01-430-4390	Dues & Meetings	0199958	11/1/2017	11/06/2017
Total:	150.00	*Vendor Total				
Grainger						
031900						
Valve Gasket Materials	129.91	60-445-4568	Watermain Rprs. & Rplcmts.	9588379330	10/31/2017	11/06/2017
Valve Packing Seals (3)	28.43	60-445-4568	Watermain Rprs. & Rplcmts.	9591229480	10/31/2017	11/06/2017
Total:	158.34	*Vendor Total				
Green Thumb-Brown Boots						
043270						
Mowing/Abatement	70.00	01-441-4531	Grass Cutting	721	10/31/2017	11/06/2017
Total:	70.00	*Vendor Total				
Gregory, Manko						
014230						
Training Reimb/Traffic Crash Investigations	164.31	01-440-4380	Training	09292017	10/31/2017	11/06/2017
Total:	164.31	*Vendor Total				
Griffon Systems, Inc.						
052520						
NAPD Camera System/#2	8,000.00	71-430-4870	Equipment	3068	10/30/2017	11/06/2017

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	8,000.00	*Vendor Total				
Hach Company						
014100						
Lab Supplies/Water	131.47	60-445-4567	Treatment Plant Repair/Maint	10672920	10/31/2017	11/06/2017
Total:	131.47	*Vendor Total				
Harmonic Heating & Air Conditioning						
047680						
Filter Maintenance/NAPD	1,329.00	01-445-4520	Public Buildings Rpr & Mtce	31958	10/31/2017	11/06/2017
VH Filter Maintenance	531.50	01-445-4520	Public Buildings Rpr & Mtce	31959	10/31/2017	11/06/2017
Total:	1,860.50	*Vendor Total				
Harris Computer Systems						
041620						
City View System Configuration #1	5,981.50	71-430-4870	Equipment	CT035715	10/31/2017	11/06/2017
Total:	5,981.50	*Vendor Total				
Hey and Associates, Inc.						
040900						
North Aurora Town Center	2,625.00	17-032-4533	Maintenance	092017	10/31/2017	11/06/2017
Total:	2,625.00	*Vendor Total				
Illinois Govt Finance Officers Assn.						
019690						
Payroll Seminar/Mahon	100.00	01-430-4380	Training & Testing	mahon	10/31/2017	11/06/2017
Total:	100.00	*Vendor Total				
Illinois Municipal League Risk						
003210						
2018 Contribution	293,610.24	14-430-4944	Liability Coverage	2018 contrib	10/31/2017	11/06/2017
2018 IML Dues	1,500.00	01-410-4390	Dues & Meetings	2018 dues	10/31/2017	11/06/2017
Total:	295,110.24	*Vendor Total				
Interactive Building Solutions, LLC						
050600						
VH HVAC Repairs	2,830.00	01-445-4520	Public Buildings Rpr & Mtce	105016	10/30/2017	11/06/2017
Controls/Chiller Pump	1,825.00	01-445-4520	Public Buildings Rpr & Mtce	105033	10/30/2017	11/06/2017
Total:	4,655.00	*Vendor Total				
Janco Chemical Supply, Inc						
000660						
Custodial Supplies/NAPD	223.30	01-445-4421	Custodial Supplies	273542	10/31/2017	11/06/2017
Total:	223.30	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
JSN Contractors Supply						
041440						
Green Marking Paint	70.80	18-445-4570	Sewers Rpr & Mtce	81321	10/31/2017	11/06/2017
Red Utility Marking Flags	7.95	10-445-4661	Street Light Repair/Maint	81326	10/31/2017	11/06/2017
Total:	78.75	*Vendor Total				
K. Hovnanian Homes						
043570						
Bond Return/1201 Kilbery	600.00	90-000-2225	Due To Others - Damage Bond	P#201405080	10/30/2017	11/06/2017
Bond Return/526 Moorfield	600.00	90-000-2225	Due To Others - Damage Bond	P#201501001	10/30/2017	11/06/2017
Bond Return/533 Moorfield	600.00	90-000-2225	Due To Others - Damage Bond	P#201506069	10/30/2017	11/06/2017
Bond Return/509 Moorfield	600.00	90-000-2225	Due To Others - Damage Bond	P#201506076	10/30/2017	11/06/2017
Bond Return/1380 Ritter	900.00	90-000-2225	Due To Others - Damage Bond	P#201507057	10/30/2017	11/06/2017
Bond Return/1313 Kilbery	600.00	90-000-2225	Due To Others - Damage Bond	P#201507058	10/30/2017	11/06/2017
Bond Return/1340 Ritter	600.00	90-000-2225	Due To Others - Damage Bond	P#201507059	10/30/2017	11/06/2017
Bond Return/1297 Kilbery	600.00	90-000-2225	Due To Others - Damage Bond	P#201507060	10/30/2017	11/06/2017
Bond Return/501 Moorfield	1,500.00	90-000-2225	Due To Others - Damage Bond	P#201510002	10/30/2017	11/06/2017
Bond Return/557 Moorfield	600.00	90-000-2225	Due To Others - Damage Bond	P#201510009	10/30/2017	11/06/2017
Bond Return/1364 Ritter	600.00	90-000-2225	Due To Others - Damage Bond	P#201510010	10/30/2017	11/06/2017
Bond Return/1209 Kilbery	600.00	90-000-2225	Due To Others - Damage Bond	P#201510043	10/30/2017	11/06/2017
Bond Return/510 Moorfield	600.00	90-000-2225	Due To Others - Damage Bond	P#201512031	10/30/2017	11/06/2017
Bond Return/1217 Kilbery	600.00	90-000-2225	Due To Others - Damage Bond	P#201512034	10/30/2017	11/06/2017
Bond Return/574 Moorfield	1,500.00	90-000-2225	Due To Others - Damage Bond	P#201512035	10/30/2017	11/06/2017
Bond Return/534 Moorfield	600.00	90-000-2225	Due To Others - Damage Bond	P#201512036	10/30/2017	11/06/2017
Bond Return/573 Moorfield	1,800.00	90-000-2225	Due To Others - Damage Bond	P#201602011	10/30/2017	11/06/2017
Bond Return/1356 Ritter	600.00	90-000-2225	Due To Others - Damage Bond	P#201604026	10/30/2017	11/06/2017
Bond Return/1348 Ritter	600.00	90-000-2225	Due To Others - Damage Bond	P#201604029	10/30/2017	11/06/2017
Bond Return/518 Moorfield	600.00	90-000-2225	Due To Others - Damage Bond	P#201604030	10/30/2017	11/06/2017
Bond Return/502 Moorfield	600.00	90-000-2225	Due To Others - Damage Bond	P#201604031	10/30/2017	11/06/2017
Bond Return/1341 Ritter	900.00	90-000-2225	Due To Others - Damage Bond	P#201604032	10/30/2017	11/06/2017
Bond Return/1333 Ritter	1,800.00	90-000-2225	Due To Others - Damage Bond	P#201604034	10/30/2017	11/06/2017
Bond Return/549 Moorfield	600.00	90-000-2225	Due To Others - Damage Bond	P#201605034	10/30/2017	11/06/2017
Total:	19,200.00	*Vendor Total				
KANE COUNTY TREASURER						
044900						
2010 Loan Principal	106,252.15	60-445-4705	Debt Principal Payment	2017-0000002	11/1/2017	11/06/2017
2010 Loan Interest	6,428.78	60-445-4706	Debt Interest Payment	2017-0000002	11/1/2017	11/06/2017
Total:	112,680.93	*Vendor Total				
KB Collision & Customs						
046310						
Sergeant Vehicle Repairs	7,839.20	14-430-4774	Insurance Claims	1114	10/31/2017	11/06/2017
Total:	7,839.20	*Vendor Total				
Kendall County Concrete						
047060						
Concrete/Hickory	280.13	01-445-4543	Sidewalks Rpr & Mtce	43186	10/31/2017	11/06/2017
Total:	280.13	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Kristen Lohrstorfer						
032280						
Training Reimb/Gang Combat	21.37	01-440-4380	Training	10032017	10/31/2017	11/06/2017
Total:	21.37	*Vendor Total				
Maggie McGrath						
050120						
Training Reimb/Breath Analysis	14.26	01-440-4380	Training	10112017	10/31/2017	11/06/2017
Total:	14.26	*Vendor Total				
MB Financial Bank, N.A.as Escrowee, Rubloff Nort						
038490						
NATC Rebate/Mar 17 - May 17	65,417.18	01-490-4781	Sales Tax Rebates	052017	10/31/2017	11/06/2017
Total:	65,417.18	*Vendor Total				
McShane Construction						
038430						
Hydrant Meter Deposit Less Usage	500.94	60-000-2215	Hydrant Meter Deposits	meter ref	10/31/2017	11/06/2017
Total:	500.94	*Vendor Total				
Menards						
016070						
Soften Salt for Village Hall	47.53	60-445-4438	Salt - Treatment	68007	10/31/2017	11/06/2017
Misc. Tools/Supplies/Treatment Plants	182.15	60-445-4567	Treatment Plant Repair/Maint	68186	10/31/2017	11/06/2017
Tools/Watermain Repair	49.75	60-445-4568	Watermain Rprs. & Rplcmts.	70734	10/31/2017	11/06/2017
Concrete Pail/Roller and Cover/Etc.	97.16	01-445-4520	Public Buildings Rpr & Mtce	70775	10/31/2017	11/06/2017
Tote/Grinder/Batteries/Flashlight	81.92	01-445-4510	Equipment/IT Maint	70823	10/31/2017	11/06/2017
Water Tower Cabinet Parts	78.02	60-445-4569	Water Tower Rpr & Mtce	70981	10/31/2017	11/06/2017
Safety Shirts/Misc/Water	81.73	60-445-4799	Misc. Expenditures	71097	10/31/2017	11/06/2017
Water Tower Heat Cabinet Supplies	17.21	60-445-4569	Water Tower Rpr & Mtce	71325	10/31/2017	11/06/2017
Supplies for Treatment Plants	101.66	60-445-4567	Treatment Plant Repair/Maint	71987	10/31/2017	11/06/2017
Tapcon Screws	9.66	01-445-4530	Public Grounds Rpr & Mtce	71990	10/31/2017	11/06/2017
Parts for Service Repair/River Rd	23.05	60-445-4568	Watermain Rprs. & Rplcmts.	72098	10/31/2017	11/06/2017
Sand/Brooms	32.75	01-445-4530	Public Grounds Rpr & Mtce	72142	10/31/2017	11/06/2017
Misc. Tools/Supplies/Water	92.96	60-445-4510	Equipment/IT Maint	72151	10/31/2017	11/06/2017
Water Tower Heater Box	28.70	60-445-4569	Water Tower Rpr & Mtce	72184	10/31/2017	11/06/2017
Total:	924.25	*Vendor Total				
MI Homes of Chicago						
049770						
Bond Return/52 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201404037	10/30/2017	11/06/2017
Bond Return/56 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201404038	10/30/2017	11/06/2017
Bond Return/60 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201404039	10/30/2017	11/06/2017
Bond Return/64 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201404046	10/30/2017	11/06/2017
Bond Return/80 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201405057	10/30/2017	11/06/2017
Bond Return/76 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201405058	10/30/2017	11/06/2017
Bond Return/72 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201405060	10/30/2017	11/06/2017
Bond Return/68 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201405061	10/30/2017	11/06/2017
Bond Return/27 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201409323	10/30/2017	11/06/2017
Bond Return/31 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201409324	10/30/2017	11/06/2017
Bond Return/35 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201409325	10/30/2017	11/06/2017

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Bond Return/39 Oak Creek Court	300.00	90-000-2225	Due To Others - Damage Bond	P#201409326	10/30/2017	11/06/2017
Total:	3,600.00	*Vendor Total				
Mid American Water						
013680						
Cable	65.00	60-445-4568	Watermain Rprs. & Rplcmnts.	141989-001	10/31/2017	11/06/2017
Pipe Clamp	490.00	01-445-4544	Storm Drain Maintenance	141989-002	10/31/2017	11/06/2017
Total:	555.00	*Vendor Total				
MSAB Inc.						
052550						
Cell Phone Recovery Tool	4,997.50	01-440-4555	Investigations	13506-K5H41	10/31/2017	11/06/2017
Cell Phone Recovery Tool	4,997.50	01-440-4380	Training	13506-K5H41	10/31/2017	11/06/2017
Total:	9,995.00	*Vendor Total				
Muehlfelt Enterprises, Inc.						
052590						
Contractor Installed Service Line/Water	1,530.00	60-445-4568	Watermain Rprs. & Rplcmnts.	7717	10/31/2017	11/06/2017
Total:	1,530.00	*Vendor Total				
North Aurora NAPA, Inc.						
038730						
Oil Filters/NAPD	19.08	01-440-4511	Vehicle Repair and Maint	273750 napd	10/31/2017	11/06/2017
Oil Filters/PWks	19.22	01-445-4511	Vehicle Repair and Maint	273750 pwks	10/31/2017	11/06/2017
Oil Filters	43.58	01-445-4511	Vehicle Repair and Maint	275706	10/31/2017	11/06/2017
Exhaust Elbow/Clamp/Bolt	57.23	01-445-4511	Vehicle Repair and Maint	275809	10/31/2017	11/06/2017
Wiper Blades/Truck #173	19.98	01-445-4511	Vehicle Repair and Maint	275810	10/31/2017	11/06/2017
Exhaust Elbow	33.05	01-445-4511	Vehicle Repair and Maint	275814	10/31/2017	11/06/2017
Flex Tubing	45.66	01-445-4511	Vehicle Repair and Maint	275826	10/31/2017	11/06/2017
Clamp	9.83	01-445-4511	Vehicle Repair and Maint	275828	10/31/2017	11/06/2017
Wire	22.36	01-445-4511	Vehicle Repair and Maint	275845	10/31/2017	11/06/2017
Mirror Light	19.10	01-445-4511	Vehicle Repair and Maint	276062	10/31/2017	11/06/2017
Filters	16.74	01-445-4511	Vehicle Repair and Maint	276208	10/31/2017	11/06/2017
Armorall	25.98	01-445-4511	Vehicle Repair and Maint	276209	10/31/2017	11/06/2017
Battery	358.35	01-445-4511	Vehicle Repair and Maint	276272	10/31/2017	11/06/2017
Paint/Elec CL	26.56	01-445-4511	Vehicle Repair and Maint	276288	10/31/2017	11/06/2017
Lamp & Plug	24.13	01-445-4511	Vehicle Repair and Maint	276289	10/31/2017	11/06/2017
6 Piece Socket Set	24.15	60-445-4511	Vehicle Repair and Maint	276338	10/31/2017	11/06/2017
(4) Misc. Pliers	42.92	01-445-4870	Equipment	276824	10/31/2017	11/06/2017
Parts for Vehicle Maint/Water	23.15	60-445-4511	Vehicle Repair and Maint	277703	10/31/2017	11/06/2017
Total:	831.07	*Vendor Total				
North East Multi-Regional						
001520						
Training Class (3)	375.00	01-440-4380	Training	225724	10/31/2017	11/06/2017
Training Class/McGrath	125.00	01-440-4380	Training	226033	10/31/2017	11/06/2017
Total:	500.00	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Northtowne Homeowners Assn.						
044800						
Refund Water Credit/DBL pymnt	7.67	18-320-3350	Sewer Collection	200 Linn, B sv	10/31/2017	11/06/2017
Refund Water Credit/DBL pymnt	98.06	60-320-3340	Water Collections	200 Linn, B w	10/31/2017	11/06/2017
Refund Water Credit/DBL pymnt	8.34	18-320-3350	Sewer Collection	215 Linn B sv	10/31/2017	11/06/2017
Refund Water Credit/DBL pymnt	111.43	60-320-3340	Water Collections	215 Linn B w	10/31/2017	11/06/2017
Total:	225.50	*Vendor Total				
Office Depot						
035720						
Office Supplies	3.02	01-440-4411	Office Expenses	2117879524	10/31/2017	11/06/2017
Notary Stamp	29.99	01-440-4411	Office Expenses	2117879526	10/31/2017	11/06/2017
Memory Stick/Investigations	119.98	01-440-4555	Investigations	2119727594	10/31/2017	11/06/2017
Notary Stamp	29.99	01-440-4411	Office Expenses	2120375483	10/31/2017	11/06/2017
Memory Cards (5)	99.95	01-440-4411	Office Expenses	2121493126	10/31/2017	11/06/2017
Various Files	33.33	01-440-4411	Office Expenses	2124003472	10/31/2017	11/06/2017
Total:	316.26	*Vendor Total				
Office Depot						
039370						
(2) Stamps	131.38	01-441-4411	Office Expenses	96476029800	10/31/2017	11/06/2017
Office Supplies	14.41	01-430-4411	Office Expenses	96613883800	10/31/2017	11/06/2017
Office Supplies	14.41	01-441-4411	Office Expenses	96613883800	10/31/2017	11/06/2017
Office Supplies	14.41	01-445-4411	Office Expenses	96613883800	10/31/2017	11/06/2017
Office Supplies/Trmt Plnt	31.76	60-445-4411	Office Expenses	96613883800	10/31/2017	11/06/2017
Offiec Supplies	28.73	01-430-4411	Office Expenses	96785624800	10/31/2017	11/06/2017
Offiec Supplies	12.81	01-441-4411	Office Expenses	96785624800	10/31/2017	11/06/2017
Offiec Supplies	12.81	01-445-4411	Office Expenses	96785624800	10/31/2017	11/06/2017
Offiec Supplies	12.81	60-445-4411	Office Expenses	96785624800	10/31/2017	11/06/2017
Supplies for Government Class	67.25	01-430-4411	Office Expenses	97015964200	10/31/2017	11/06/2017
Office Supplies	10.49	01-430-4411	Office Expenses	97277339900	10/31/2017	11/06/2017
Office Supplies	10.49	01-441-4411	Office Expenses	97277339900	10/31/2017	11/06/2017
Office Supplies/Garage	118.46	01-445-4411	Office Expenses	97277339900	10/31/2017	11/06/2017
Office Supplies/Garage	10.49	60-445-4411	Office Expenses	97277339900	10/31/2017	11/06/2017
Total:	490.71	*Vendor Total				
Oxie Valley Electric Supply, Inc.						
048340						
Bulbs/Eyes/Fuses	350.12	10-445-4661	Street Light Repair/Maint	0243		11/06/2017
Bulbs/Eyes/Gloves	155.00	10-445-4661	Street Light Repair/Maint	0396	10/31/2017	11/06/2017
Total:	505.12	*Vendor Total				
Petty Cash						
000900						
Donuts/Coffee w/ Mayor	29.62	01-410-4799	Misc. Expenditures	10312017-001	11/1/2017	11/06/2017
Gas for VH Vehicle	9.01	01-430-4799	Misc.	10312017-002	11/1/2017	11/06/2017
Misc. Mileage	60.52	01-430-4370	Conferences & Travel	10312017-003	11/1/2017	11/06/2017
Kitchen Supplies	13.87	01-430-4411	Office Expenses	10312017-004	11/1/2017	11/06/2017
Kitchen Supplies	13.87	01-441-4411	Office Expenses	10312017-005	11/1/2017	11/06/2017
Kitchen Supplies	13.87	01-445-4411	Office Expenses	10312017-006	11/1/2017	11/06/2017
Kitchen Supplies	13.88	60-445-4411	Office Expenses	10312017-007	11/1/2017	11/06/2017
Phone Battery	37.88	01-445-4511	Vehicle Repair and Maint	10312017-008	11/1/2017	11/06/2017

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Mums/Veterans Memorial	38.18	01-490-4761	Beautification Committee	10312017-009	11/1/2017	11/06/2017
Mllege/Meal	22.91	60-445-4370	Conferences & Travel	10312017-010	11/1/2017	11/06/2017
Water B License Appl Fee/Kick	30.00	60-445-4380	Training	10312017-011	11/1/2017	11/06/2017
KCWA Meeting/Lunch (4)	80.00	60-445-4390	Dues & Meetings	10312017-012	11/1/2017	11/06/2017
Distilled Water for Treatment Plants	3.51	60-445-4567	Treatment Plant Repair/Maint	10312017-013	11/1/2017	11/06/2017
Misc. Meals during WMB	45.55	60-445-4799	Misc. Expenditures	10312017-014	11/1/2017	11/06/2017
Total:	412.67	*Vendor Total				
Preventative Maintenace Systems						
000260						
Repair Parts/Truck #179	36.00	01-445-4510	Equipment/IT Maint	206172	10/31/2017	11/06/2017
Total:	36.00	*Vendor Total				
Priority Products, Inc.						
041340						
Screws/Nuts for Valve Repairs	273.94	60-445-4568	Watermain Rprs. & Rplcmnts.	914553	10/31/2017	11/06/2017
Screws/Nuts for Valve Repairs	381.69	60-445-4568	Watermain Rprs. & Rplcmnts.	914956	10/31/2017	11/06/2017
Total:	655.63	*Vendor Total				
Rempe Sharpe & Associates						
000970						
General/112 S Lincolnway	379.50	01-441-4255	Engineering	25957a lnclnv	10/31/2017	11/06/2017
General/Sanitary Fund	191.00	18-445-4255	Engineering	25957b sntry	10/31/2017	11/06/2017
General/Capital Funds Alley/Monroe St	750.00	21-450-4255	Engineering	25957c mnroe	10/31/2017	11/06/2017
Lot Grading	4,509.00	01-441-4255	Engineering	25958 lt grdn	10/31/2017	11/06/2017
Automall Tower/Verizon	191.00	90-000-E231	Sittig Cortese LLC - Verizon	25960 verizon	10/31/2017	11/06/2017
Well #8 Transmission Main	5,951.23	60-470-4255	Engineering	25961 well 8	10/31/2017	11/06/2017
Airport Rd Improvements	14,829.45	21-450-4255	Engineering	25962 arprt rd	10/31/2017	11/06/2017
Springs @ Orchard Rd	1,316.90	90-000-E222	Springs at Orchard Rd	25963 springs	10/31/2017	11/06/2017
W Trmnt Plant Miox Discussion/Research	450.24	60-445-4255	Engineering	25964 wtp mi	10/31/2017	11/06/2017
Randall Highlands Hotel	4,763.42	90-000-E055	NA Lodging 1, LLC	25965 rdl hot	10/31/2017	11/06/2017
Sanitary Sewer Upgrades	204.20	01-445-4255	Engineering	25967 san sw	10/31/2017	11/06/2017
FV Golf Course Meeting	134.53	90-000-E232	DR Horton - FV Golf Course	25968 fv golf	10/31/2017	11/06/2017
Well #9 Drilling/Surveying	500.00	60-471-4255	Engineering	25972 well 9	10/31/2017	11/06/2017
Total:	34,170.47	*Vendor Total				
Robyn, Stecklein						
022080						
Training Reimb/CIT	32.31	01-440-4380	Training	10202017	10/31/2017	11/06/2017
Total:	32.31	*Vendor Total				
Sean McCoy						
034810						
Training Reimb/ILEAS	22.47	01-440-4380	Training	09282017	10/31/2017	11/06/2017
Total:	22.47	*Vendor Total				
Senior Service Associates, Inc.						
046290						
Sponsor 2017 Partnership/Copper	250.00	01-410-4799	Misc. Expenditures	2017 sponsor	10/31/2017	11/06/2017

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Total:	250.00	*Vendor Total				
Sign-A-Rama						
029780						
New Squad Decals	891.70	71-430-4870	Equipment	11942	10/31/2017	11/06/2017
Hummer Decal	123.41	01-440-4511	Vehicle Repair and Maint	11942	10/31/2017	11/06/2017
Total:	1,015.11	*Vendor Total				
Suburban Accents						
026710						
Village Logos/Vehicle Numbers/Flags	350.82	01-445-4511	Vehicle Repair and Maint	25677	10/31/2017	11/06/2017
Total:	350.82	*Vendor Total				
Superior Asphalt Materials LLC						
031440						
Pot Hole Repair	74.82	01-445-4540	Streets & Alleys Rpr & Mtce	20171614	11/1/2017	11/06/2017
Total:	74.82	*Vendor Total				
Technology Management Rev Fund						
007390						
IWIN	718.32	01-440-4652	Communications	T1809686	10/31/2017	11/06/2017
Total:	718.32	*Vendor Total				
Teska Associates, Inc.						
024820						
FV Golf Course Meeting	210.00	90-000-E232	DR Horton - FV Golf Course	8104	10/31/2017	11/06/2017
Total:	210.00	*Vendor Total				
The Sherwin Williams Co.						
043550						
Hydrant Paint/Water	155.38	60-445-4563	Fire Hydrant Repair/maint	4160-3	10/31/2017	11/06/2017
Total:	155.38	*Vendor Total				
Thom Jungels						
039460						
Plumbing Inspections (16)	560.00	01-441-4276	Inspection Services	10302017	10/31/2017	11/06/2017
Total:	560.00	*Vendor Total				
Tri-County						
027350						
Grass Cutting/Wtr Wonders/Aug 2017	4,724.27	01-445-4531	Grass Cutting	17-10-5714	10/31/2017	11/06/2017
Grass Cutting/Wtr Wonders/Sept 2017	4,724.27	01-445-4531	Grass Cutting	17-10-5715	10/31/2017	11/06/2017
Total:	9,448.54	*Vendor Total				

Description	Amount	Account	Acct Name	Invoice #	Inv Date	Pmt Date
Utility Dynamics Corporation						
052560						
LED Luminaire/Poles Repair & Replace	44,383.05	10-445-4661	Street Light Repair/Maint	001	10/30/2017	11/06/2017
Total:	44,383.05	*Vendor Total				
Valley Fire Prot Systems, LLC						
027570						
Faucet Repair/NAPD	295.00	01-445-4520	Public Buildings Rpr & Mtce	145226	10/31/2017	11/06/2017
Total:	295.00	*Vendor Total				
W.E. Hannah Surveyors						
051850						
Miller Property Legal Description	75.00	12-438-4280	Professional/Consulting Fees	26445	10/31/2017	11/06/2017
Total:	75.00	*Vendor Total				
Water Products Company						
001170						
Hydrant Repair O Rings (10)	26.25	60-445-4563	Fire Hydrant Repair/maint	0276949	10/31/2017	11/06/2017
Total:	26.25	*Vendor Total				
Water Resources						
010380						
Meter Gaskets	17.76	60-445-4480	New Meters,rprs. & Rplcmnts.	31738	10/31/2017	11/06/2017
Total:	17.76	*Vendor Total				
Western Remac, Inc.						
051800						
Community Sign Phase II	45,000.00	21-454-4875	Capital Improvements	53527	10/31/2017	11/06/2017
Total:	45,000.00	*Vendor Total				
Report Total:	755,461.29					

**Village of North Aurora
Memorandum**



To: President and Board of Trustees

From: Bill Hannah, Finance Director

Date: October 31, 2017

CC: Steven Bosco, Village Administrator

RE: Comprehensive Annual Financial Report as of May 31, 2017

Sikich has completed their audit of the Village's financial reports as of May 31, 2017. As such we are now sending to the Board the completed:

- Comprehensive Annual Financial Report as of May 31, 2017
- Rt. 31 TIF Compliance Report
- Management Letter from Sikich to the Board
- Report on Allocation of Pension Amounts for IMRF

Also sent to the Board is the Auditor's Communication Report regarding matters related to the audit and internal control.

Jim Savio, who oversaw the audit engagement, will be in attendance at the meeting to present the audit report. Hard copies of the documents will be available in the Board in-boxes and email versions will be sent as well.

If you have any questions prior to the meeting regarding any information in any of the reports please let me know. Thanks!

Village of North Aurora Memorandum



To: Village President and Board of Trustees

From: Bill Hannah, Finance Director

CC: Steven Bosco, Village Administrator

Date: October 31, 2017

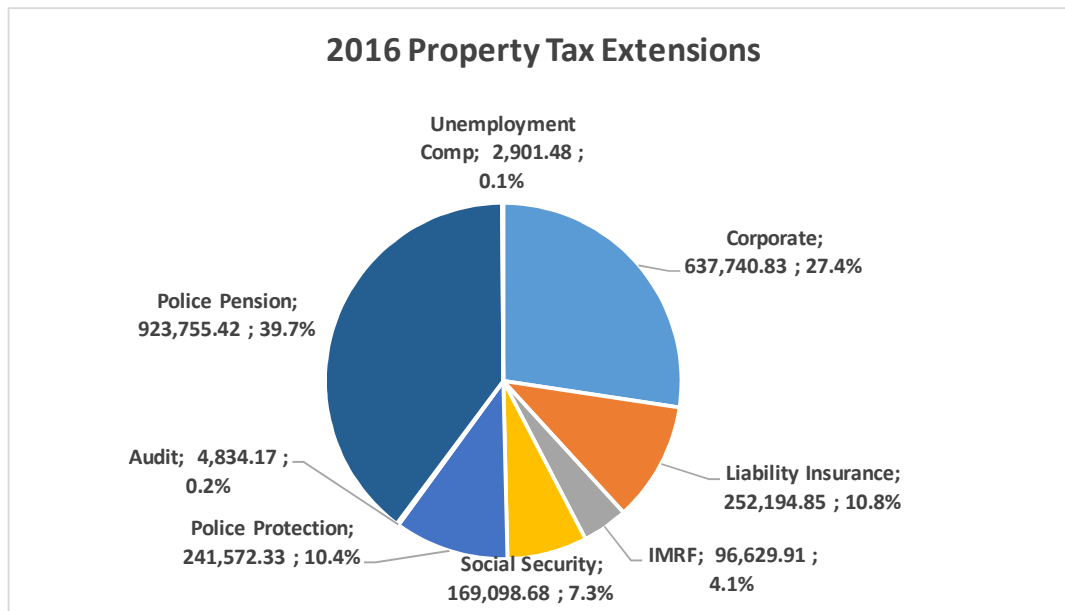
RE: Estimate of Tax Levy for Purposes of Truth in Taxation

Attached is a summary of information for discussion on the proposed property tax levy for 2017. Village Board approval of an estimate is required for the **November 6th** Village Board meeting. Actual Village Board approval of all regular and special service area tax levies is scheduled for **December 4th**.

Summary

Property taxes represent about 19% of all General Fund revenues and are a key revenue source to fund Village services and pension obligations, especially given the fluctuations the Village has experienced in sales tax and income tax revenue and the increasing pension obligations the Village must fund. Current State law restricts any increases in total property taxes extended to the rate of inflation as described below. This inflation allowance can not be deferred to a future year.

To recap, the total 2016 property tax extensions received during calendar 2017 were \$2,289,398 (excluding debt). This was broken out by specific levies as follows:



The Village is a non-home rule municipality that is also subject to the Property Tax Extension Limitation Law (PTELL) as dictated by the State. The statutes limit the increase in the total amount of property taxes that can be extended (for capped funds) to the **annual change in the applicable Consumer Price Index which for this levy year is 2.1%**, or 5%, whichever is less.

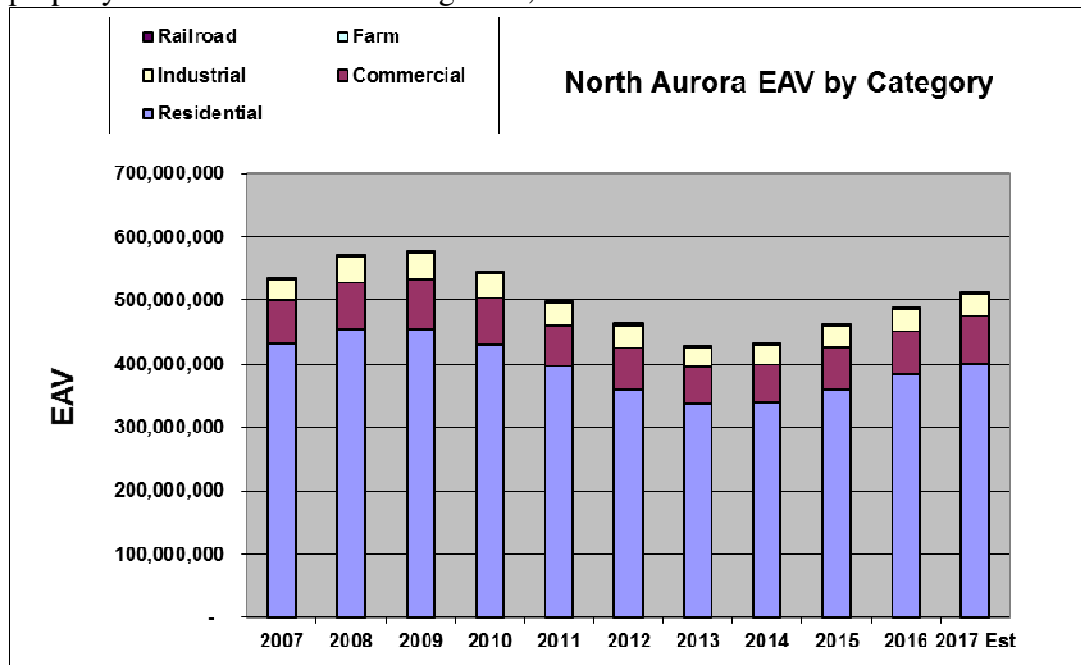
In addition, the Village is allowed to “capture” the increase in the equalized assessed valuation (EAV) of the Village that is attributable to new construction. In order to “capture” this new growth within its tax base, the Village has typically passed a levy higher than what is expected to be extended by the County (**through the CPI and new construction increases**) in order to ensure that the allowable increase due to new construction of residential, commercial and industrial growth are fully realized.

The following summarizes the estimated calculations for this year’s potential extensions for consideration by the Village:

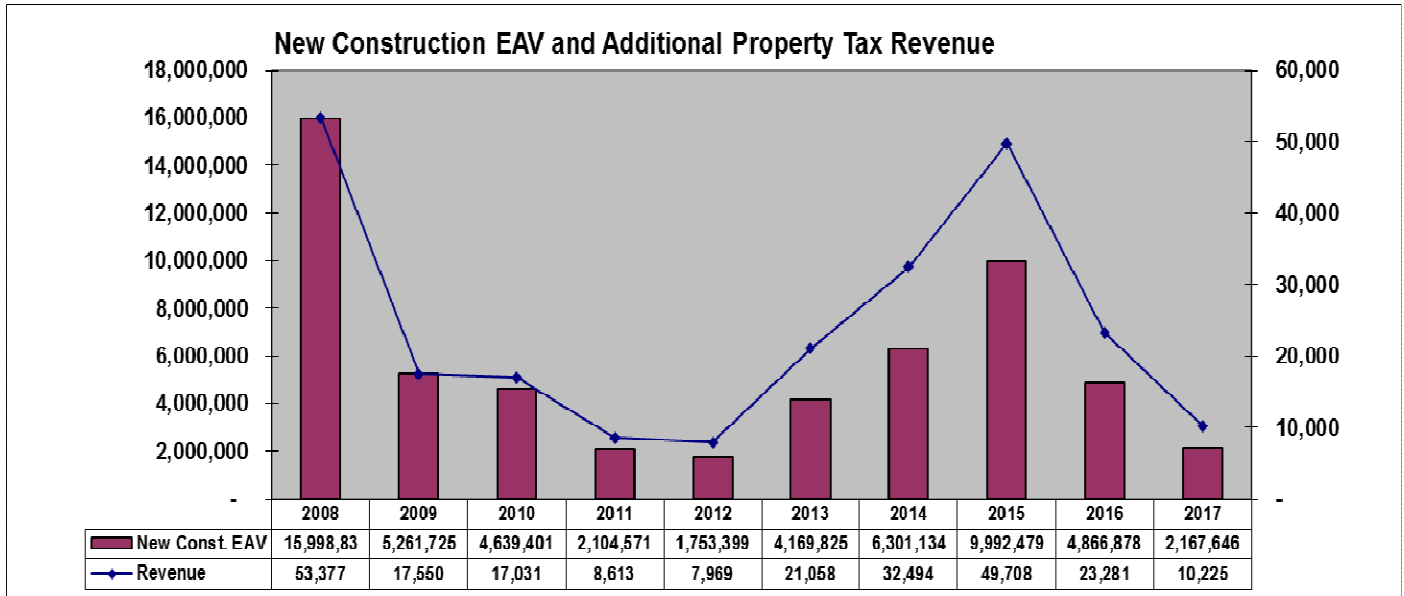
Last Year’s Total Property Tax Extensions:	\$2,328,728
Est. Increase Due to Inflation (2.1%)	\$ 48,903
Est. Increase Due to New Construction:	<u>\$ 10,225</u>
Total Est. Available Extensions:	\$2,387,856

EAV Change and New Construction

The 2017 taxable EAV is currently estimated to increase 3.98% to \$506,189,042. The 2017 estimate is based on preliminary data from the County Clerk’s office with an allowance for reductions based on future appeals. This number will change as final appeals and adjustments are made. The 2017 EAV numbers appear to show a strong increase in current property of about 3.5%. The 2017 estimated EAV is based on property sales that occurred during 2014, 2015 and 2016.

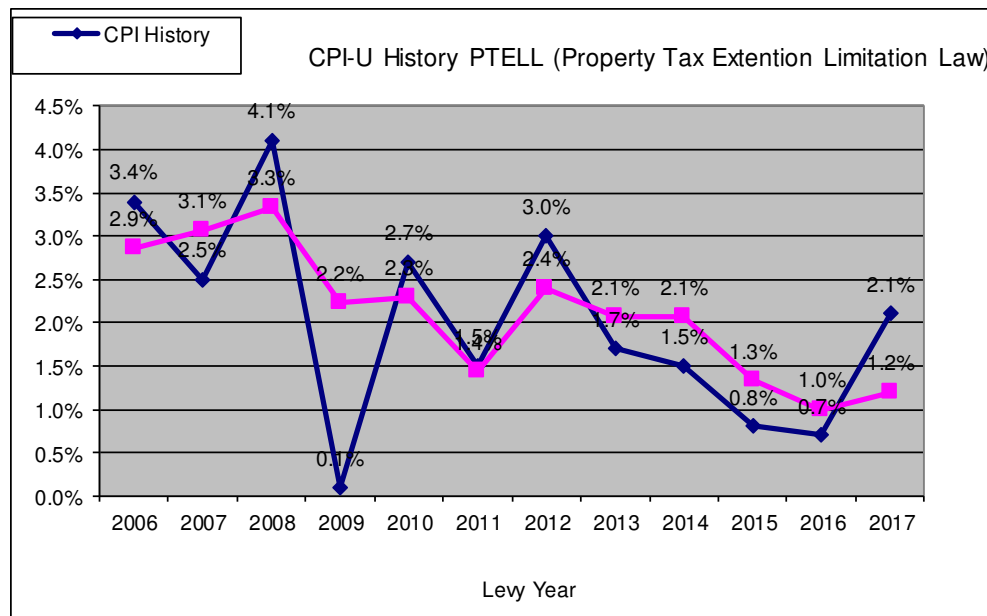


The 2017 estimated EAV includes an estimated \$2,167,646 in new construction EAV. The following chart shows the amount of new construction EAV over the last 10 years and the resulting additional property tax revenue available made available as a result.



Application of Consumer Price Index

The index used to determine the increase is the CPI-U or the Consumer Price Index for All Urban Consumers. For the December 2017 levy payable in 2018 this increase is 2.1%. Section 18-185 of the Property Tax Code defines “extension limitation” as “...the lesser of 5% or the percentage increase in the Consumer Price Index during the 12-month calendar year preceding the levy year...” This change was measured from December 2015 to December 2016.



SSA's

Last year the Village levied the following amounts for the various SSA's for the 2016 tax levy year.

1. Waterford Oaks	\$ 3,550 (Mowing)
2. Timber Oaks	\$ 2,575 (Mowing)
3. Pinecreek III	\$ 720 (Mowing)
4. Willow Lakes	\$ 465 (Mowing)
5. North Aurora Towne Center	\$15,000 (Wetland/Basin Maint)
6. Randall Highlands (SF)	\$ 711 (Common Area Maint)
7. Randall Highlands (MF)	\$ 969 (Common Area Maint)
8. Randall Highlands (CM)	\$ 820 (Common Area Maint)

Staff will be evaluating the SSA amounts necessary to levy over the next several weeks and bring more information to the Board for discussion. State law now requires that the Village hold a separate public hearing if an SSA levy is anticipated to increase more than 5% from last year, or if an inactive SSA is planned on being activated.

Police Pension Valuation

The May 31, 2017 police pension valuation was also recently completed. The valuation incorporates the new information required to be included and disclosed per the new GASB Statement 67 and 68 reporting standards including statement of changes in the net pension liability, changes in the discount rate affecting the total net pension liability, and other information.

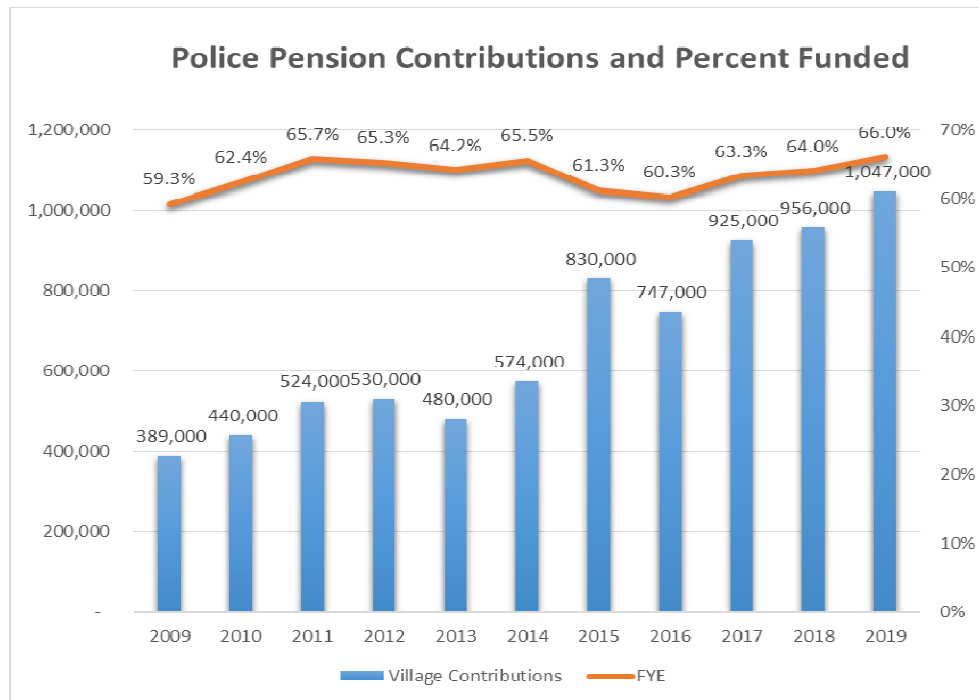
The attached valuation incorporates the recommendations of the Village's Finance Committee's discussion on July 10th to modify certain assumptions in the valuation. Those recommendations were to:

1. Lower the payroll growth rate assumption from 5.0% to 3.0%
2. Change the salary increase assumption from a flat 5.0% per year to a table of rates varying by service.

These changes were primarily the reason for the increase in the Village's contribution determination from \$955,822 to \$1,046,968 for the 2017 tax levy. During the last year investment experience for the fund was a positive 9.46% versus the assumption of 7.0% and salary increases were 2.05% versus the assumption of 5.0%. Due to the smoothing of gains and losses over a five-year period one-fifth of the investment gain is recognized in the current year. The actuarial investment return for the fund for the year was then calculated to be 6.66%.

The valuation continues the Board Pension Funding Policy (adopted in 2011) of a 100% funding goal with a remaining 25 year closed amortization period. This is higher than the State minimums which incorporate a 90% funding goal. The comparative State minimum for funding would have been \$909,490. The Net Position as a Percentage of the Total Pension Liability went from 58.48% to 63.05%. The total pension liability was \$24,230,524 and the Fiduciary net Position was \$15,908,889 creating a Net Pension Liability of \$9,321,635.

The following chart and table shows the total employer contributions made by the Village since 2009 as well as the additional contributions made over and above the required amounts over the last four years. The Village has made additional contributions to the Police Pension Fund over the last four fiscal years and will again evaluate the possibility of doing that again in the current fiscal year later in the year.



FYE	Actuarial Determined Contributions	Additional Contributions	Total Contributions	Percent Funded
2009	389,000	-	389,000	59.25%
2010	440,000	-	440,000	62.37%
2011	524,000	-	524,000	65.72%
2012	530,000	-	530,000	65.26%
2013	480,000	-	480,000	64.16%
2014	524,000	50,000	574,000	65.50%
2015	580,000	250,000	830,000	61.29%
2016	597,000	150,000	747,000	60.25%
2017	800,000	125,000	925,000	63.30%
2018	956,000	-	956,000	64.00%
2019	1,047,000	-	1,047,000	66.00%

Library

The Messenger Library approved its levy amount earlier in the month. The amount of \$1,740,221 allows the Library to also realize all of the amounts provided by CPI and new construction for the upcoming year.

Summary

If the Village adopts a levy which when extended by the County after complying with PTELL law realizes all of the allowances provided by CPI and new construction the following table would illustrate what the estimated property tax extensions ultimately received by each Fund would be:

	<u>2015 Extensions</u>	<u>2016 Extensions</u>	<u>2017 Est Extensions</u>	<u>Percent Change</u>
General Fund	1,261,601.25	1,149,875.92	1,101,337.86	-4.22
Police Pension Fund	779,366.43	923,755.42	1,020,443.14	10.47%
Insurance Fund	248,430.41	255,096.33	266,075.43	4.30%
Total	<u>2,289,398.09</u>	<u>2,328,767.67</u>	<u>2,387,856.43</u>	2.54%

As the above chart shows, the estimated total increase in property tax extensions that the Village can potentially realize next year is \$59,128. With the increased allocation necessary for police pensions, the net amount remaining in the General Fund to fund Village operations would decrease by \$48,538 in this scenario. Attached for this discussion are illustrative tables showing the impact of adopting a total levy of \$2,450,000 in order to ensure that all allowable increases are captured and along with any unanticipated new construction numbers that may come in.

Under the proposed levy above the average home would see their Village portion of their tax bill increase by \$4 for the year, not accounting for variations in a home's assessed value.

As a reminder, proposals have been made at the State level that would attempt to "freeze" property tax extensions for a certain number of years. It is unknown at this time if any of those proposals might be enacted into law in the future but the most commonly cited method would be to set the CPI factor at 0% for a certain number of years. The Village is also realizing a 10% decrease in income tax revenue for this year and it is possible that this decrease may be made permanent by the State in future years.

The attached information was discussed at the October 16th Committee of the Whole with direction given to proceed to the November 6th Village Board meeting for consideration. The police pension actuarial valuation was discussed at the October 17th Police Pension Board meeting with recommendation for including the amount as outlined in the valuation

Village of North Aurora
Preliminary Calculations for 2017 Property Tax Levy

<u>Taxable Rate Setting EAV Estimations</u>		<u>Percent Increase</u>
Total 2016 EAV	486,825,058.00	
Estimated 2017 New Construction	2,167,646.00	0.45%
Change in 2017 Current EAV/Other	<u>17,196,338.00</u>	3.53%
Total 2017 Estimated Taxable EAV	<u>506,189,042.00</u>	3.98%

	<u>Total Property Taxes Subject to Cap</u>	<u>Village Debt Service Not Subject to Cap</u>	<u>TOTAL VILLAGE</u>	<u>Messenger Public Library</u>	<u>TOTAL VILLAGE AND LIBRARY</u>
2016 Property Tax Extensions	2,328,727.67	539,718.60	2,868,446.27	1,689,209.24	4,557,655.51
Est. Increase Due to CPI of 2.10%	48,903.28	-	48,903.28	35,473.39	84,376.68
2016 Property Tax Extension After Applicable CPI Increase of 2.10%	2,377,630.95	542,307.38	2,919,938.33	1,724,682.63	4,644,620.96
Additional Est. Extensions Due to New Construction (Estimated)	10,225.48	-	10,225.48	7,417.34	17,642.82
TOTAL 2017 Tax Extensions (Preliminary Estimate)	2,387,856.43	542,307.38	2,930,163.81	1,732,099.97	4,662,263.78
2016 Property Tax Rate	0.478350	0.110865	0.589215	0.347020	0.936235
2017 Property Tax Rate (Estimated)	0.471732	0.107135	0.578867	0.342184	0.921051
Percent Change in Property Tax Rate	-1.38%	-3.36%	-1.76%	-1.39%	-1.62%
Proposed 2017 Property Tax Levy	2,450,000.00	536,938.00	2,986,938.00	1,740,221.00	4,727,159.00
Additional Levy "Buffer" to Ensure Capture of New Construction	2.60%			0.47%	
Percent Increase 2016 Proposed Levy Versus Last Year's 2015 Extensions	5.21%	-0.52%	4.13%	3.02%	3.72%

Village of North Aurora
Summary of Levy Amounts for 2017

<u>Village and Library Levies</u>	<u>2016 Levy</u>	<u>2017 Levy</u>
Corporate	660,000.00	600,000.00
Liability Insurance	261,000.00	270,000.00
IMRF	100,000.00	100,000.00
Social Security	175,000.00	175,000.00
Police Protection	250,000.00	250,000.00
Audit	5,000.00	5,000.00
Police Pension	956,000.00	1,047,000.00
Unemployment Comp	3,000.00	3,000.00
Total Village (Capped)	<u>2,410,000.00</u>	<u>2,450,000.00</u>

Library Debt Service	534,375.00	536,938.00
Total Village (Noncapped)	<u>534,375.00</u>	<u>536,938.00</u>

Messenger Library	1,745,981.00	1,740,221.00
Total Library (Capped)	<u>1,745,981.00</u>	<u>1,740,221.00</u>

<u>Special Service Area Levies</u>	All To Be Determined	
	<u>2016 Levy</u>	<u>2017 Levy</u>
3 Silver Trails II	-	-
4 Waterford Oaks	3,550.00	-
5 Woodland Lakes	-	-
10 Hartfield	-	-
7 Oak Hill	-	-
8 Timber Oaks	2,575.00	-
9 Pinecreek (III)	720.00	-
12 Silver Trails III	-	-
11 Willow Lakes	465.00	-
13 Banbury Ridge Townhomes	-	-
14 Orchard Crossing	-	-
15 Chesterfield Townhomes	-	-
16 Chesterfield	-	-
17 Banbury Ridge	-	-
18 Orchard Estates	-	-
19 Banbury Grove	-	-
20 Miradoor	-	-
21 Tanner Trails	-	-
22 Remington Landings	-	-
23 Mooselake Estates	-	-
24 Mirador North	-	-
25 Randall Commons 1	-	-
26 Randall Commons 2	-	-
27 Orchard Commerce	-	-
28 Williard's Corner	-	-
29 Windstone Subdivision	-	-
30 Lake Run Estates	-	-
31 Oak Creek	-	-
32 North Aurora Towne (Retention)	15,000.00	-
33 Randall Highlands (S-F)	711.00	-
34 Randall Highlands (M-F)	969.00	-
35 Randall Highlands (CM)	820.00	-
36 North Aurora Towne (Parkway)	-	-
37 Riverwoods - Common Areas	-	-
38 Riverwoods - Railroad	-	-
39 Randall Square	-	-
40 Orchard Commons	-	-
41 Randall Road Commercial	-	-
	<u>22,310.00</u>	<u>-</u>

Memorandum

TO: Village President and Board of Trustees

FROM: Robyn Stecklein, Police Pension Board President

DATE: November 1, 2017

RE: Annual Police Pension Tax Levy Request

The annual actuarial valuation for the Police Pension Fund as of June 1, 2017 was completed. The actuary determined that the required contribution from the Village increased from \$955,822 to \$1,046,968 for the 2017 tax levy year. The assets of the fund and the current market value of those assets were part of the scope of Sikich's annual audit of the Village as of May 31, 2017.

As President of the Police Pension Board we request that the Village include the \$1,046,968 in the upcoming 2017 tax levy of the Village.

Memorandum



To: Dale Berman, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: November 6, 2017
Re: Proposals for Snow and Ice Removal

At the October 16, 2017 Committee of the Whole meeting the Board considered the proposals of Langton Group and Tri-County Excavating for Snow and Ice Removal Services. Staff prepared simulations of snow storms to compare the overall cost of snow and ice removal services presented by both companies using the hourly rates submitted. The total cost difference between the firms is estimated to be approximately \$4,000 per year.

Langton Group had the lower price, however company headquarters were located approximately an hour or more away. This created concern about their response time. Additionally one reference that was checked did not indicate complete confidence in their ability to provide the requested services. Tri-County Excavating has proven to provide excellent service to the Village in the past and have not had a problem meeting the required response time or providing additional equipment in large storms.

After considering this information the board arrived at a consensus to support a recommendation by staff to award the contract to Tri-County Excavating. The board recognized that snow and ice removal services are a critical service provided to the community and did not want to risk interrupting emergency response or jeopardize public safety during snowstorms. Staff is recommending the award of the three year contract with the option to terminate within 30 days by either party to Tri-County Excavating.

The contract for Snow and Ice Removal services ends on December 1, 2017. In order to continue to guarantee service, a new contract must be in place prior to this date.

Staff developed a proposal for snow and ice removal services and advertised it in the local newspaper, on the Village website, and contacted firms that provide these

services. Four firms attended the mandatory informational meeting held to answer questions prior to the submission deadline. Two of the firms who attended supplied proposals, Langton Group and Tri-County Excavating.

This proposal is for a three year contract with the option of either party to terminate with a written notice of 30 days. The firm was asked to provide costs for each of the three contract years for the vehicles and equipment requested by the Village. Table 1 on the following page illustrate the prices offered by each firm. Tri-County provided unit costs that increase each year by 3%. Langton Group provided unit costs that remain the same the first two years and increase in the third year by a percentage that varies by equipment.

Table 1. Hourly Rates

Tri County Excavating

		Winter 2017- 2018 Rate [\$ / Hr]	Winter 2018- 2019 Rate [\$ / Hr]	Winter 2019- 2020 Rate [\$ / Hr]
Vehicles				
1	6-Wheeler with an 11-12 ft. Plow & Salter	150	155	160
2	6-Wheeler with an 11-12 ft. Plow & Salter with a Wing Plow	170	175	180
3	6-Wheeler Haul Off (if necessary)	90	93	96
4	5-Yard Truck 11 ft. Plow & Salter	140	144	148
5	5-Yard Truck 11 ft. Plow & Salter with a wing plow	160	165	170
6	1-Ton Truck 9-10 ft. Plow & Salter	125	129	133
7	Pick-up Truck 8.5 ft. Plow	115	118	122
8	Skid Steer with Bucket	120	124	128
9	Skid Steer with Plow	120	124	128
10	Wheel Loader with Bucket	200	206	212
11	Wheel Loader with Plow	220	227	234
Equipment				
1	Snow Blowers	105	108	111
2	4 Wheeler with Plows	125	129	133

Table 1. Hourly Rates continuedLangton Group

		Winter 2017- 2018 Rate [\$ / Hr]	Winter 2018- 2019 Rate [\$ / Hr]	Winter 2019- 2020 Rate [\$ / Hr]
Vehicles				
1	6-Wheeler with an 11-12 ft. Plow & Salter	125	125	130
2	6-Wheeler with an 11-12 ft. Plow & Salter with a Wing Plow	175	175	180
3	6-Wheeler Haul Off (if necessary)	125	125	130
4	5-Yard Truck 11 ft. Plow & Salter	120	120	125
5	5-Yard Truck 11 ft. Plow & Salter with a wing plow			
6	1-Ton Truck 9-10 ft. Plow & Salter	110	110	115
7	Pick-up Truck 8.5 ft. Plow	110	110	115
8	Skid Steer with Bucket	110	110	115
9	Skid Steer with Plow	110	110	115
10	Wheel Loader with Bucket	175	175	175
11	Wheel Loader with Plow	175	175	175
Equipment				
1	Snow Blowers	90	90	90
2	4 Wheeler with Plows	100	100	100

The table below illustrates the difference in prices offered by the two firms. The first three columns are the difference between the two prices in dollars per hour. The second three columns show the difference in percentage. The figures shown in bold with an "L" next to them indicate that Langton Group provided a higher unit price. Otherwise Tri-County has the higher prices.

An example on how to read the below table would be to look at the **Vehicles**, row 1, "6-Wheeler with an 11-12 ft. plow & salter". In the first winter season of 2017-2018 there is a \$25/hr difference. This indicates a 20% higher price. If we look at under **Vehicles**, row 3 for the "6-Wheeler Haul Off (if necessary)" under Winter 2017-2018 we see that the Langton Group is \$35/hr which is 39% higher than Tri-County.

Table 2. Hourly Rate Comparison

		Winter 2017- 2018 Rate [\$ / Hr]	Winter 2018- 2019 Rate [\$ / Hr]	Winter 2019- 2020 Rate [\$ / Hr]	Winter 2017- 2018 Rate [%]	Winter 2018- 2019 Rate [%]	Winter 2019- 2020 Rate [%]
Vehicles							
1	6-Wheeler with an 11-12 ft. Plow & Salter	25	30	30	20%	24%	23%
2	6-Wheeler with an 11-12 ft. Plow & Salter with a Wing Plow	5 L	0	0	3% L	0%	0%
3	6-Wheeler Haul Off (if necessary)	35 L	32 L	34 L	39% L	34% L	35% L
4	5-Yard Truck 11 ft. Plow & Salter	20	24	23	17%	20%	18%
5	5-Yard Truck 11 ft. Plow & Salter with a wing plow	N/A	N/A	N/A	N/A	N/A	N/A
6	1-Ton Truck 9-10 ft. Plow & Salter	15	19	18	14%	17%	16%
7	Pick-up Truck 8.5 ft. Plow	5	8	7	5%	7%	6%
8	Skid Steer with Bucket	10	14	13	9%	13%	11%
9	Skid Steer with Plow	10	14	13	9%	13%	11%
10	Wheel Loader with Bucket	25	31	37	14%	18%	21%
11	Wheel Loader with Plow	45	52	59	26%	30%	34%
Equipment		[\$ / Hr]	[\$ / Hr]	[\$ / Hr]	[%]	[%]	[%]
1	Snow Blowers	15	18	21	17%	20%	23%
2	4 Wheeler with Plows	25	29	33	25%	29%	33%

The above table provides information that compares the prices of the two companies. At this point the observation can be made that the unit prices offered by Tri-County are generally higher than those supplied by Langton Group. However it does not necessarily mean that the overall cost of snow and ice removal is higher. The results of the simulation are summarized in the Table 3 below. This simulation demonstrates that for the 2015-2016 winter snow season the Langton Group provides lower rates by \$5,162.50 and in the 2016-2017 winter snow season the cost is lower by \$3,775.00.

Table 3. Simulation Results

Firm Name	Total Cost 2015-2016 Snow Season	Total Cost 2016-2017 Snow Season
Tri-County Excavation & Construction	\$81,000.00	\$66,492.50
Langton Group	\$75,837.50	\$62,717.50
Difference	\$5,162.50	\$3,775.00

While the cost analysis is useful to provide the a quantitative look at each firm the reason that the Village requested proposals was because there are other factors that must be considered besides prices.

These criteria include: references, equipment, response time, subcontractors, flexibility to respond to varying snowfall events, and hourly rates. Below is a summary of the staff evaluation of each firm with respect to the criteria.

References

Tri-County has worked for the past 12 years providing snow and ice removal services for the Village of North Aurora. To evaluate Tri-County's references staff is choosing to utilize its experience with the firm. Staff believes that Tri-County has performed effectively in the past because they have become familiar with the routes that the Village has assigned to them. They understand the subdivision layouts and know the locations to pile snow in cul-de-sacs. They are reliable and have never had a problem arriving on time. They are conscientious and communicate well with staff. If issues arises where a mailbox is struck, staff has been contacted quickly to address the problem. During long snow storms Tri-County has been able to work independently with little supervision while Village employees are taking mandated rest period.

Langton Group has provided references from other clients including Village of Glenview. Langton currently provides service for town center area, business district parking lots, and municipal facilities including parking lots and sidewalks. The reference shared that they have limited experience plowing actual routes and were excluded from this past contract which would have provided services for this coming snow season. Google Maps indicates that Glenview is approximately one hour and twenty five minutes from Woodstock, the location of Langton Groups yard. The reference indicated they had an hour and half response time. Initially there were issues providing service within that time frame. At times drivers were deployed at the direction of Langton Group instead of the Public Works Department in order to anticipate storm events. Under the North Aurora contract if the contractor chose to do this, he would not be compensated for this time. During the longer duration storms they experienced difficulty providing the desired level of service. The point of contact was not necessarily clearly defined leading to communication issues. The reference was hesitant to say that they would be able to provide the service we are seeking.

The Village of Oswego was contacted to get additional references but has not responded at this time.

Equipment

Both firms provided vehicle and equipment inventories. Staff has determined that both firms have the ability to provide the necessary equipment to the Village to effectively complete the snow and ice removal operations. Prior to the award of the contract Village staff will visit the selected company's firm to evaluate its fleet.

Response Time

The response time required by this proposal is one hour.

Tri-County is located in Aurora, their response time is as low as 15 minutes.

Langton Group is located in Woodstock, IL. The driving time from Woodstock to the Village of North Aurora is just over one hour according to Google Maps. Langton Group indicates they have a meteorological service in place that contacts their managers two hours in advance of a storm. This provides adequate lead time to their drivers to begin deploying services. In addition drivers that live near North Aurora would be directed to take their vehicles home with them to shorten the response time. Langton Group indicated that they hold other accounts with commercial entities in and around the Fox Valley area and would be able to pull these individuals off to meet the service needs of North Aurora.

Subcontractors

The Village was interested in knowing if each firm would use subcontractors because we were concerned it could impact response time or impact the ability of staff to manage the contractors.

Tri-County has listed four firms they will use to support their operations in large snow events. They have provided the equipment owned by these companies as well.

Langton Group has not listed any subcontractors.

Flexibility

This criteria was included to determine if the selected contractor had the ability to provide snow and ice removal services under all size of snow storms. Based on the equipment lists it appears that both firms possess the necessary equipment to perform the work. Tri-County has been observed to perform well in a variety snow events. Glenview indicated that Langton Group had difficulty at times responding to very large storm events.

Hourly Rates (Cost of Operation)

The storm event simulation performed above indicated that the cost difference for service for the winter 2015-2016 was \$5,162.00 (6%) and for 2016-2017 snow season was \$3,775.00 (6%).

In consideration of the evaluation of the proposals against the defined criteria, two observations can be made. The first is simply that Langton Group can provide the snow removal services at a lower cost. The second is more qualitative in nature and relies on the references provided by Langton Group. The references indicated that Langton Group had not performed snow removal services on actual snow routes, rather parking lots and sidewalks. The reference indicated he was concerned with their ability to provide route service and did not award a contract as a result of this concern.

Overall staff believes that snow and ice removal is a critical service for the Village of North Aurora. This service maintains access to the road network for residents, business owners, visitors and emergency services. At this point the staff believes the minimal difference in simulated cost is outweighed by reliable snow and ice removal service provision. Staff is seeking to have a conversation with the Village Board to understand its view on cost and service provision of snow and ice removal services.

Memorandum



To: Dale Berman, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: November 6, 2017
Re: Salt Purchase

At the March 17, 2017 Village board meeting, staff was authorized to utilize the State's Joint Purchasing Program to purchase salt. This program leverages the purchasing power municipalities, counties and townships throughout the State. As a result the cost per ton is less than if the Village were to solicit bids individually. The program provides the Village with some flexibility because it offers the opportunity to receive 120% of our requested amount of salt without an increase in the unit price. This means if we have a severe winter season we have the ability to order additional salt to meet the demands of the storm and provide access to a safe road network for motorists. If the salt is not used the Village still has the option to take advantage of the low price and request delivery and store salt at the end of winter if there is room in the salt domes.

Each year the state limits the increase in purchase price in the Joint Purchasing Program to ten percent. Based upon the 2016-2017 price of \$65.90 this would mean the highest the 2017-2018 price could be is \$72.49. Staff used this number to conservatively estimate a budget figure of \$156,578 based on the 2,160 tons typically ordered. If the Village chose to receive its 120% allocation the tons increase to 2,592 and the cost increases to \$187,894.

This year the unit price for salt per ton is \$53.20 including delivery to each of the Village two salt domes. This is 19% less per ton than last year's price and 27% less than the maximum increase.

The Village is requesting 2,160 tons of salt this year for a total cost of \$114,912. If the Village were to accept the option to receive the 120% allocation the total tons would increase to 2,592 tons for a total cost of \$137,894.40.

The current budget has \$160,000 in it for purchasing salt. Staff is recommending the approval of the purchase of 2,160 tons of salt in the amount of \$114,912 with the option to purchase 2,592 tons in the amount of \$137,894.40 if the Village chooses to request its 120% allocation.

Memorandum



To: Dale Berman, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: October 5, 2017
Re: Leak Detection Survey

Leak detection is a maintenance operation performed annually on all 92 miles of the Village's water distribution system. The operation is used to identify any leaks in the distribution system so that the water main can be repaired. Identifying and repairing the leaks prevents water loss and saves the Village money. Leaks are detected on the water main pipes using sound waves. The detection company employee will listen to the sound produced from valves and hydrants at distances no greater than 400 feet. A variance in the frequency of the sound may indicate a leak. If a potential leak is detected a second test is performed to confirm and correlate the location of the leak on the water main. This location will then be marked on the pavement so the Village can dig and repair the pipe.

Village staff requested proposals from three qualified leak detection firms and received two responses. The table below illustrates the cost proposals of each firm.

Table 1. Cost Comparison

Firm Name	Cost of Service
Water Services Company	\$ 10,304.00
M.E. Simpson Co., Inc	\$ 17,020.00

Water Services Company has performed leak detection services for the Village of North Aurora in the past with satisfactory results. This year it is estimated that the project will take 4 weeks to complete. Staff recommends selecting Water Services Company to perform leak detection services in the amount of **\$10,304**. This operation was budgeted in the amount of \$10,500 from the Waterworks Fund, account number 60.445.4560.



09/22/2017

Mr. Paul Young

Water Superintendent
Village of North Aurora
25 E. State Street
North Aurora, Illinois 60542

RE: PROPOSAL FOR A WATER DISTRIBUTION SYSTEM LEAK SURVEY

Dear Mr. Young,

M.E. Simpson Co., Inc. is pleased to present the Village of North Aurora our proposal for a Water Distribution System Leak Detection Survey Program. We are honored to be considered for this work and are confident our team will help make the project a success.

M.E. Simpson Co., Inc. is a Professional Services Firm dedicated to developing and providing programs and services designed to maximize peak performance for our clients' water distribution systems. Many of these programs are universally recognized as a part of "Best Management Practices" (BMPs) for utilities. We pride ourselves on delivering solid solutions using the highest quality technical and professional services by way of state-of-the-art technology and a skilled and well-trained staff of professionals. Our highly-educated engineers and technical team are committed to the success of this project. They will be ready at a moment's notice to relieve your staff's burden and ensure a seamless continuation of your services.

Our services were developed and refined to provide utilities with programs that can be customized to meet their needs. From complete "Turn-Key" services to assisting with the development of "in-house" programs for utilities, M.E. Simpson Co., Inc. serves our clients with this ultimate goal: to deliver to the public the implicit faith that **"the water is always safe to drink"**.

Thank you for your consideration and this opportunity to acquaint you with our Water Distribution System Leak Detection Services and offer this response. We are committed to exceeding your expectations.

Sincerely,

Randy Lusk

Randy Lusk
Regional Manager

3406 Enterprise Avenue
Valparaiso, IN 46383

800.255.1521 P
888.531.2444 F

Randy.Lusk@mesimpson.com



Regional Manager

SCOPE OF WORK

Water Distribution System Leak Survey

The Field Scope of Service for the Leak Survey is understood to be the following:

M.E. Simpson Co., Inc. will furnish all labor, material, transportation, tools, and equipment necessary to survey the water distribution system areas selected by the City. M.E. Simpson Co., Inc. shall be required to provide such skilled and trained personnel and equipment necessary to complete the work herein specified. There will be a minimum of Two Persons per team working on the survey at all times.

- 💧 Work in an orderly and **safe** manner to insure protection of the local residents, Utility employees, and the Field Staff so that no **avoidable** accidents occur.
- 💧 All Field Staff will have readily observable identification badges worn while in the field.
- 💧 The leak detection equipment to be used will be that which was described in the "Equipment to be used" section.
- 💧 Initially listen to all fire hydrants, all accessible main line valves, and when necessary, selected service connections in the entire distribution system by making physical contact with the valve, hydrant, pipe, or B-box. (Listening points that are not accessible will be given to the Utility and when corrected they will be listened to.)
- 💧 Listening points of contact will be: valves, hydrants, service valves or meter settings. The preference of listening points in order as follows; direct contact with the pipe, main line valves, hydrant valves, hydrants, then service valves or meter settings.
- 💧 Specific listening distances will be determined by pipe material. Metallic type pipes; no greater than 500' between listening points. Non-Metallic AC/Concrete type pipes; no greater than 300' between listening points. Non-Metallic PVC/HDPE type pipes; no greater than 150' between listening points.
- 💧 A "suspected leak" log shall be maintained indicating all areas where suspected leak noise was heard. This log will be reviewed when the Project Team is verifying the suspected leak area for confirmation of the actual existence of a leak. This log will be a part of the periodic reports turned into the Utility regardless of an actual leak located in the area or not, with an explanation of the noise source.
- 💧 When leak noise has been detected and or suspected, the Project Team will verify the suspected area a second time to confirm the noise. At least four hours will pass between the initial listening of the area before a second listen and confirmation is attempted.

Randy Lusk
Regional Manager

3406 Enterprise Avenue
Valparaiso, IN 46383

800.255.1521 P
888.531.2444 F

Randy.Lusk@mesimpson.com

- 💧 The Project Team will line locate the water main and service lines in the immediate area so the correct pipe distances can be input into the leak correlator and also so that the Water Utility will have an idea of where the water main is located prior to excavation. Non-metallic pipe locations will be “interpolated” as best that can be identified, given the line location of metallic services, Utility knowledge of the area, or other information regarding the actual location of the main.
- 💧 The Project Team will use “State of the Art” Electronic Leak Correlators to determine if a leak is present and use the same equipment to pinpoint the leak.
- 💧 For PVC water mains only the Echologics LeakFinder-ST w/hydrophones leak correlator or Fluid Conservation Systems (FCS) TriCorr Touch leak correlator, will be used for correlations because of the ability for these correlators to be able to analyze the particular sound frequencies inherent to PVC pipe.
- 💧 The leak location will be marked in the field (on the surface) using environmentally formulated Precautionary Blue paint.
- 💧 The Project Team will document all leak locations with a diagram indicating the location of the leak. Other information related to that correlation will be included as part of the field sheet such as the filters used for the correlation, line locations, distances between sensors, etc.
- 💧 The locations of leaks requiring immediate attention (immediate threat to life, injury or traffic) will be turned in as quickly as possible to facilitate the repair process.
- 💧 The Project Team will report daily or per request of the Utility, to assigned Utility Professional and go over the progress of the previous day, as well as cover what will be surveyed the current day.
- 💧 It may be necessary to conduct parts of the Leak Survey during “off hours” such as at night. This may be required in areas of high traffic volume where traffic noise may affect the ability to detect leak noise, and traffic volume may affect the ability of the Project Team to be able to safely access main line valves in the middle of the street. The Project Team will give 24-hour advanced notice of intent to survey a particular area that may require after hours surveying or nighttime surveying. This is so the Utility can plan for the area to be surveyed, give notification to the Police department, as well as other Public Works Divisions as to the activity that will take place.
- 💧 As a part of the leak program, mapping discrepancies found, distribution assets found in disrepair will be noted and turned into the utility.
- 💧 Leaks verified on the customer’s side of a service shut-off will not be located beyond the shut-off. If a leak appears to be on the Customers’ side, the Utility will be notified first, then the customer notified and permission granted prior to the water being shut off even for short periods of time where possible and as time allows, as well as the ability for the customer to respond.
- 💧 If the Utility requests leak locations beyond the service shut off on the customer’s side of the service line, this will result in an additional charge to the leak survey based on an hourly rate and this service must be agreed upon between the Utility and M.E. Simpson Co., Inc. prior to the start of the survey.

- 💧 Valves and hydrants will not be operated without Utility permission. Valves and hydrants that break during this type of operation are the sole responsibility of the Utility. M.E. Simpson Co., Inc. cannot be responsible for valves and hydrants that break due to pre-existing conditions.
- 💧 The Utility is encouraged to dig up and repair the leaks located as soon as possible so that the area may be re-surveyed while the Project Team is still working on the survey in that general geographical location to ensure no other leaks are present in that area.

Equipment List

- 💧 FCS **S30** Gutermann **AquaScope** electronically enhanced listening device.
- 💧 Echologics **LeakFinder-ST w/hydrophones**; FCS **AC Digital**, **TriCorr Touch** or Vivax-Metrotech **HL6000X** leak correlator systems.
- 💧 **RADIO Detection** Line Locators.
- 💧 **Chicago Tape**, **Fisher M-Scope** or **Schonstedt** magnetic locators.
- 💧 **All necessary valve keys and hand tools**
- 💧 Truck mounted arrow board/signage and warning lights.
- 💧 Traffic control equipment, including properly sized traffic cones with reflective stripes.

Quality Control and Accuracy of Leak Locations

The level of accuracy of leak detection is a matter of taking in all the above considerations and applying those considerations to each individual potential leak location as it is being evaluated. Any statement made as to the level of accuracy of leak locations must be considered based on the individual conditions of each leak.

Locating leaks on a distribution system can be very challenging. It is not a perfect science. Pipes and fittings can leak for a variety of reasons (age, poor installation, material failures, bad soils, etc.), and the ability to locate leaks is dependent on the stated variables listed in the “Project Approach”. By employing a strict methodology in the field for conducting a leak survey, these variables can be accounted for and mitigated. The depth of experience of the Project Team is extremely important to maintaining the ability to have accurate locations of leaks. Additionally, crews work as Two-Person Teams in the field, double checking the progress of the work as the survey progresses. The systematic procedure for leak confirmation has been stated in the Scope of Field Service and is restated here.

“Suspected leak areas are always listened to a second time, preferably at a different time of day than originally listened to. The mains and services will be line located to insure correct pipe distances are used for the correlations. Correlations may need to be performed several times with several configurations to insure all the possible scenarios have been covered. Sewer manholes may need to be opened and flows observed. If there is any doubt as to the existence of a leak, the area may be checked and correlated at different times to rule out water usage or other factors. The progress of the survey will be monitored by the use of daily logs and a progression map with suspected leak noise indications marked and possible leak locations will be maintained. Field leak location forms will be turned into the Utility according to the agreed schedule. The Project Team will follow up on leak locations by monitoring

the repair schedule of the Utility. That way in case a potential leak location is wrong, the Project Team can return to the site and determine why the leak location was incorrect, and correct it. This means maintaining a good level of communication between the Project Team in the field, and the Utility. **As a matter of Quality Control for leaks in the field, our Correlators, FCS TriCorr Touch and Echologics LeakFinder-ST have the distinct ability to be able to detect and pinpoint more than one leak in the same relative area, thus allowing better leak coverage and insuring that one leak is not “masking” another leak in the same area.** The use of progress reports and meetings will allow for open discussions of problems encountered so solutions can be examined.”

Utility Observations

The M.E. Simpson Co., Inc. Project Team will welcome having staff of the Utility observe field procedures while the Leak Survey is in progress. They will be happy to explain and demonstrate the equipment and techniques that are employed by M.E. Simpson Co., Inc. for detecting and locating leaks on the Water System.

Final Reports, Documentations & Communications

M.E. Simpson Co, Inc. will perform the following:

- 💧 Project Team will **meet daily** with assigned Utility personnel to go over areas of survey for prior workday and plan current day and area to survey.
- 💧 The field technicians will be readily available by cellular phone. This will facilitate communications between the Utility and the field technicians. A **24-hour toll-free 800 number** is available for direct contact with M.E. Simpson Co., Inc. for emergencies.
- 💧 **Diagram all leak locations**, date of location, and classify according to severity and an estimate of loss.
- 💧 **The Project Manager will** meet with the Utility regularly for a progress report.
- 💧 **Prepare a progress report** at monthly intervals for the Utility if requested.
- 💧 Develop a **Leak Survey log** of activity which will also have confirmed leaks listed and this list will be turned in weekly (in Excel format). The list will also be included with the final report that will include the following;
 1. Mechanical deficiencies discovered
 2. Mapping errors on the water atlas
 3. Type of monitored appurtenances
 4. Location of same for leaks discovered
 5. Total estimated loss

Effective communication...
accurate documentation...
**Insuring the success for
the leak survey**

- 💧 **Prepare the final report** at the completion of the project which will include all leak location reports with drawings, total of estimated water loss, total pipe distance investigated, a description of the area surveyed, and other problems found in the system during the course of the survey that need the attention of the Water Utility. The leak summary will list leak types such as main leaks, service line leaks, valve leaks, or hydrant leaks.

A cost benefit analysis of the survey based on the “cost to produce” water will also be included that describes the financial impact to the Utility for water loss. Recommendations for system maintenance will be a part of this report based on field observations made during the survey.

This final report shall be made available for submission to the Utility within thirty (30) working days of the completion of the fieldwork.

Assumptions & Services Provided by the Utility

- 💧 The Utility will furnish all maps in an electronic format or paper atlases (two copies), and records necessary to properly conduct the survey.
- 💧 The Utility will assist as necessary to clean out service valves, meter pits and valve-boxes needed for listening.
- 💧 The Utility will provide a Primary Contact Person and/or secondary contact person for the Field Staff to report to on a periodic basis. This person shall act as the official liaison for the duration of the Leak Survey. This person shall have a working knowledge of the water system and will be helpful in attempting to locate particularly hard-to-find water valves for listening and for general information about the water system. *This person will not need to assist the Project Team on a full time basis,* but only on an “as needed” basis.
- 💧 The Utility will assist, if needed, to help gain entry into sites that may be difficult to get into due to security issues or other concerns.
- 💧 The Utility will assist, if needed, to locate all nonmetallic pipe within the service area. This would include all Concrete Cylinder pipe, Asbestos Cement Pipe, PVC pipe and HDPE pipe.
- 💧 We will encourage the immediate digging of major leaks (main breaks) so that if there are problems with the leak location, the problems can be corrected while the Project Team is close by and can verify the site.

PROJECT SAFETY PLAN

M.E. Simpson Co., Inc.'s Safety Programs cover all aspects of the work performed by M.E. Simpson Co., Inc. We take great pride in our safety plan/policy/program and that is evident in our EMR scores over the last five years. The safety of our employees, the utilities employees and that of the general public is our #1 priority.

Our Safety Plan/Policy/Program, with all of its parts, is 60 pages in length. In an effort to be more efficient and less wasteful we do not print copies of the safety program for RFPs. There is nothing secretive or proprietary contained within our plan/policy/program and we are happy to share its contents. If you would like a PDF copy of our plan/policy/program please contact Alex Hood, Operations Manager, at 800.255.1521 and a copy of our program will be sent via email to you.

Below is an overview of our plan/policy/program:



Safety is a major part of any project. M.E. Simpson Co., Inc. always provides a safe work environment for its employees. Our staff is trained in General Industry OSHA rules, Confined Space Entry & Self-Rescue, First Responder First Aid, CPR, and Traffic Control.

While in the field on your project, M.E. Simpson Co., Inc. and its employees will follow all of the necessary safety procedures to protect themselves, your staff and the general public.

M.E. Simpson Co., Inc. uses Two-Man Teams for Safety and Quality Assurance.

The use of a "one-person" leak detection team is dangerous and impractical where water mains run under roadways. It would be a dangerous precedent to allow a "one-person" team to access main line valves located in the roadway, attempt to listen to the valve with headphones on, and at the same time try to control traffic flow at that person's location in the street.

Therefore M.E. Simpson Co., Inc. adheres to the following:

- 💧 The Project Manager and the Field Manager will be trained in accordance with OSHA Standard 1910 (General Industry) and be in possession of an OSHA 10 Hour or 30 Hour Card.
- 💧 Any listening points located in a "confined space" such as pit and vault installations that require entry will be treated in accordance with the safety rules regarding Confined Space Entry, designated by the Utility, The Department of Labor and OSHA.
 - All personnel are trained and certified in Confined Space Entry & Self-Rescue.
- 💧 We will follow all safety rules regarding First Responder First Aid & CPR, designated by the Utility, The Department of Labor and OSHA.
 - All personnel are trained and certified in First Responder First Aid & CPR.
- 💧 We will follow all traffic safety rules, designated by the Utility, The Department of Labor, OSHA, and the Illinois Department of Transportation (per MUTCD).
 - All personnel are trained and certified, by the AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) in Traffic Control and Safety.

Current documentations of safety training and certifications can be provided for all project personnel for the Utility. These certifications are current and up to date (for 2016) for all project personnel.

INVESTMENT

A commitment to improving and maximizing the Village of North Aurora's water distribution system for future generations.

M.E. Simpson Co., Inc. is pleased to present our "Proposal" for a Water Distribution System Leak Detection program for the Village of North Aurora. M.E. Simpson Co., Inc. will perform our leak detection services on approximately **92** miles of watermain within the Village of North Aurora's water distribution system. The survey will be completed by listening on the accessible main line valves, fire hydrants and as needed services by one of our two-man teams with all necessary equipment furnished by M.E. Simpson Co., Inc. as described within this document. The project will also include complete reporting of all issues found, with a final comprehensive report.

2017 Leak Survey

Water Distribution System Leak Survey Program Fee (lump sum)

\$17,020.00**

******Any water main surveyed in addition to the above 92 original miles of watermain will be surveyed at the rate of **\$185.00** per mile of pipe.

We thank you for this opportunity to acquaint you with our Water Distribution System Leak Detection services and offer this proposal. If you have further inquiries or you wish to discuss our service in more detail, do not hesitate to call us.



WATER SERVICES COMPANY

September 19, 2017

Village of North Aurora
25 E. State Street
North Aurora, IL 60542

Attention: Paul Young

Subject: Leak Survey

To Whom it may concern:

Water Services Company has been a leading provider of revenue enhancement services for Municipalities, Private Water Utilities and Contractors since 1985. As a sister company to Water Resources Inc., a Neptune meter distributor, Water Services provides core services such as: leak detection, backflow testing and repair, meter installation, meter testing and repair, and valve exercising.

Water Services, as well as Water Resources, are active in participants and supporters of many of the area's water industry organizations. Some of the major organizations include: American Water Works Association, American Public Works Association and the American Backflow Association. It is important to both companies to stay involved in these and other organizations to ensure our technical/water industry knowledge, as well as serving as a good arena for maintaining good quality relationships with customers as well as other water industry companies.

Water Services takes great pride in providing quality, safe, and cost efficient work for all of its customers.

We would like to thank you for the opportunity of submitting the above and we look forward to the receipt of your order and working with you on this project.

Very truly yours,

Anthony Gattuso

WATER SERVICES COMPANY

AG/jt



SCOPE OF PROJECT

These are standard procedures for any survey performed by Water Services

1. Review existing water distribution system maps, street maps, pumpage- storage records, and consultation with water department personnel.
2. Prioritize suspect areas for immediate leak detection and pinpointing.
3. Division of distribution system into districts.
4. A preliminary general listening survey on all fire hydrant and water main valves to identify potential zones where leakage is occurring. Listening points to be at intervals of no greater than 400 feet on cast or ductile iron pipe and no greater than 150 feet on PVC pipe.
5. Pinpointing of leak with a FCS AccuCore series leak location system, which is a computerized system utilizing correlation and sound wave technologies to locate and accurately pinpoint a water leak. A second set up using different points is done to verify the leak location.
6. The leak is marked for excavation. A complete leak report, per sample enclosed, is submitted daily including type of leak, sketch of location, projected water loss, any mechanical difficulties or defects, and surface surrounding each leak.
7. Upon completion of the repairs by the Village, that particular section on the system will be resurveyed.
8. A final report will be submitted when all necessary data has been compiled. This will accurately illustrate all results of the investigation. The report will include computer generated drawings of each leak location and data sheets of all points surveyed. Specific sections will be separated depending on types of leaks found (service, main, hydrant, or valve), to make for easy reference. Finally any map discrepancies and other general information will be included.



WATER SERVICES, INC.

WATER SERVICES QUALIFICATIONS

All personnel listed apply directly to the Village of North Aurora and the
2017 Leak Detection Survey Project

Personnel:

Bret Pedone, has been with Water Services since its start in 1985. He is a licensed plumber and is also licensed in cross connection control(backflow specialist). Bret has a complete understanding of the FCS TriCorr 2001 and also the AccuCorr equipment used in all of Water Services Leak Detection pinpointing, and is the field expert in this aspect of the Leak Survey and Analysis Project. He regularly attends technical classes on all aspects of our services and supervises all field technicians and their work within Water Services.

Michael Shrontz, has been with Water Services since May 1997. He has extensive knowledge of water surveying as well as large meter testing and repair. His ability to identify problem areas during leak surveys makes him extremely valuable during a project. Mike also brings a detailed understanding of all our advanced survey equipment as well as other equipment to each and every project he is involved with for Water Services.

Anthony Gattuso, Project manager has been with the company since November 2001. Has a background in Project Management, he serves as one of the main contacts for all Water Services related projects. His knowledge of the Services provided extends beyond the management of this particular project. He has served as Project Manager on many of our Meter Change Out Programs, as well as being involved in all aspects of our service work. Anthony also had been employed with the Village of Glendale Heights Water & Sewer department which had given him extensive knowledge on water distribution systems.



GENERAL INFORMATION

The leak survey will be conducted sounding for leak noise on 100% of all valves, hydrant, and hydrant auxiliary valves. Curb Stops (B-Boxes) will be used when necessary to pinpoint leaks. Area to be surveyed - approximately 92 Miles of Water Main.

Equipment

FCS AccuCorr
FCS S-20

MP 90's
FCS SS-90

Vehicles

2006 Dodge Sprinter. This Truck serves as our Water Survey vehicle and is fully equipped for all surveying aspects of this particular project.

*Truck is equipped with all the proper safety lighting and directional signals

Assistance

The Water Division will provide access to all appurtenances (i.e. buried valves, paved over valves, etc.)

No other Village personnel or resources is required

Safety

*Safety is very important to our company for the obvious reasons as well as maintaining quality and cost effective work. With this in mind all persons involved will follow all of the necessary safety procedures to protect themselves, Village staff and/or the general public.



Proposal

Full Survey of the Water Distribution System.

Approximately 92 miles x \$112.00/mile **\$10,304.00**

Estimate time for completion of the leak survey project is approximately
3-4 weeks.

Memorandum



To: Dale Berman, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: October 17, 2017
Re: Second Amendment to Verizon Lease Agreement

This summer the Village of North Aurora painted the Automall Water Tower on Orchard Gateway. In order to complete the project all of the telecommunications equipment had to be removed. Verizon had erected a temporary pole adjacent to the tower during the tower painting. Now that the Village's project is complete, Verizon can remove their temporary tower and assemble their equipment back on the water tower. Verizon has requested to install additional equipment on the water tower. Since space is limited on the water tower, the Village charges additional rent for the installation of additional equipment. Under the lease agreement amendment the Village would receive an additional \$600 per month.

The reason this amendment is before the board is because Verizon has requested a change in the term of the agreement. Currently the agreement indicates they are in the second year of a five year agreement. However in order to recover the return on their investment they are requesting the lease term be extended an additional five years. The Village Attorney, staff, and consulting engineer reviewed the proposed equipment addition and agreement and approve the amendment. Therefore staff is recommending the approval of this amendment as the modification is mutually beneficial to Verizon and the Village. The Village will receive the additional rent at the agreed terms of the lease and Verizon will be able to utilize additional equipment for the benefit of its customers.

At the October 16, 2017 Committee of the Whole meeting the Second Amendment to the Verizon Lease Agreement was discussed. The Village Board had no comments to add to the lease. At this time staff is seeking approval of the lease agreement.

SECOND AMENDMENT TO LEASE AGREEMENT

This Second Amendment to Lease Agreement ("Second Amendment") being made this _____ day of _____, 201____, by and between The Village of North Aurora, with its principal offices located at 25 East State Street, North Aurora, Illinois 60542 ("LANDLORD"), and Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("TENANT").

WHEREAS, LANDLORD and TENANT entered into a Lease Agreement dated November 5, 2015 ("Lease") as amended on August 9, 2016, with respect to certain space on the LANDLORD's premises and water tower ("Leased Premises"), located in the Village of North Aurora, Kane County, Illinois, off of Orchard Gateway; and

WHEREAS, LANDLORD and TENANT desire to amend the Agreement to allow for additional equipment at the Leased Premises and to extend the Lease term by one (1) additional five (5) year term as well as other considerations.

NOW, THEREFORE, in consideration of the promises hereinafter made and other good and valuable consideration and intending to be legally bound hereby, LANDLORD and TENANT agree to the following changes and modifications to the Lease:

1. The Parties agree that Exhibit D of the Lease shall hereby be deleted in its entirety and replaced with D-1, attached hereto, to reflect the change in equipment and antenna facilities.
2. Paragraph 2 of the Lease is hereby deleted in its entirety and replaced with the following thereby adding one (1) additional term of five (5) years:

This Lease has been executed this 5th day of November, 2015, (hereinafter referred to as "The Execution Date", but TENANT shall be obligated to commence payment of the Rent due hereunder (as described in Section 3) on the earlier of (a) commencement of construction on the site; or (b) upon receipt of building permit ("Commencement Date"); and the term of this Lease shall end on midnight on the last day of the month in which the fifth (5th) anniversary of the Commencement Date occurs (hereinafter referred to as "The Initial Term"). TENANT may extend the Lease, on the same terms, for four (4) "additional terms" of five (5) years each, (hereinafter "Extended Terms") automatically, unless TENANT gives LANDLORD written notice within ninety (90) days of the end of the Initial Term or any Extended Terms stating TENANT will not extend further.

3. Pursuant to Section 3c of the Lease, the monthly rent shall be increased by an additional Six Hundred and No/ Dollars (\$600.00) per month ("Additional Rent") on the first day of the month following the commencement of installation of the

ancillary equipment ("Additional Rent Commencement Date"). LANDLORD and TENANT acknowledge and agree that the first payment of the Additional Rent amount shall be due and payable within thirty (30) days after the full execution of a written acknowledgement confirming the Additional Rent Commencement Date. The Additional Rent shall increase annually under the same terms provided in the Lease.

4. All capitalized terms herein shall have the meaning ascribed to them in this Second Amendment or the Lease, as applicable.
5. In the event of any inconsistency between this Second Amendment and Lease, this Second Amendment shall control.

[Remainder of page intentionally left blank]

Lessee Site Name: W. Mooseheart Rd.
Attorney/ Date: JAC/ 9-27-17

5. Except as modified by this Second Amendment, all other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have set their hands and affixed their respective seals the day and year first above written.

LANDLORD:

Village of North Aurora

By: _____
Name: _____
Its President
Date: _____

By: _____
Name: _____
Its Clerk
Date: _____




TENANT:

**Chicago SMSA Limited Partnership,
d/b/a Verizon Wireless,
By Cellco Partnership, Its General
Partner**

By: _____
Name: _____
Title: _____
Date: _____

Lessee Site Name: W. Mooseheart Rd.
Attorney/ Date: JAC/ 9-27-17

Exhibit D-1

APPROVALS REAL ESTATE: _____ RF: _____ CONSTRUCTION: _____ EQUIPMENT ENGINEERING: _____ OPERATIONS: _____	VICINITY MAP N.T.S. 	REGIONAL MAP N.T.S. 	CONSULTANT TEAM PROJECT CONSULTANT: TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60068 (847) 698-8400 STRUCTURAL CONSULTANT: (TOWER ANALYSIS) KRECH OJARD & ASSOCIATES, PA 101 PUTNAM STREET EAU CLAIRE, WI 54703 (715) 552-7374 (715) 552-7336 (FAX) STRUCTURAL CONSULTANT: (MOUNT ANALYSIS) KRECH OJARD & ASSOCIATES, PA 101 PUTNAM STREET EAU CLAIRE, WI 54703 (715) 552-7374 (715) 552-7336 (FAX) MOUNT ANALYSIS STATUS: INCOMPLETE MOUNT ANALYSIS RESULTS: PENDING MOUNT ANALYSIS DATE: XXXXXX STRUCTURAL ANALYSIS DATE: XXXXXX																																							
PROJECT TYPE PROPOSED ANTENNA REINSTALLATION ON AN EXISTING WIRELESS SITE	<h1 style="margin: 0;">CHICAGO SMSA</h1> <p style="font-size: 1.2em; margin: 0;"><i>limited partnership</i></p> <p style="margin: 5px 0;">CHICAGO SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS 1515 WOODFIELD ROAD, SUITE 1400 SCHAUMBURG, ILLINOIS 60173 PHONE: (847) 619-5397 FAX: (847) 706-7415</p> <p style="margin-top: 20px; font-size: 1.5em;">LOCATION NUMBER: 313798</p> <p style="margin-top: 10px; font-size: 1.2em;">SITE NAME: W MOOSEHEART RD</p> <p style="margin-top: 10px; font-size: 1.2em;">1901 ORCHARD GATEWAY BLVD</p> <p style="margin-top: 10px; font-size: 1.2em;">NORTH AURORA, IL 60542</p>																																									
PROJECT INFORMATION OCCUPANCY: UNINHABITED SITE ADDRESS: 1901 ORCHARD GATEWAY BLVD NORTH AURORA, IL 60542 LATITUDE: 41° 48' 07.10" N (APPROXIMATE) LONGITUDE: 88° 22' 10.20" W (APPROXIMATE) TOWER OWNER: CITY OF NORTH AURORA APPLICANT: CHICAGO SMSA limited partnership d/b/a Verizon Wireless 1515 WOODFIELD ROAD SCHAUMBURG, IL 60173 REAL ESTATE MANAGER: PATRICE LEWIS (847) 706-7434																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">SHEET</th> <th style="width: 70%;">DRAWING INDEX</th> <th style="width: 20%;">REVISION</th> </tr> </thead> <tbody> <tr><td>T-1</td><td>TITLE SHEET</td><td>-</td></tr> <tr><td>C-1</td><td>SITE LAYOUT</td><td>-</td></tr> <tr><td>A-1</td><td>SHELTER LAYOUT</td><td>-</td></tr> <tr><td>ANT-1</td><td>SITE ELEVATION</td><td>-</td></tr> <tr><td>ANT-2</td><td>ANTENNA LAYOUT</td><td>-</td></tr> <tr><td>ANT-3</td><td>ANTENNA INFORMATION</td><td>-</td></tr> <tr><td>ANT-3A</td><td>CABLE DIAGRAM</td><td>-</td></tr> <tr><td>ANT-4</td><td>DETAILS</td><td>-</td></tr> <tr><td>ANT-5</td><td>DETAILS</td><td>-</td></tr> <tr><td>G-1</td><td>ANTENNA GROUNDING</td><td>-</td></tr> <tr><td>G-2</td><td>GROUNDING DETAILS</td><td>-</td></tr> <tr><td>EX-1</td><td>PHOTO EXHIBIT</td><td>-</td></tr> </tbody> </table>				SHEET	DRAWING INDEX	REVISION	T-1	TITLE SHEET	-	C-1	SITE LAYOUT	-	A-1	SHELTER LAYOUT	-	ANT-1	SITE ELEVATION	-	ANT-2	ANTENNA LAYOUT	-	ANT-3	ANTENNA INFORMATION	-	ANT-3A	CABLE DIAGRAM	-	ANT-4	DETAILS	-	ANT-5	DETAILS	-	G-1	ANTENNA GROUNDING	-	G-2	GROUNDING DETAILS	-	EX-1	PHOTO EXHIBIT	-
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<div style="float: left; width: 100px;"> <small>OPERATES 24 HOURS A DAY 365 DAYS A YEAR</small>  <small>CALL 24HR TOLL FREE 1(800) 882-8123 48 HOURS BEFORE YOU DIG</small> </div> <div style="clear: both;"></div>																																										

CHICAGO SMSA

limited partnership
d/b/a VERIZON WIRELESS

TERRA

AN ENGINEERING FIRM
300 BUSSE HIGHWAY
PARK RIDGE, ILLINOIS 60068
TEL: (847) 698-8400
FAC: (847) 698-8401

	BY		DATE	DESCRIPTION
	NAME	INITIALS		

LOC. # 313798

 W MOOSEHEART RD

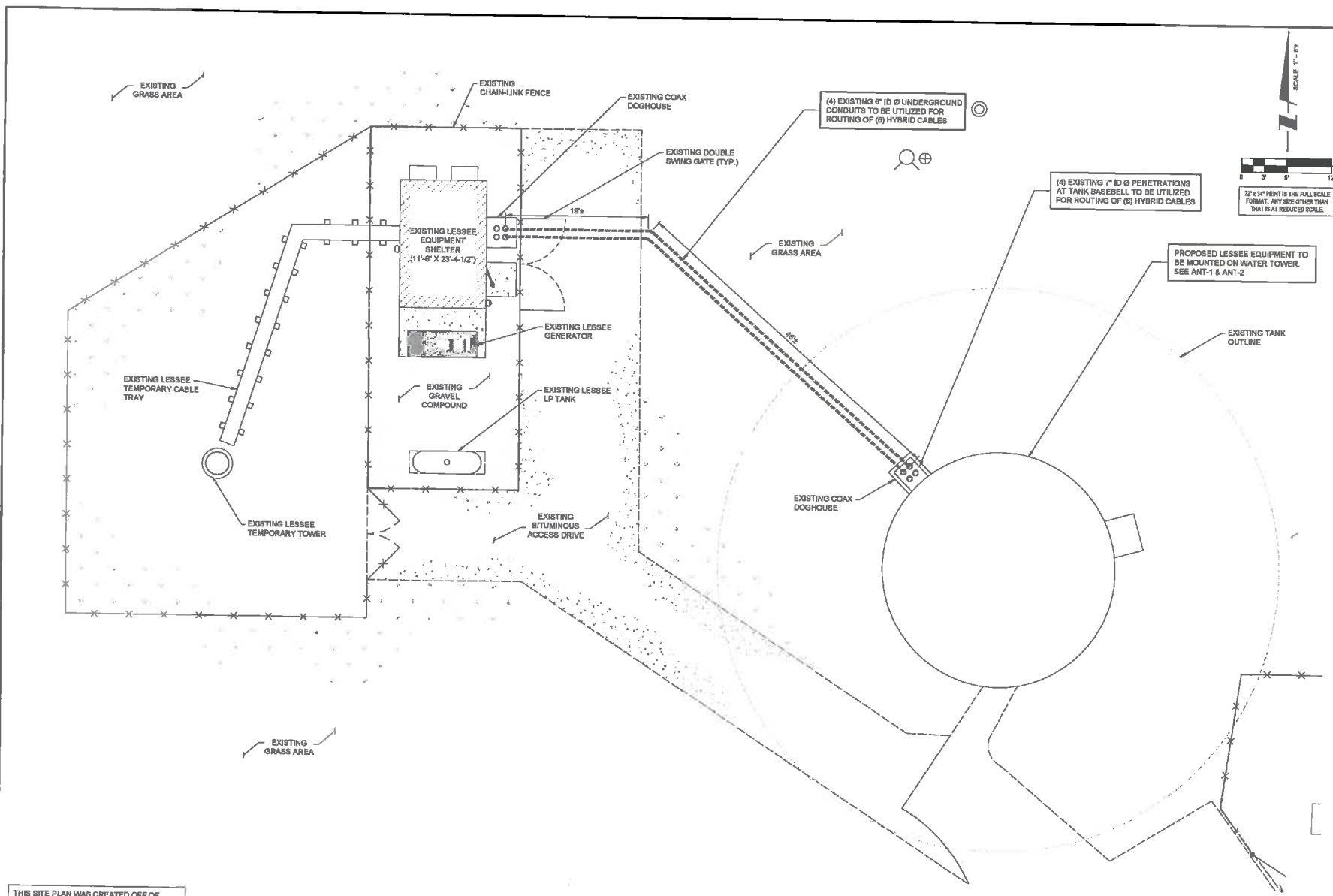
 1901 ORCHARD GATEWAY BLVD
 NORTH AURORA, IL 60542

DRAWN BY:	AU
CHECKED BY:	RFL
DATE:	07/21/17
PROJECT #:	33-2596

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
T-1

22" x 34" IS FULL SCALE | 11" x 17" IS HALF SCALE



THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER, AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT.

1 SITE LAYOUT

CHICAGO SMSA
limited partnership
dba VERIZON WIRELESS

TERRA
AN IRVING-CLOUD COMPANY
10000 N. MOOSEHEART RD.
NORTH AURORA, IL 60181
TEL: 630-498-4400
FAX: 630-498-4401

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR BIDDING

LOC. # 313798

W MOOSEHEART RD

1901 ORCHARD GATEWAY BLVD
NORTH AURORA, IL 60542

DRAWN BY:	AU
CHECKED BY:	RYU
DATE:	07/31/17
PROJECT #	33-2596

SHEET TITLE
SITE LAYOUT

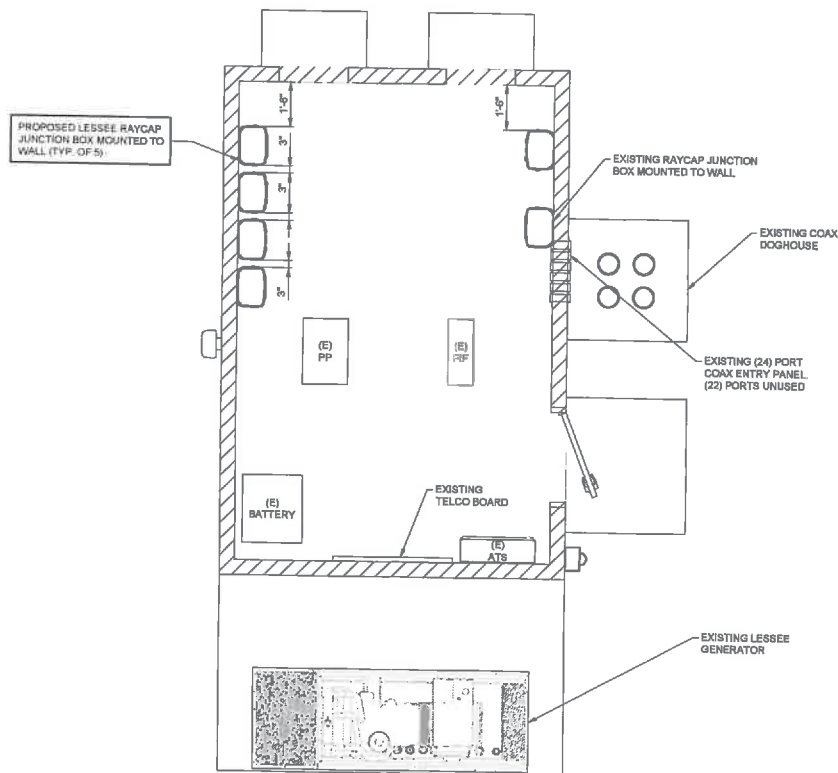
SHEET NUMBER
C-1



A EXISTING RAYCAP
JUNCTION BOX IN SHELTER
SCALE: N.T.S.



B LOCATION OF PROPOSED
RAYCAP JUNCTION BOX IN SHELTER
SCALE: N.T.S.



1 SHELTER LAYOUT



NOTES:
G.C. TO FIELD VERIFY PRIOR TO INSTALLATION THAT
THE RAYCAP JUNCTION BOX WILL HAVE 24\"/>

**CHICAGO
SMSA**
limited partnership
dba VERIZON WIRELESS



NO.	DATE	BY	DESCRIPTION
1	07/21/17	RYU	ISSUED FOR REVIEW

LOC. # 313798

W MOOSEHEART
RD

1901 ORCHARD GATEWAY
BLVD
NORTH AURORA, IL 60542

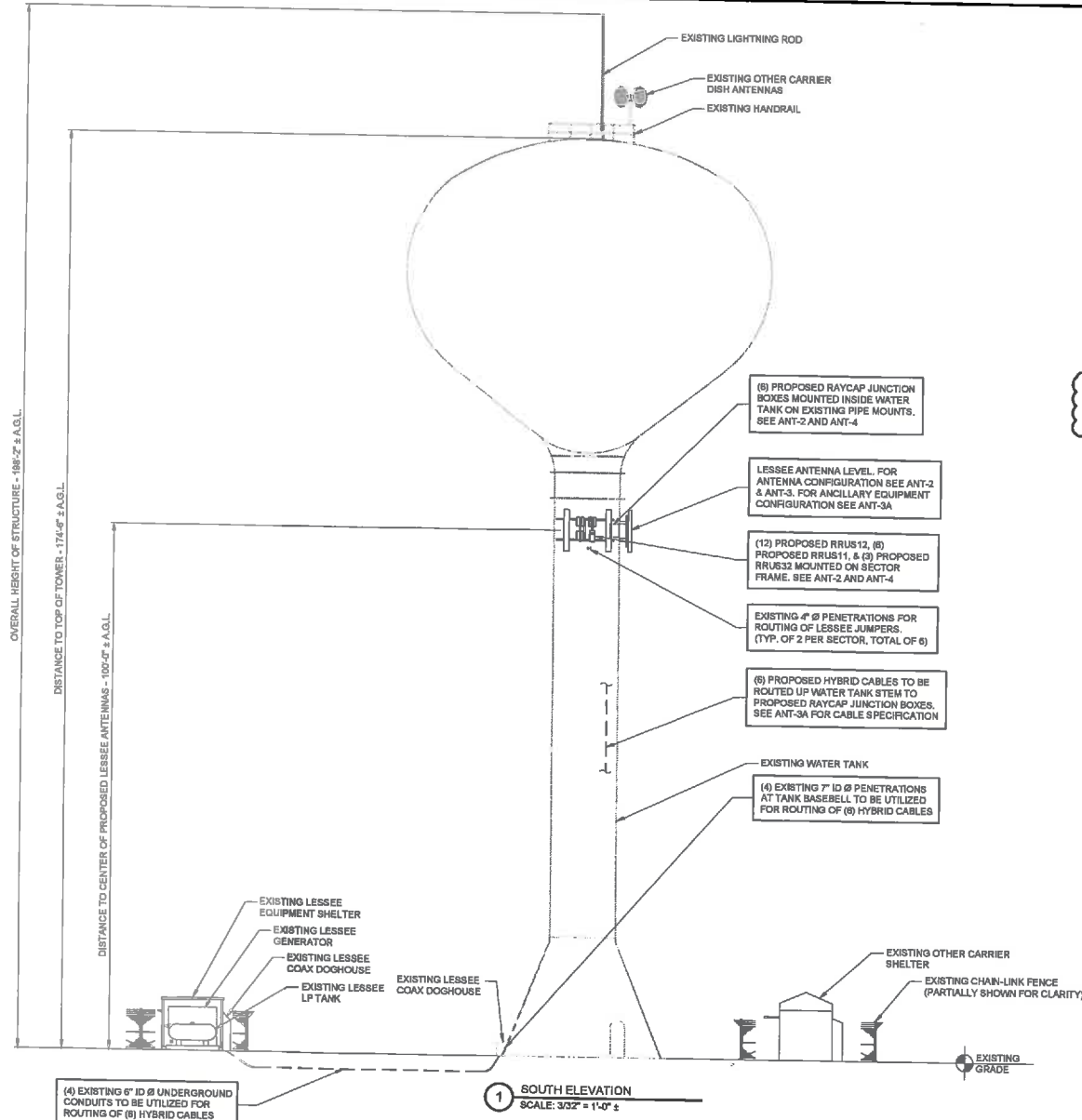
DRAWN BY: AU
CHECKED BY: RYU
DATE: 07/21/17
PROJECT #: 33-2598

SHEET TITLE
SHELTER LAYOUT

SHEET NUMBER

A-1

NOTE:
THIS DRAWING IS FOR EXHIBIT AND
LAYOUT PURPOSES ONLY.
FINAL EXHIBIT PENDING STRUCTURAL
ANALYSIS BY OTHERS.



G.C. TO WEATHERPROOF ALL OPEN
PENETRATIONS AND CONDUITS
WITH APPROPRIATE BOOT.

CHICAGO SMTA
limited partnership
dba VERIZON WIRELESS

TERRA
LANDSCAPE ARCHITECTS
P.A.
1110 N. LAKE STREET
P.O. BOX 1110
PARK RIDGE, IL 60068
PH: 847-488-4400
FAX: 847-488-4401

NO.	REVISIONS	DATE	BY	AU
1	DESCRIPTION			
	UNREVIEWED			

LOC. # 313798

W MOOSEHEART RD

1801 ORCHARD GATEWAY BLVD
NORTH AURORA, IL 60542

DRAWN BY:	AJ
CHECKED BY:	RYU
DATE:	07/15/17
PROJECT #:	33-2596

SHEET TITLE
SITE ELEVATION

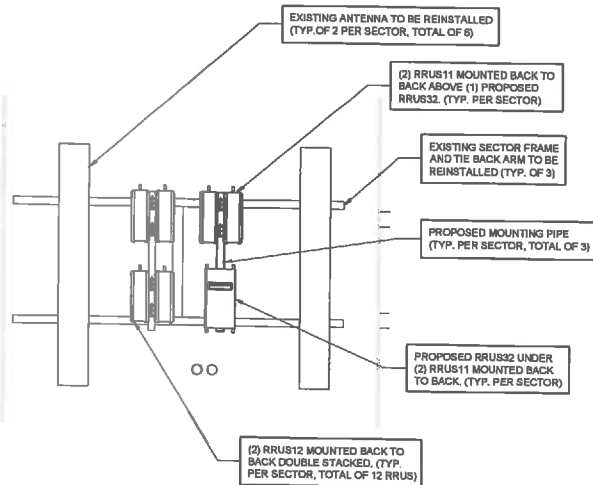
SHEET NUMBER

ANT-1

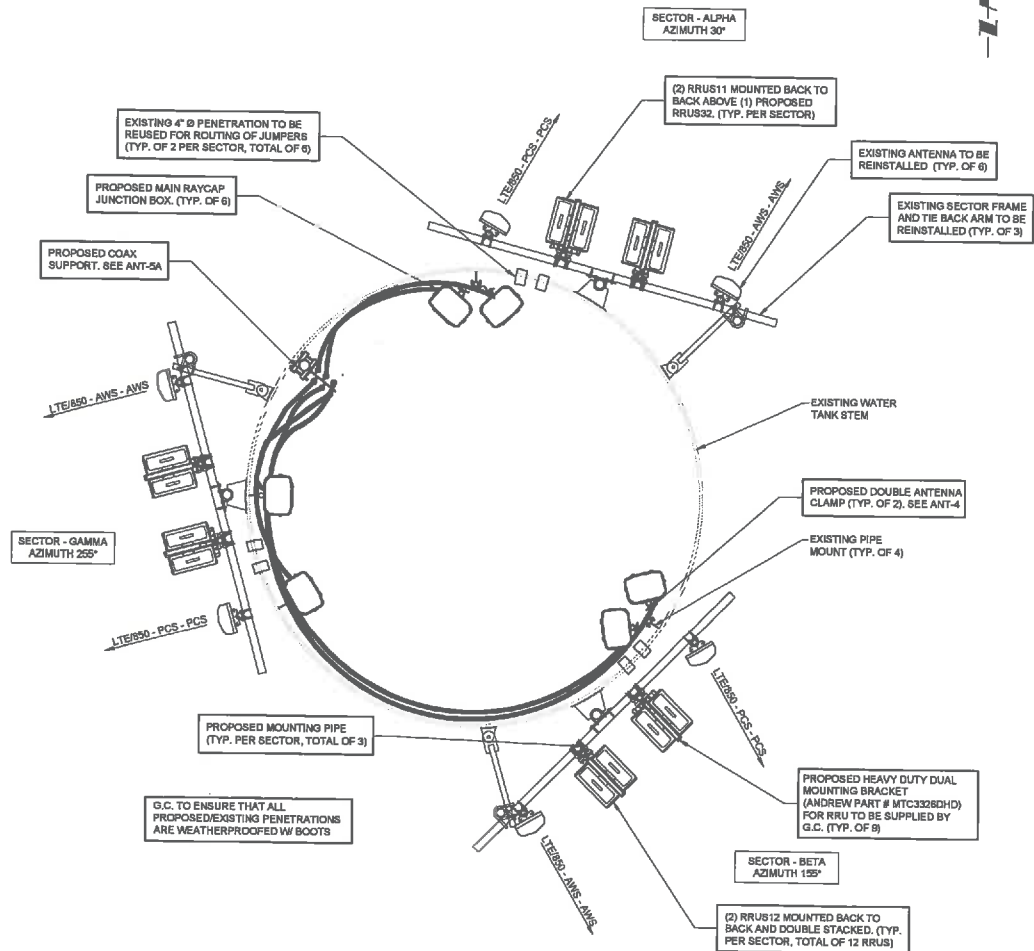
FULL SCALE PRINT IS ON 22"x34" MEDIA
HALF SCALE PRINT IS ON 11"x17" MEDIA

NOTES:
THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.
PLEASE REFER TO STRUCTURAL REPORT PREPARED BY XXXXX FOR ANALYSIS AND STRUCTURAL REQUIREMENTS.
G.C. TO GROUND ALL COMPONENTS TO EXISTING COAX GROUND BAR.

ALL TMAS AND DIPLEXERS/TRIPLEXERS TO BE MOUNTED DIRECTLY BEHIND ANTENNAS. REFER TO MOUNT ANALYSIS FOR ADDITIONAL REQUIREMENTS



1 ENLARGED ELEVATION VIEW
N.T.S.



2 PROPOSED ANTENNA LAYOUT
N.T.S.

CHICAGO
SMSA
limited partnership
dba VERIZON WIRELESS

TERRA
Aerial Systems
11111 S. RIVER ROAD
MARIETTA, GA 30067
TEL: 770-488-6400
FAX: 770-488-6401

REVISIONS	DATE	BY	DESCRIPTION
1		ALJ	ISSUED FOR REVIEW

LOC. # 313798

W MOOSEHEART
RD

1901 ORCHARD GATEWAY
BLVD
NORTH AURORA, IL 60542

DRAWN BY: ALJ
CHECKED BY: RYU
DATE: 07/31/17
PROJECT #: 33-2596

SHEET TITLE
ANTENNA
LAYOUT

SHEET NUMBER

ANT-2

RF EMISSIONS REPORT REQUIRED

☒ YES ☐ NO

DATE OF REPORT: _____

EQUIPMENT CHANGE REQUEST FORM - ECR

Old Name		W MOOSEHEART RD		City/State/Zip		Address		City/State/Zip	
Location Number		33298		City/State/Zip		Address		City/State/Zip	
Date of Report		6/23/2017		City/State/Zip		Address		City/State/Zip	
Proposed Configuration		Configuration		Configuration		Configuration		Configuration	
Structure	Part	Antenna Manufacturer	Antenna Model	Antenna Serial Number	Antenna Type	Antenna Size	Antenna Weight	Antenna Color	Antenna Notes
Alpha	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40
	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40
	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40
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	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40
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	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40	1.1.1-40

Comments

1 EXISTING ANTENNA CONFIGURATION
N.T.S.

ESTIMATED MAIN LINE HYBRID LENGTH

VERTICAL LENGTH (±)	HORIZONTAL LENGTH (±)	EQUIPMENT ROOM (±)	TOTAL (±)
120'	100'	20'	240'

FIELD VERIFY HYBRID CABLE ROUTE AND LENGTH PRIOR TO ORDERING HYBRID CABLE.

Combiner - Cable Data

Passive Components	Proposed				
	Location	Manufacturer	Component Model	Count	Action
Coax	Top (Platform)	Commscope	CRCS-CP	12	Final Count
	Top (Platform)	Ericsson	RRUS32 (PCS)	5	Final Count
	Top (Platform)	Ericsson	RRUS11 (700)	6	Final Count
	Top (Platform)	Ericsson	RRUS12 (AWS)	6	Final Count
	Top (Platform)	Ericsson	RRUS12 (B5C)	6	Final Count
	Top (Platform)	Ericsson	RRUS A2 (AWS)	3	Remove
	Top (Platform)	Ericsson	RRUS A2 (700)	3	Remove
	Top (Platform)	Rajco	RCWDC-3316-PF-48	0	Final Count
	Bottom (Shelter)	Rajco	RCWDC-3316-PF-48	6	Final Count
	Bottom (Shelter)	Rajco	RCWDC-3316-PF-48	6	Final Count

Comments

CHICAGO
SMSA
limited partnership
dba VERIZON WIRELESS



NO	DATE	BY	REVISION
1	07/01/17	AU	REVISION

LOC. # 313798

W MOOSEHEART
RD

1901 ORCHARD GATEWAY
BLVD
NORTH AURORA, IL 60042

DRAWN BY: AU
CHECKED BY: RYU
DATE: 07/01/17
PROJECT #: 33-2598

SHEET TITLE
ANTENNA
INFORMATION

SHEET NUMBER

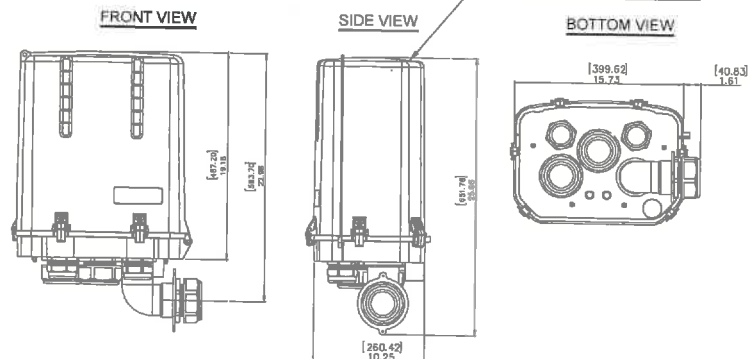
ANT-3

2 PROPOSED ANTENNA CONFIGURATION
N.T.S.

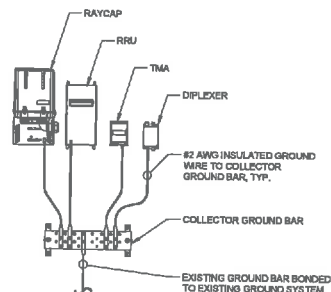


ANT-3A

[mm]
INCHES

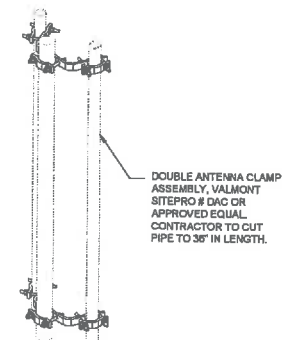


1 RAYCAP JUNCTION BOX DETAIL
N.T.S.



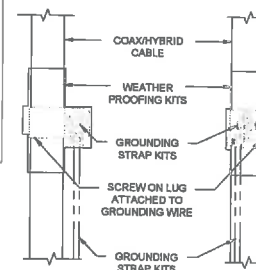
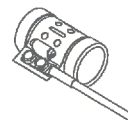
1. DETAIL IS CONCEPTUAL ONLY. PLEASE SEE ECR AND LAYOUT SHEETS FOR ACTUAL EQUIPMENT CONFIGURATION.
2. GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

2 TYPICAL APPURTENANCE GROUNDING
SCALE: N.T.S.



3 DOUBLE ANTENNA CLAMP
SCALE: N.T.S.

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. THIS DETAIL IS TYPICAL FOR EACH COAX CABLE WHERE IT IS SPECIFIED TO BE GROUNDED
3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
5. USE ONLY TIN PLATED GROUNDING KITS.



4 COAX / HYBRID CABLE GROUND KIT DETAIL
SCALE: N.T.S.

**CHICAGO
SMA**



TERRA
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 312-484-9400

[illegible]

LOC. # 313798

W MOOSEHEART
RD

1901 ORCHARD GATEWAY
BLVD
NORTH AURORA, IL 60542

DRAWN BY:	AU
CHECKED BY:	RYU
DATE:	07/31/17
PROJECT #:	33-2596

SHEET TITLE
DETAILS

SHEET NUMBER

ANT-4

CHICAGO SMSA
limited partnership
dba VERIZON WIRELESS



NO.	DATE	BY	REVISIONS
1		AU	REVISION FOR REVIEW
2			
3			
4			
5			
6			
7			
8			
9			
10			

LOC. # 313798

W MOOSEHEART RD

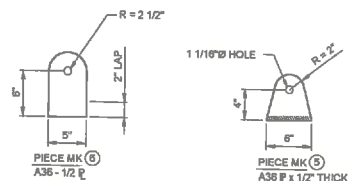
1901 ORCHARD GATEWAY BLVD
NORTH AURORA, IL 60542

DRAWN BY:	AU
CHECKED BY:	RYU
DATE:	07/11/17
PROJECT #:	33-2596

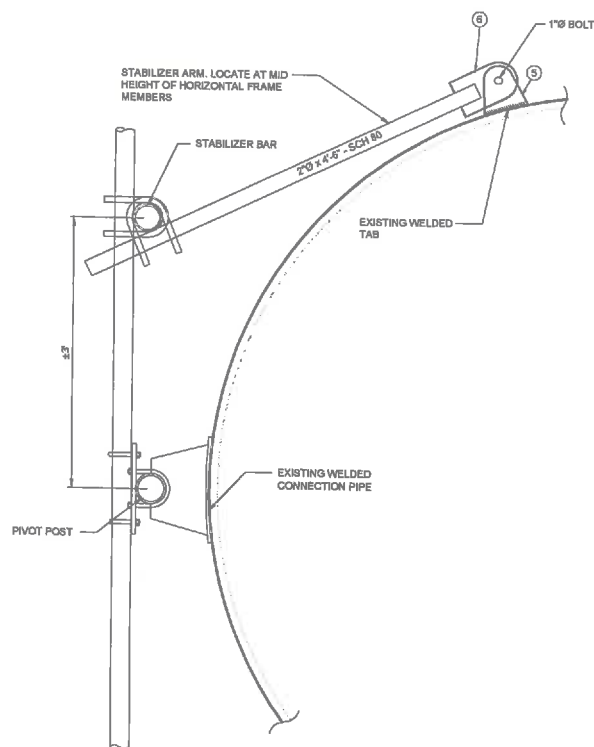
SHEET TITLE
DETAILS

SHEET NUMBER

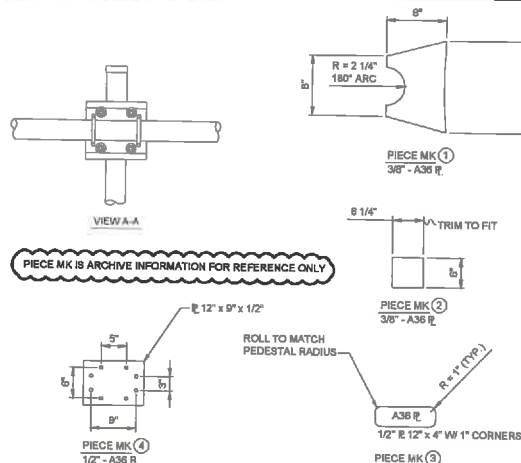
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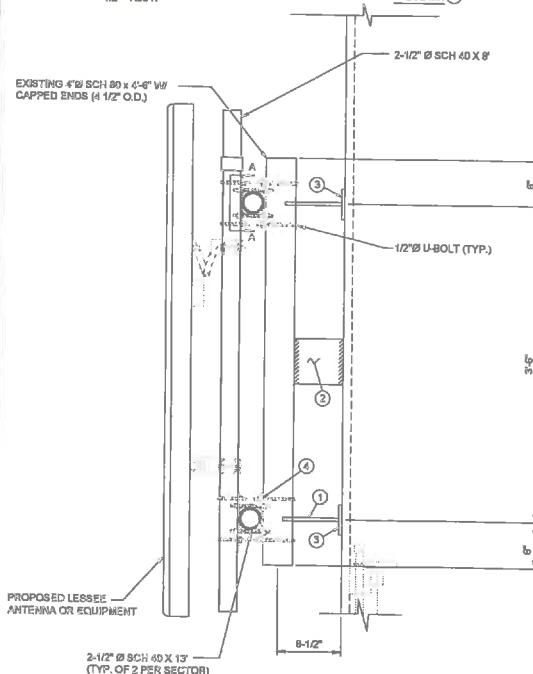
PIECE MK IS ARCHIVE INFORMATION FOR REFERENCE ONLY



1 ANTENNA MOUNT PLAN VIEW



PIECE MK IS ARCHIVE INFORMATION FOR REFERENCE ONLY

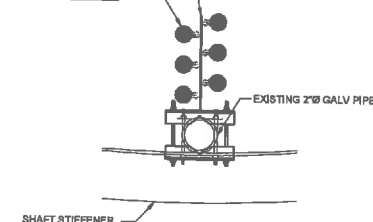


2 PIVOT POSE SUPPORT DETAIL

NOTE: HYBRID CABLES TO BE ROUTED USING CABLE MANUFACTURER'S APPROVED SNAP-IN HANGERS AND CUSHIONS

PROPOSED T-BRACKET (SITE PRO1 MODEL # T600) SPACE AT 48" ON EXISTING 2" Ø PIPE

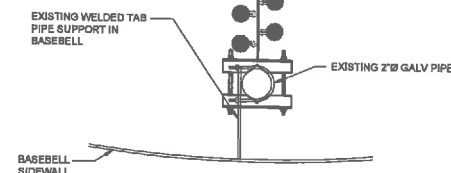
PROPOSED HYBRID CABLES ATTACHED TO T-BRACKET USING SNAP-IN HANGERS & BARREL CUSHIONS RECOMMENDED BY CABLE MANUFACTURER



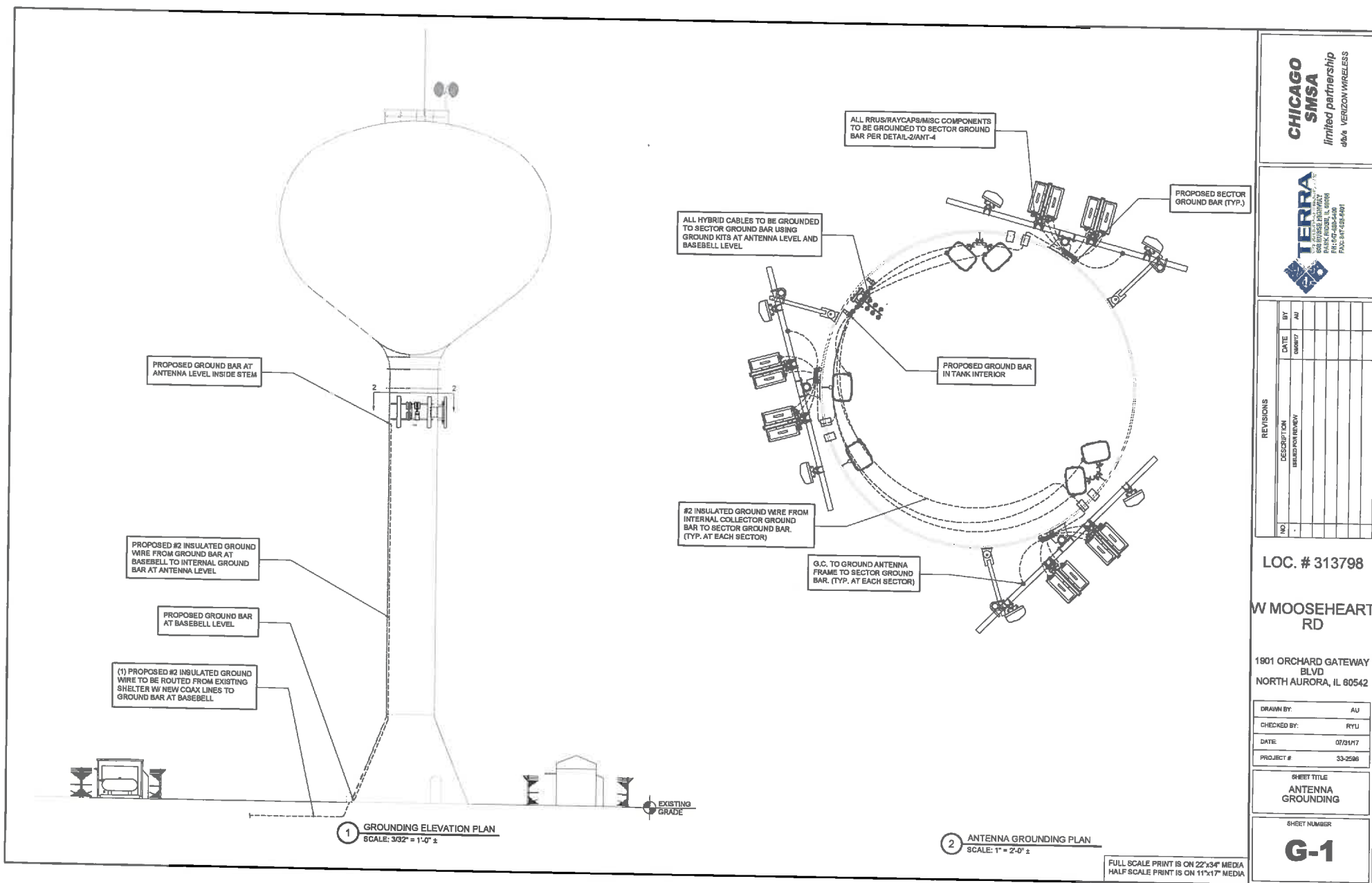
3 RISER MOUNT DETAIL
N.T.S.

PROPOSED T-BRACKET (SITE PRO1 MODEL # T600) SPACE AT 48" ON EXISTING 2" Ø PIPE

PROPOSED HYBRID CABLES ATTACHED TO T-BRACKET USING SNAP-IN HANGERS & BARREL CUSHIONS RECOMMENDED BY CABLE MANUFACTURER



4 BASEBELL MOUNT DETAIL
N.T.S.



**CHICAGO
SMSA**
limited partnership
dba VERIZON WIRELESS

TERRA
ENGINEERING & ARCHITECTURE
P.O. BOX 1000
PULASKI, MISSOURI 64601
TEL: 417-423-4400
FAX: 417-423-4401

REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	ISSUED FOR REVIEW	08/21/17	AU

LOC. # 313798

W MOOSEHEART
RD

1901 ORCHARD GATEWAY
BLVD
NORTH AURORA, IL 60542

DRAWN BY: AU
CHECKED BY: RYU
DATE: 07/21/17
PROJECT #: 33-2596

SHEET TITLE
ANTENNA
GROUNDING

SHEET NUMBER

G-1

FULL SCALE PRINT IS ON 22"x34" MEDIA
HALF SCALE PRINT IS ON 11"x17" MEDIA

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: SITE PLAN REVIEW MINOR CHANGE – NORTH AURORA SMILES
AGENDA: 11/6/2017 REGULAR VILLAGE BOARD MEETING

ITEM

Ordinance amending Ordinance #17-03-20-04 approving the site plan for the property located on Lot 107 of the Randall Crossing Subdivision in the Village of North Aurora

DISCUSSION

On March 20, 2017, the Village Board granted site plan approval to the property located on Lot 107 of the Randall Crossing Subdivision in the Village of North Aurora.

As illustrated by the approved plans, the development includes a 5,338 square foot single-story dental office facility (North Aurora Smiles). Dental Offices are classified as a permitted use in the B-2 General Business District.

The owners of North Aurora Smiles have since elected to alter the exterior building façade of the dental office. The building footprint, site plan and landscaping would remain the same; however, the design and materials of the exterior building façade would be different from the façade included in the approved site plan review. The approved façade consisted predominantly of utility brick, metal siding and glass while the amended façade consists of cementitious (cement fiber) stone, brick and wood panels. While the actual cementitious material is neither listed as an approved or prohibited material in the business district design standards, natural clay brick, stone and wood are listed as permitted materials. Staff notes that the utility brick and metal siding are listed as prohibited materials, but were approved as part of the site plan approval.

Per the Randall Highlands Annexation Agreement, the elevation changes are considered to be a Minor Change to the PUD, requiring Village Board approval. Staff believes that the design and materials included in the amended building façade are more harmonious with the existing and developing structures located in Randall Crossing. Further, the proposed materials are more prevalent in construction today and should be added to the approved materials list, along with other materials. Staff believes the current standards do not allow flexibility for builders and developers.

Attachments:

1. Staff report to the Plan Commission
2. Proposed building façade plans, submitted by HTJ Architects
3. Approved building façade plans, submitted by HTJ Architects
4. Ordinance amending Ordinance #17-03-20-04 approving the site plan for the property located on Lot 107 of the Randall Crossing Subdivision in the Village of North Aurora

**STAFF REPORT TO THE VILLAGE OF NORTH AURORA PLANNING COMMISSION
FROM: MIKE TOTH, COMMUNITY DEVELOPMENT DIRECTOR**

GENERAL INFORMATION

Meeting Date: February 7, 2017

Petition Number: SPA #17-02

Petitioner: Jacob & Hefner Associates, Inc.

Request: Site Plan Approval

Location: Lot 107 of Randall Crossing

Parcel Number(s): 12-32-403-005

Size: 2.06 acres

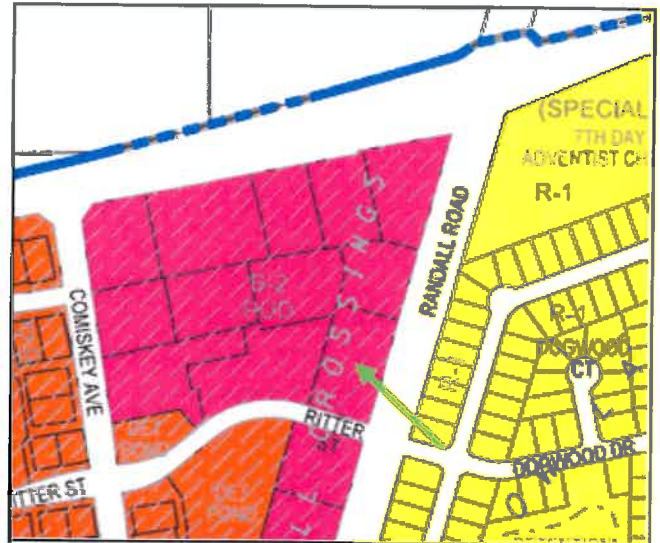
Current Zoning: B-2 General Business District
Planned Unit Development (Randall Highlands PUD)

Contiguous Zoning: North, South and West: B-2
General Business District Planned Unit
Development East: R-1 Single Family Residence
District

Comprehensive Plan Designation:
'Regional Commercial'

Attachments:

1. Site plan, prepared by Jacob & Hefner Associates, Inc., dated January 31, 2017.
2. Landscape plan, prepared by McCallum Associates, dated February 1, 2017.
3. Exterior conceptual design plans, prepared by HTJ Architects LLC.



PROPOSAL

The subject property is located in the B-2 General Business District and has already been granted a special use for a general commercial planned unit development, known as the Randall Highlands. As illustrated by the submitted plans, the intent of this request is to accommodate the development of a

5,338 square foot single-story dental office facility. Dental Offices are classified as a permitted use in the B-2 General Business District.

Per Section 4.4 of the Zoning Ordinance, site plan review is required for each building permit application for multi-family, townhouse, commercial, and industrial development for which a site plan has not already been approved.

Staff has reviewed the submitted plans and confirms compliance with the Zoning Ordinance and Randall Highlands Planned Unit Development.

SITE PLAN APPROVAL

Standards for Site Plan Review. The scope of site plan review includes the location of principal and accessory structures, infrastructure, open space, landscaping, topography, grading plan, building elevations, exterior lighting, traffic movement and flow, number of parking spaces, design of parking lots, and location of landscaping and screening. In reviewing site plans, the relationship of the site plan to adopted land use policies, and the goals and objectives of the Comprehensive Plan shall be evaluated. In addition, the following characteristics shall also be considered:

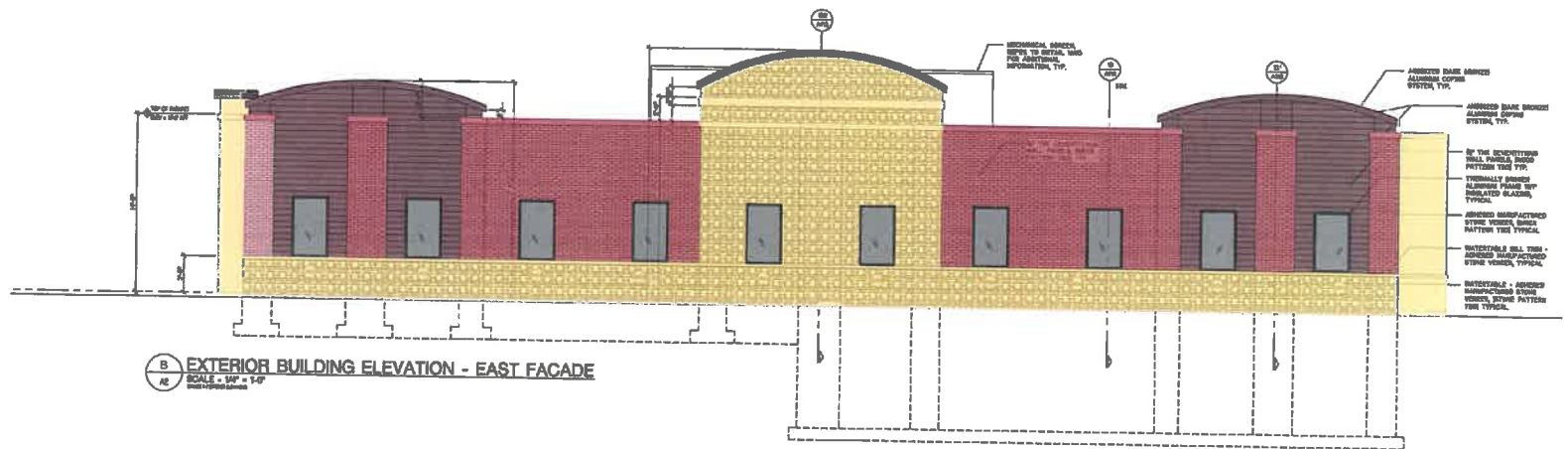
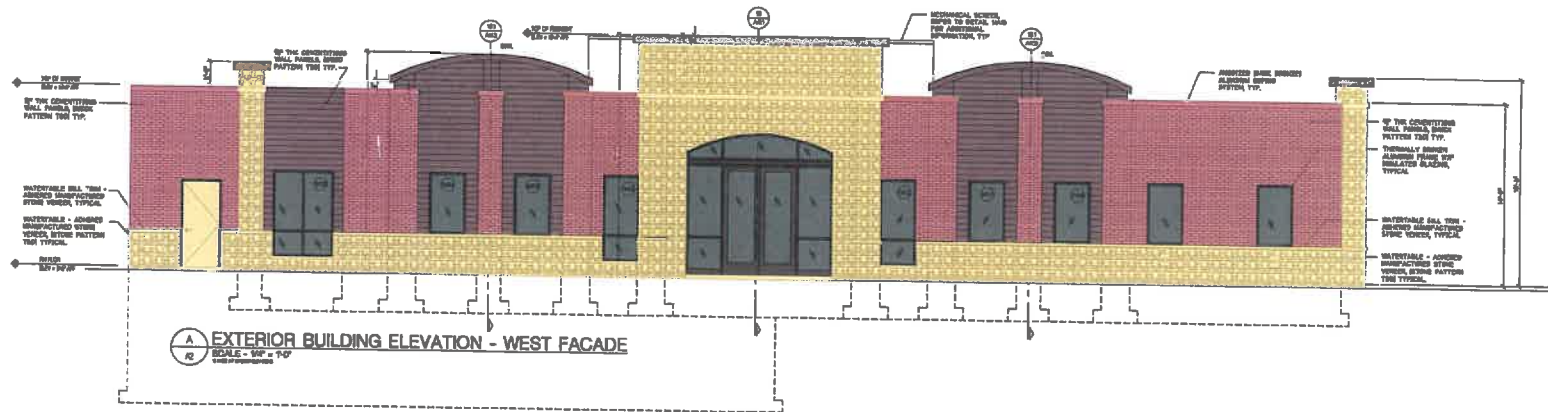
1. The arrangement of the structures and buildings on the site to:
 - a. Allow for the effective use of the proposed development.
 - b. Allow for the efficient use of the land.
 - c. Ensure compatibility with development on adjacent property.
 - d. Respond to off-site utility and service conditions, and minimize potential impacts on existing or planned municipal services, utilities, and infrastructure.
 - e. Protect the public health, safety, convenience, comfort, and general welfare.
 - f. Conform to the requirements of this Ordinance and other applicable regulations.
2. The arrangement of open space or natural features on the site to:
 - a. Create a desirable and functional environment for patrons, pedestrians, and occupants.
 - b. Preserve unique natural resources where possible, such as, but not limited to forested areas and, hydrological features.
 - c. Provide adequate measures to preserve existing healthy, mature trees wherever practically feasible.
 - d. Provide adequate measures to preserve identified natural resources on adjacent sites.
 - e. Design drainage facilities to promote the use and preservation of natural watercourses, patterns of drainage and compliance with existing stormwater control and erosion protection facilities or requirements.
 - f. Avoid unnecessary or unreasonable alterations to existing topography.
3. The organization of circulation systems to:
 - a. Provide adequate and safe access to the site.

- b. Minimize potentially dangerous traffic movements.
 - c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
 - d. Minimize curb cuts.
- 4. The design of off-street parking lots or garages to:
 - a. Minimize adverse impacts on adjacent properties.
 - b. Promote logical and safe parking and internal circulation.
- 5. In accordance with Section 14.2 (Landscape Plan) the design of landscape improvements and related features to:
 - a. Create a logical transition to adjoining lots and developments.
 - b. Screen incompatible, negative, or unsightly uses.
 - c. Minimize the visual impact of the development on adjacent sites and roadways.
 - d. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site.
 - e. Promote and enhance the appearance and image of the Village.
- 6. Site illumination that is designed, located, and installed in a manner that will minimize adverse impacts on adjacent properties.
- 7. Conformance of the proposed development with the goals and policies of the Comprehensive Plan and all Village codes and regulations.

FINDINGS

The Department of Community Development finds that the proposed site plan for Lot 107 of Randall Crossing meets the Site Plan Approval Standards and general zoning provisions set forth in the Zoning Ordinance. Staff recommends that the following conditions:

- 1. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.



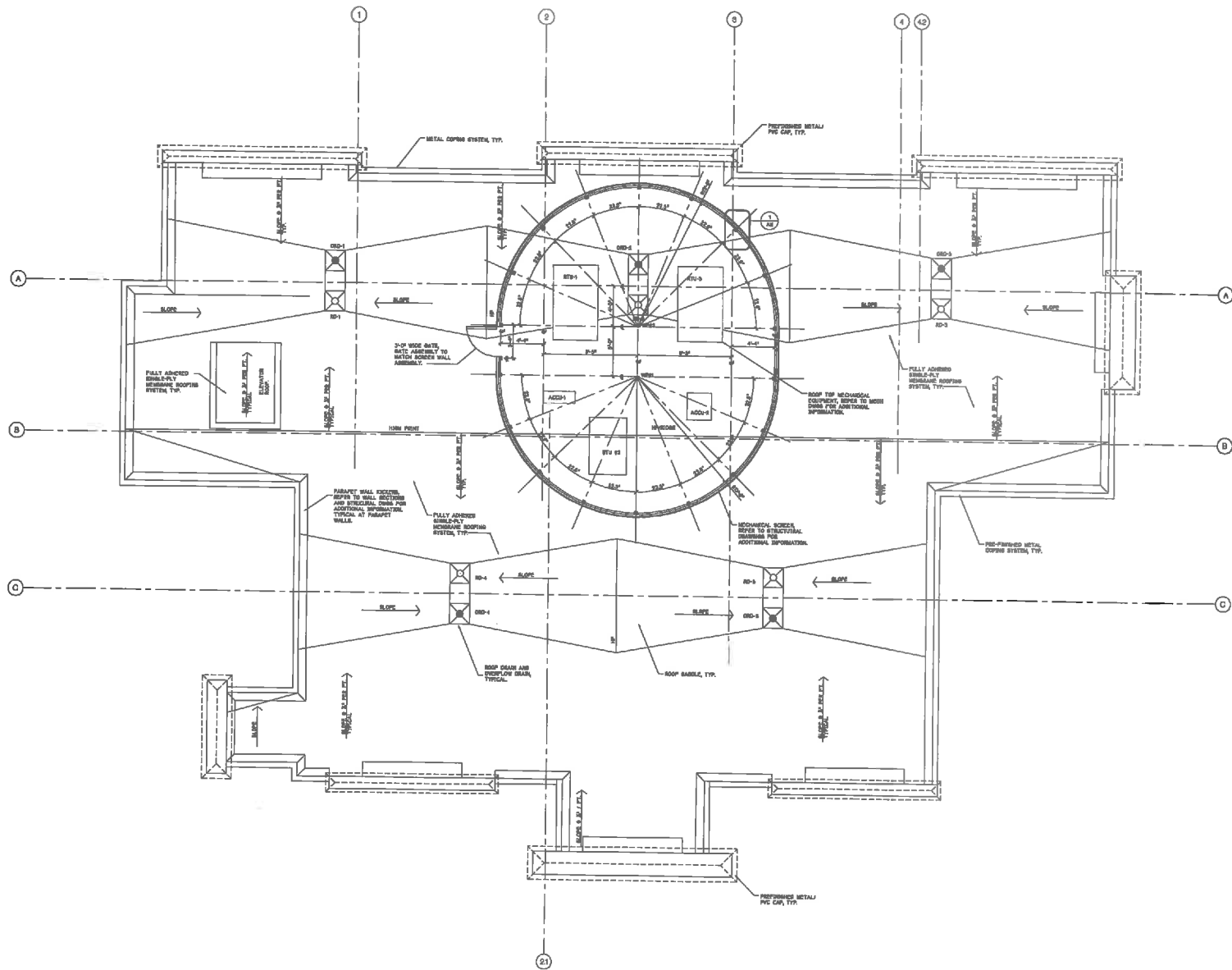
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1	REVISION 1	11/27/19
	PROJECT & SITE	DATE
	DESIGN	DATE
	TEAM	DATE
	OWNER	DATE
	CHECK/APPROVED BY	DATE

A PROPOSED NEW OFFICE BUILDING FOR:
NORTH AURORA SMILES
VILLAGE OF NORTH AURORA, IL

hjt Architects LLC
A Division of HJT Design Group

EXTERIOR
ELEVATIONS

PROJECT NUMBER
16 hAziz
A-7



NORTH
OVERALL ROOF PLAN
SCALE - 1/4" = 1'-0"

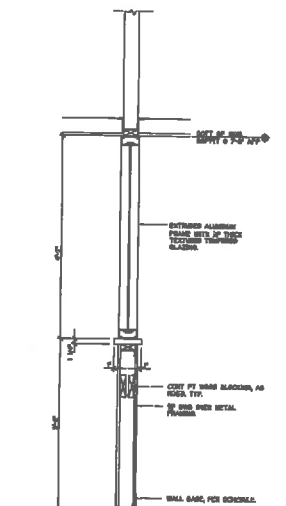
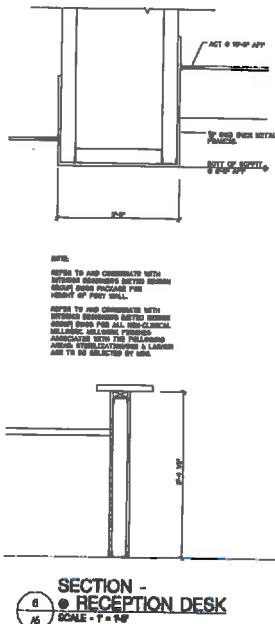
A PROPOSE NEW OFFICE BUILDING FOR:
NORTH AURORA SMILES
VILLAGE OF NORTH AURORA, IL

hjt Architects LLC
A Division of HJT Design Group

OVERALL
ROOF PLAN

PROJECT NUMBER
16 hAziz
A-3

PROJ. NO. 16-001
DATE 01/11/2016
DRAWN BY J. HAZIZ
CHECKED BY J. HAZIZ
DATE 01/11/2016



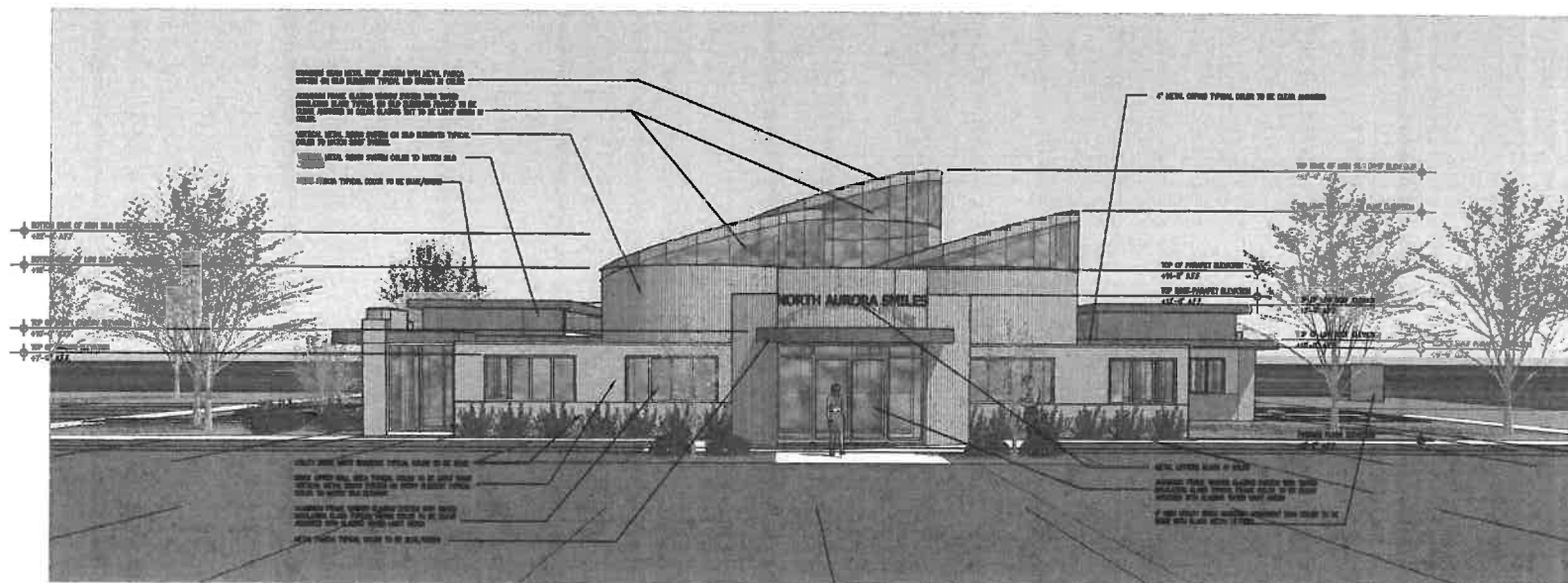












EXTERIOR CONCEPTUAL DESIGN ELEVATION

A PROPOSED NEW OFFICE FOR
NORTH AURORA SMILES
 NWC Randall Road and Riber Street
 North Aurora, Illinois

hjt
 Architects LLC
 a Division of HJT Design Group

EXTERIOR CONCEPTUAL
 DESIGN IMAGE

PROJECT NUMBER
AZ001
A3a

ISSUED DATE
 DRAWN BY
 CHECK / APPROVED BY

DATE
 DATE
 DATE

NOT TO SCALE
 THIS IS A CONCEPTUAL DESIGN AND NOT A FINAL DESIGN. IT IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION. IT IS FOR INFORMATIONAL PURPOSES ONLY.



ISSUED	DATE
DRAWN BY	DATE
CHECK / APPROVED BY	DATE

A PROPOSED NEW OFFICE FOR:
NORTH AURORA SMILES
 NWC Randall Road and Ritter Street
 North Aurora, Illinois

Architectural rendering of the proposed new office for North Aurora Smiles. The building is a two-story structure with a curved glass facade and a central entrance. The rendering shows the building from a perspective view, highlighting its modern design and surrounding landscape.



EXTERIOR CONCEPTUAL
 DESIGN IMAGE

PROJECT NUMBER
AZ001
A3



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ISSUED	DATE
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DRAWN BY	DATE
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CHECK / APPROVED BY	DATE
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A PROPOSE NEW OFFICE FOR:
NORTH AURORA SMILES
 NWC Randall Road and Ritter Street
 North Aurora, Illinois

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EXTERIOR CONCEPTUAL
 DESIGN IMAGE

PROJECT NUMBER
AZ001
A6



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ISSUED	DATE
DRAWN BY	DATE
CHECK / APPROVED BY	DATE

A PEOPLE NEW OFFICE FOR:
NORTH AURORA SMILES
 NWC Randall Road and Ritter Street
 North Aurora, Illinois

© 2010 hjt Architects LLC. All rights reserved. This rendering is a conceptual design and not a final architectural drawing. It is intended to provide a visual representation of the proposed building and its surroundings. The design is subject to change without notice. The rendering is not to be used for any other purpose without the written consent of hjt Architects LLC.



EXTERIOR CONCEPTUAL
 DESIGN IMAGE

PROJECT NUMBER
AZ001
A9

ORDINANCE NO.

**ORDINANCE AMENDING ORDINANCE # 17-03-20-04 APPROVING THE SITE
PLAN FOR THE PROPERTY LOCATED ON
LOT 107 OF THE RANDALL CROSSING SUBDIVISION
IN THE VILLAGE OF NORTH AURORA**

WHEREAS, on March 20, 2017, the Village Board approved Ordinance #17-03-20-04 approving the site plan for the property located on Lot 107 of the Randall Crossing Subdivision in the Village of North Aurora; and

WHEREAS, the business owners desire to amend the site plan to alter the exterior building façade of the dental office.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of North Aurora as follows:

1. The recitals set forth above are incorporated herein as the material findings of the President and the Board of Trustees.
2. The site plan in the form attached hereto and incorporated herein by reference as Exhibit "A", the building elevation plans in the form attached hereto and incorporated herein by reference as Exhibit "B" and the landscape plan in the form attached hereto and incorporated herein by reference as Exhibit "C" is hereby approved, subject to the following condition:
 - a. All dumpsters located on the subject property shall be enclosed per Section 14.11.A of the Zoning Ordinance.
3. This Ordinance shall take immediate full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2017, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2017, A.D.

Ordinance # _____

Mark Carroll _____

Laura Curtis _____

Mark Gaffino _____

Mark Guethle _____

Michael Lowery _____

Tao Martinez _____

Approved and signed by me as President of the Board of Trustees of the Village
of North Aurora, Kane County, Illinois this _____ day of _____, 2017, A.D.

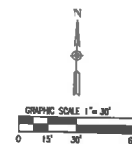
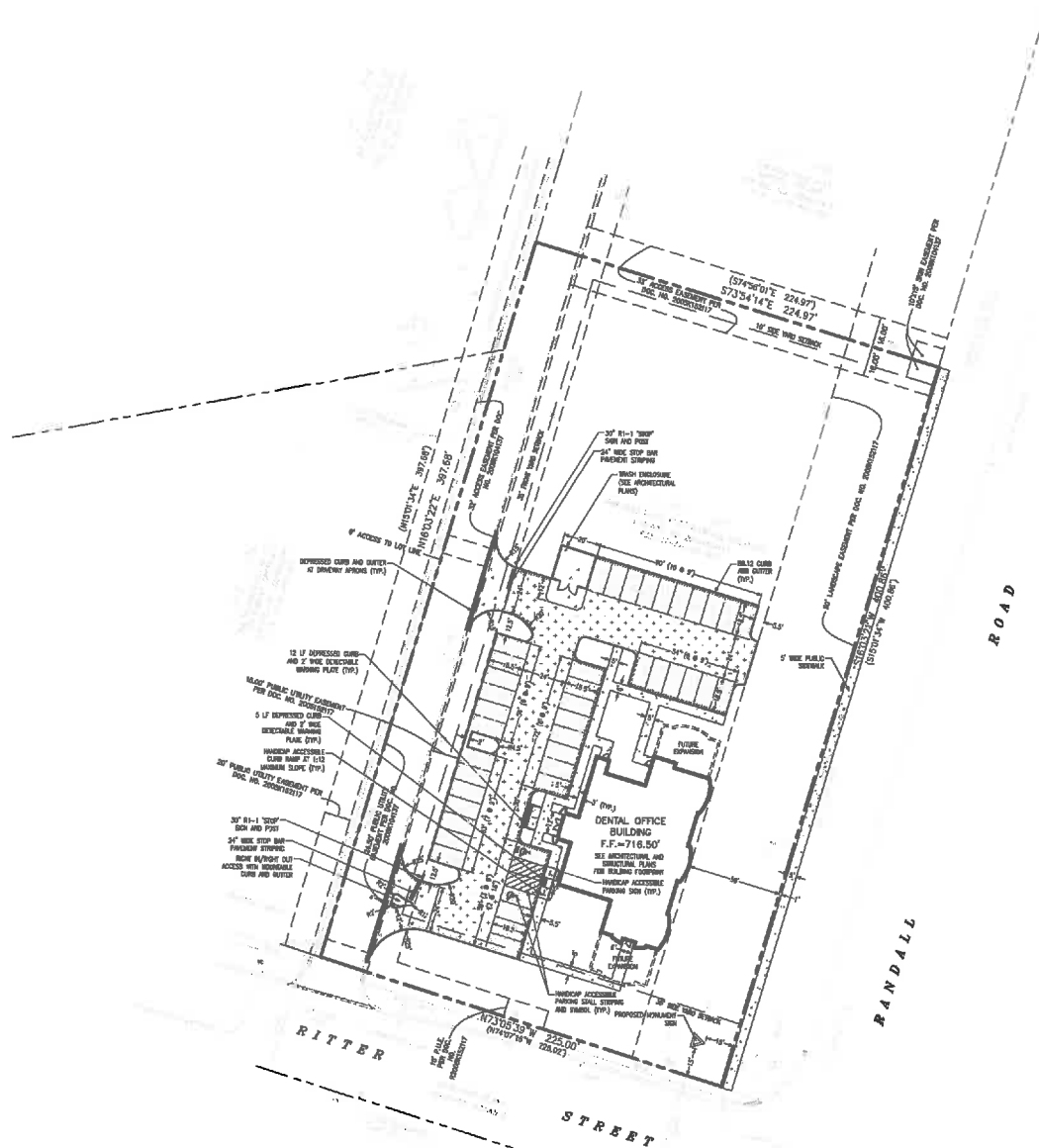
ATTEST:

Village President

Village Clerk

Ordinance # _____

EXHIBIT "A" – SITE PLAN



SITE DATA TABLE:

PROPERTY AREA:	2.06 ACRES
IMPERVIOUS AREA: (DHS)	0.79 ACRES
PERVIOUS AREA: (DHS)	1.27 ACRES
BUILDING AREA:	5,338 SQ. FT.
PARKING REQUIRED:	
PROPOSED:	18 STALLS (1.5 STALLS PER EXAM ROOM)
FUTURE:	26 STALLS (1.5 STALLS PER EXAM ROOM)
PARKING PROVIDED:	42 STALLS
STANDARD PARKING:	40 STALLS
HANDICAP ACCESSIBLE PARKING:	2 STALLS

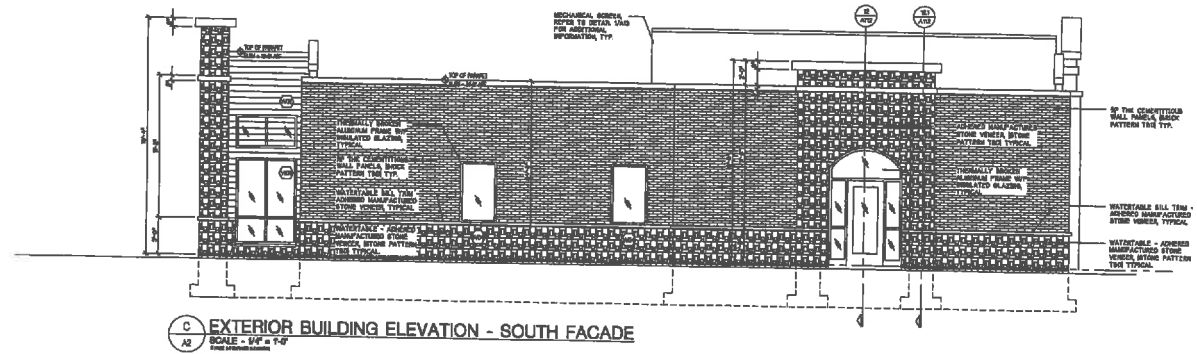
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	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK

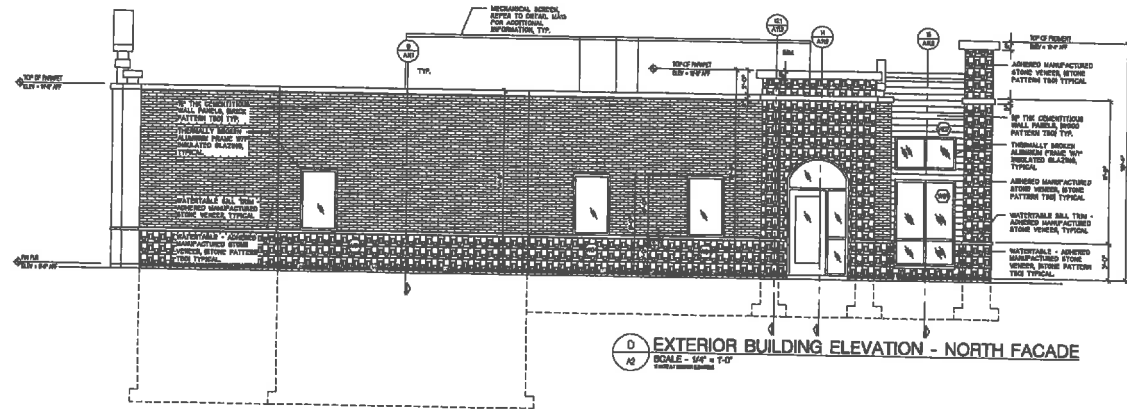
JACOB & HEFFNER ASSOCIATES		SITE PLAN
1101 Redfield Rd., Suite 100, Downers Grove, IL 60515 PHON: 630.580.6244 WWW.JACOBANDHEFFNER.COM		NORTH AURORA SMILES NWC RANDALL ROAD AND RITTER STREET NORTH AURORA, ILLINOIS
1/31/17	3 Per Village Comments	
12/22/16	2 Per Architect	
12/22/16	1 Original Plan Data	
	0	Designation
		Date
F196a		
1" = 30'		
SP1		

Ordinance # _____

EXHIBIT "B" – BUILDING ELEVATION PLANS



C EXTERIOR BUILDING ELEVATION - SOUTH FACADE
SCALE - 1/4" = 1'-0"
NOT TO SCALE



D EXTERIOR BUILDING ELEVATION - NORTH FACADE
SCALE - 1/4" = 1'-0"
NOT TO SCALE

SHEET NO.	
DATE	

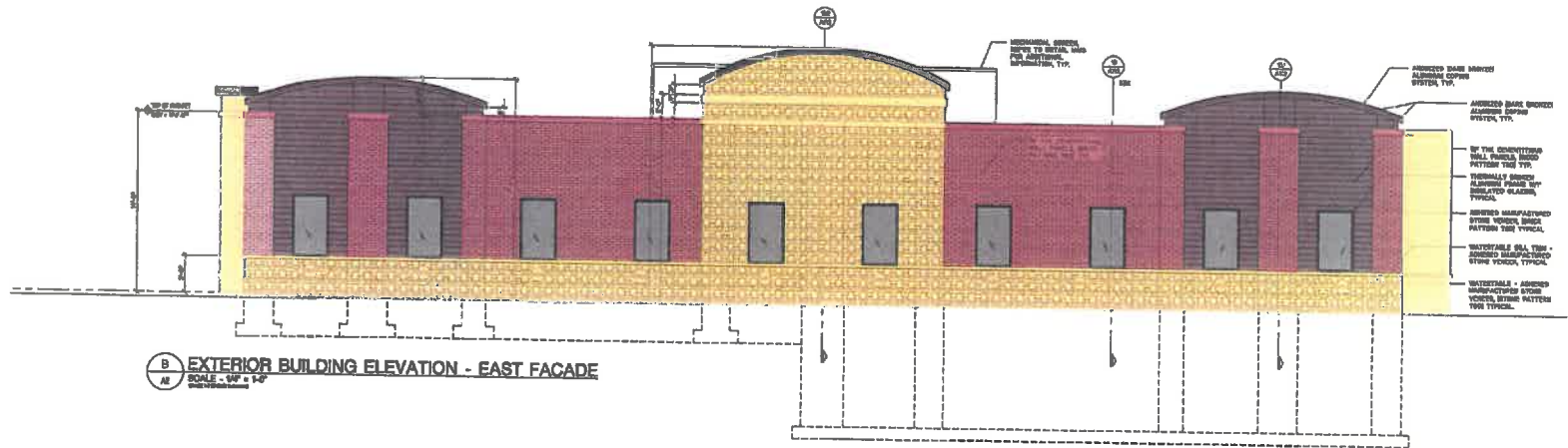
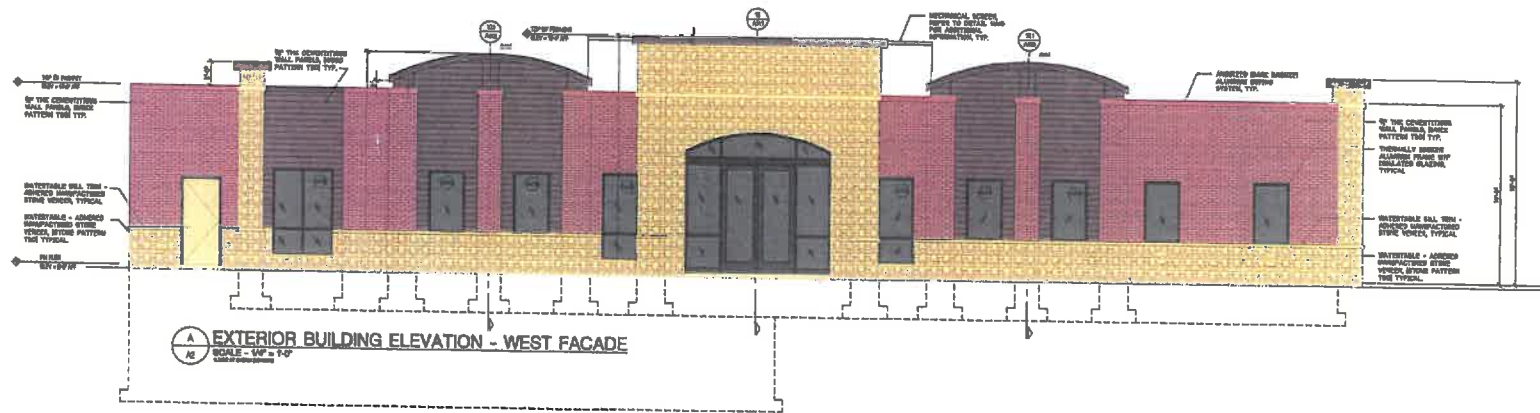
1. ADDENDUM 1	REVISION
PERMITS & SUB	DATE
DATE	DATE
CHECK / APPROVED BY	DATE

A PROPOSE NEW OFFICE BUILDING FOR:
NORTH AURORA SMILES
VILLAGE OF NORTH AURORA, IL

hjt Architects LLC
A Division of HJT Design Group

EXTERIOR
ELEVATIONS

PROJECT NUMBER
16 hAziz
A-7.1



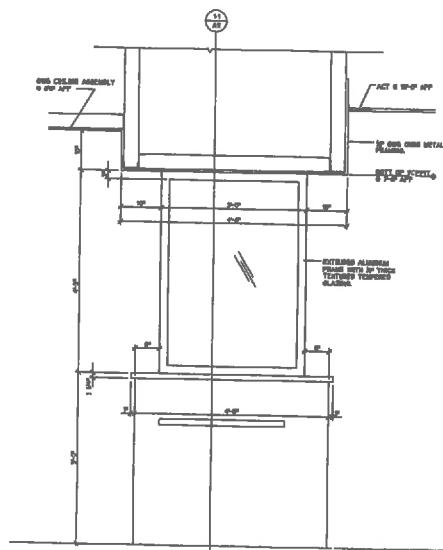
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DRAWN BY	DATE
CHECKED BY	DATE

A PROPOSE NEW OFFICE BUILDING FOR:
NORTH AURORA SMILES
 VILLAGE OF NORTH AURORA, IL

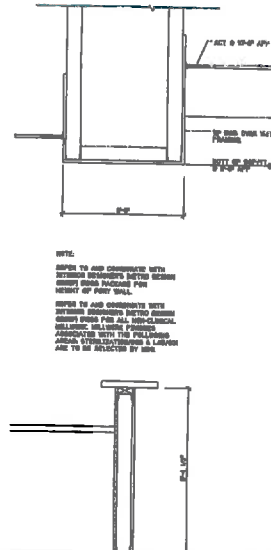


**EXTERIOR
 ELEVATIONS**

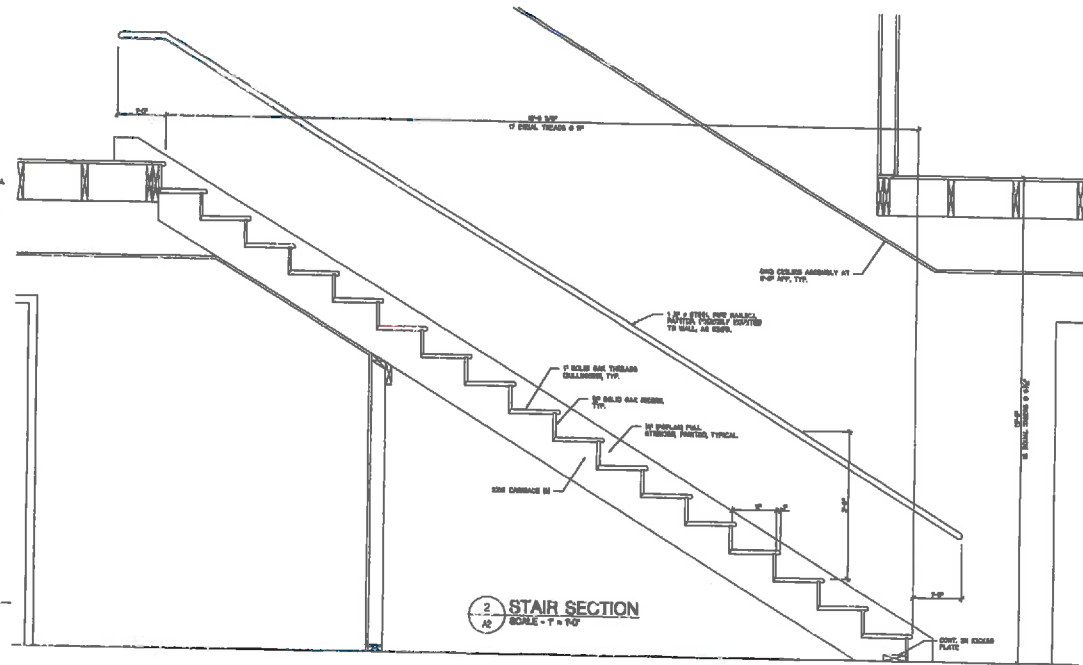
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16 hAzlz
A-7



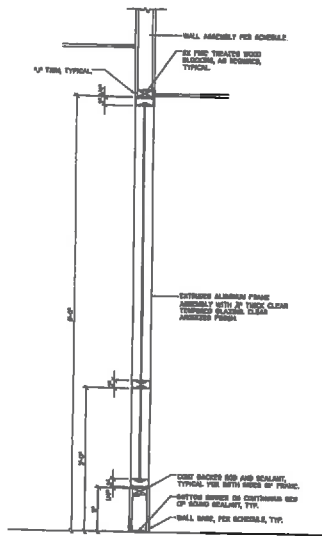
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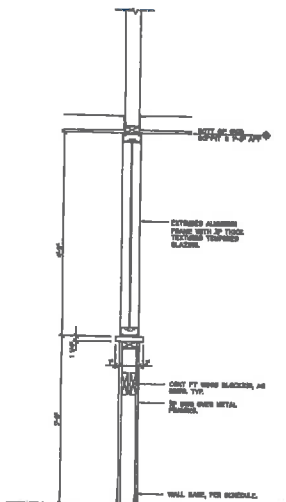
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• RECEPTION DESK**
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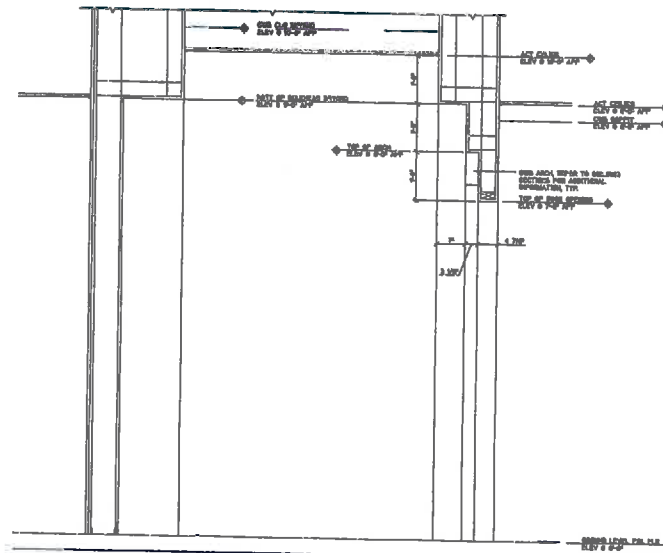
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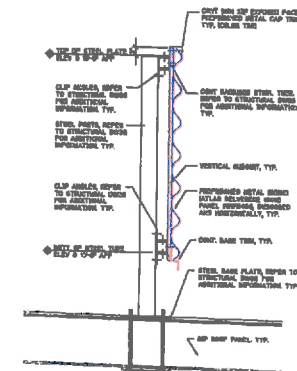
4 SECTION • DIVIDING WALL
SCALE - F = 1/4"



**1-1 SECTION -
• CHECKOUT DIVIDING WALL**
SCALE - F = 1/4"



7 WALL SECTION - CLINICAL CORRIDOR
SCALE - F = 1/4"



1 SECTION - MECH. SCREEN WALL
SCALE - F = 1/4"

REVISION	DATE
1	
2	
3	
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9	
10	

DESIGN / APPROVED BY DATE

A PROPOSED NEW OFFICE BUILDING FOR:
NORTH AURORA SMILES
VILLAGE OF NORTH AURORA, IL

hjt Architects LLC
A Division of HJT Design Group

WALL SECTIONS
& DETAILS

PROJECT NUMBER
16 hAzz
A-11

Ordinance # _____

EXHIBIT "C" – LANDSCAPE PLAN

North Aurora Smiles

North Aurora, Illinois

DAVID R. McALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
300 N. MICHIGAN AVE. SUITE 1000, CHICAGO, IL 60610
TEL: (312) 329-1000 FAX: (312) 329-1001

McALLUM
ASSOCIATES

JACOB & NEUFELDER
LANDSCAPE ARCHITECTS
1000 N. LAKE STREET, SUITE 100, CHICAGO, IL 60610
TEL: (312) 329-1000 FAX: (312) 329-1001

Landscape Plan

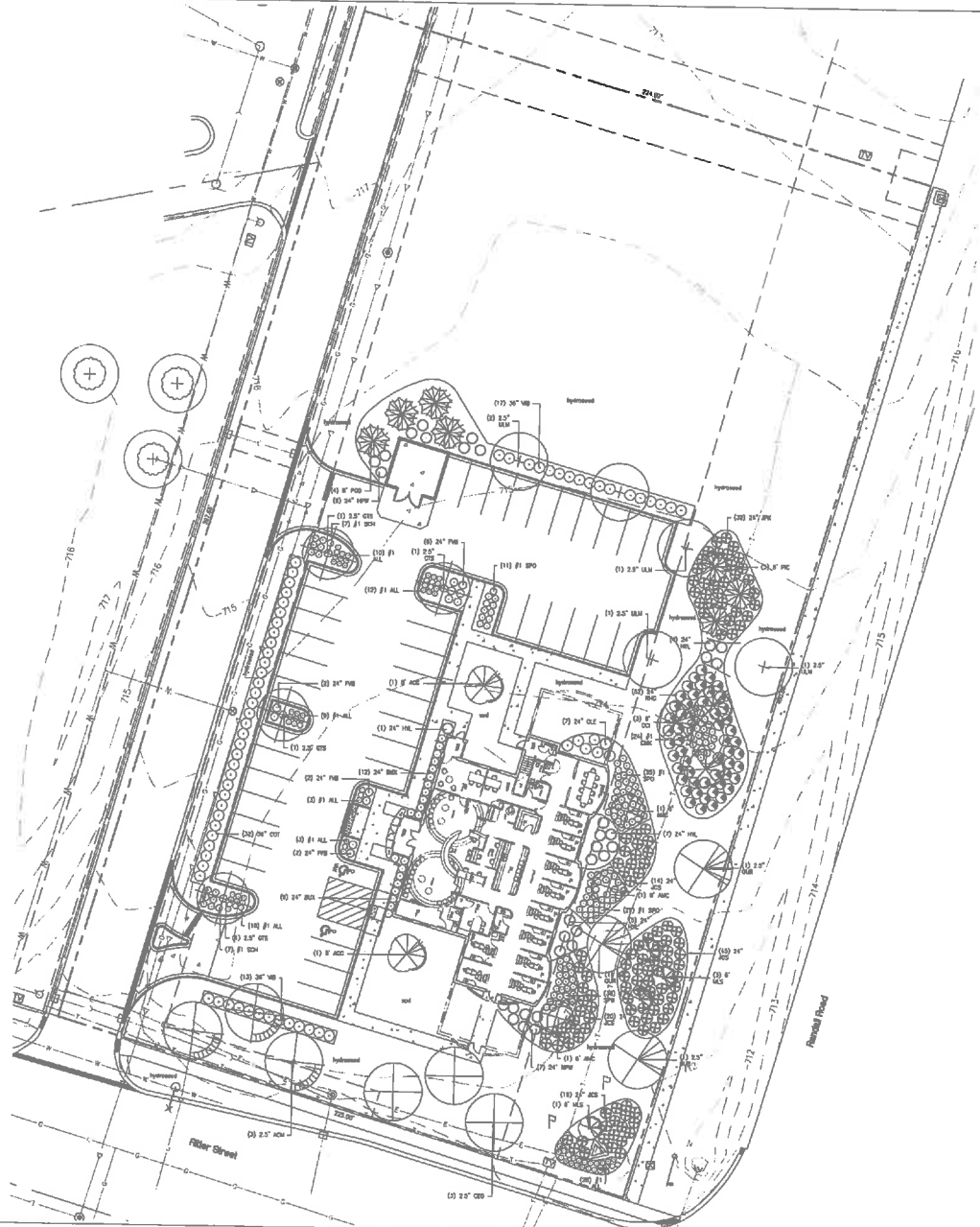
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1. For Review 01/07
Mark Description Date
Source

Number
48397

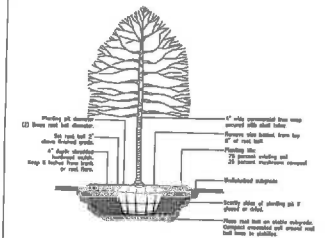
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File
48397P04

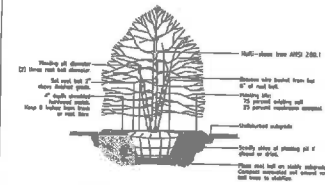
Sheet
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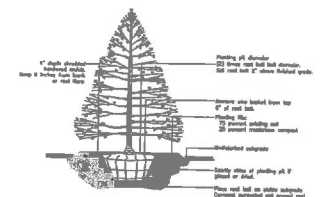
Symbol	Qty	Size	Botanical Name	Common Name	Remarks
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002	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
003	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
004	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
005	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
006	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
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008	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
009	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
010	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
011	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
012	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
013	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
014	1	2 1/2"	Calla maritima 'Vivida Pink'	Pink Calla	00
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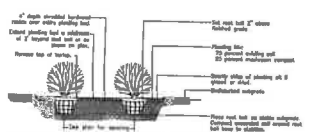
Deciduous Tree Planting



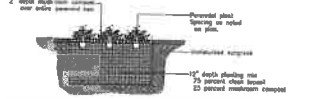
Deciduous Ornamental Tree Planting



Evergreen Tree Planting



Shrub Planting



Perennial Planting

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: PROPERTY ACQUISITION
AGENDA: 11/6/2017 REGULAR VILLAGE BOARD MEETING

ITEM

Ordinance approving the Amended Contract for the acquisition of the vacant land located along the east side of vacated Marvo Street to 437 feet south of John Street and contract for acquisition of the property in the Village of North Aurora

DISCUSSION

On July 17, 2017, the Village Board approved the acquisition of the vacant land located along the east side of vacated Marvo Street to 437 feet south of John Street and contract for acquisition of the property. Staff has since been working with the seller on refining the contract in order to appease both parties. The issue that came up regarded the seller's ability to retain a small portion of the property being purchased by the Village for business parking.

The Village is acquiring the property to not only clean up the area and allow for direct access to the river and trail, but also to provide parking for river amenities, including a potential silo park, and potentially connect Marvo Street and John Street. After closely examining the area, staff believes a public parking lot can be constructed in the purchase area, and a small area can be retained, as an easement, for parking use by the seller.

Staff has updated the real estate contract between the Village of North Aurora and Prestige Plumbing to include an easement retained by the seller for ingress, egress and parking, including the right to erect a fence to mark the easement area. Further, at time of parking lot construction, the Village would remove the 8" walled pit and apply a matching asphalt surface, move the existing chainlink fence (or erect a new chainlink fence of the same height) at the edge of pavement within the legal easement area.

The updated contract has been reviewed by the Village Attorney and Prestige Plumbing, Inc.

Attachments:

1. Plat of Survey, prepared by W.E. Hanna Surveyors
2. Ordinance approving the Amended Contract for the acquisition of the vacant land located along the east side of vacated Marvo Street to 437 feet south of John Street and contract for acquisition of the property in the Village of North Aurora
3. Amended Real Estate Contract between the Village of North Aurora and Prestige Plumbing

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. _____

**ORDINANCE APPROVING THE AMENDED CONTRACT FOR THE ACQUISITION OF
THE VACANT LAND LOCATED ALONG THE EAST SIDE OF VACATED MARVO
STREET TO 437 FEET SOUTH OF JOHN STREET AND CONTRACT FOR ACQUISITION
OF THE PROPERTY IN THE VILLAGE OF NORTH AURORA**

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this ____ day of _____, 2017

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this ____ day of _____, 2017
by _____.

Signed _____

VILLAGE OF NORTH AURORA

ORDINANCE NO.

**ORDINANCE APPROVING THE AMENDED CONTRACT FOR THE ACQUISITION
OF THE VACANT LAND LOCATED ALONG THE EAST SIDE OF VACATED MARVO
STREET TO 437 FEET SOUTH OF JOHN STREET AND CONTRACT FOR ACQUISITION
OF THE PROPERTY IN THE VILLAGE OF NORTH AURORA**

WHEREAS, the Village has the authority to purchase real property for public purposes pursuant to purchase agreement as provide in Section 11-76.1-1 of the Illinois Municipal Code (65 ILCS 5/11-76.1-1) subject to the approval of two-thirds (2/3's) of the elected corporate authorities; and

WHEREAS, the owner of a vacated portion of Marvo Street and the vacant land located along the east side of vacated Marvo Street to 437 feet south of John Street, North Aurora, Illinois (the "Property") desires to sell the Property; and

WHEREAS, the acquisition of the property for the purpose of cleaning up the property and holding it and maintaining it as open space or for other municipal purposes is in the best interest of the Village; and

WHEREAS, Ordinance No. 17-07-17-02 approved the purchase of the Property pursuant to the terms and conditions of a contract attached to that Ordinance as an exhibit; and

WHEREAS, The Contract must be amended to maintain the existing parking on the lot immediately to the west of the Property and to allow the Village to erect a fence.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

1. The recitals set forth above are adopted and incorporated herein as the material and significant findings of the President and the Board of Trustees as if fully stated herein.
2. The Contract as amended in the form attached hereto as Exhibit "A" is hereby approved.
3. The Village Administrator and Village Attorney and/or their designees hereby authorized and directed to take whatever action is necessary and appropriate to finalize the purchase of the property pursuant to the contract that is negotiated as authorized above.
4. This Ordinance shall take immediate full force and effect from and after its passage, approval, publication and such other acts as required by law.

VILLAGE OF NORTH AURORA

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2017, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2017, A.D.

Mark Carroll _____

Laura Curtis _____

Mark Gaffino _____

Mark Guethle _____

Michael Lowery _____

Tao Martinez _____

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2017, A.D.

Dale Berman, Village President

ATTEST:

Lori Murray, Village Clerk

VILLAGE OF NORTH AURORA

Exhibit 'A' – Amended Contract

AMENDED REAL ESTATE CONTRACT

1. THE PARTIES:

Buyer(s) The Village of North Aurora

Address 25 East State Street North Aurora, IL 60542

Seller(s) Prestige Plumbing, Inc

Property: 29,327 sq. ft. of property from the east side of vacated Marvo Street to 437ft South of John Street (PIN 15-04-255-038)

Buyer and Seller are hereinafter collectively referred to as the "Parties".

2. THE REAL ESTATE: For the purposes of this Contract, Real Estate shall be defined to include the real property and all improvements thereon. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate consisting of approximately 29,327 sq. ft. legally described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF MARVO STREET AND THE EASTERLY LINE OF WINTERS' SECOND ADDITION; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF WINTERS' SECOND ADDITION AND ITS SOUTHERLY EXTENSION, 745.97 FEET; THENCE EASTERLY, AT AN ANGLE OF 91°47'12": MEASURED CLOCKWISE FROM SAID SOUTHERLY EXTENSION, 2.51 FEET TO A POINT 1050.0 FEET SOUTHERLY OF (MEASURED PARALLEL TO THE MAIN TRACK CENTER LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILWAY COMPANY) THE ORIGINAL SOUTHERLY LINE OF STATE STREET AND 50.0 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLE THERETO, THE MAIN TRACK CENTER LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILWAY COMPANY, THENCE NORTHERLY, AT AN ANGLE OF 89.54°45': MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID MAIN TRACK CENTER LINE, 200.00 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 35.00 FEET TO A POINT THAT IS 850.0 FEET SOUTHERLY OF THE ORIGINAL SOUTHERLY LINE OF STATE STREET AND 15.0 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLE THERETO, SAID MAIN TRACK CENTER LINE; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID MAIN TRACK CENTER LINE, 549.36 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF MARVO STREET; THENCE WESTERLY, AT ANGLE OF 86.29°16': MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE ALONG SAID EASTERLY EXTENSION, 59.74 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PINs 15-04-255-038.

Subject to the reservation of an easement in favor of the property retained by the Seller for ingress, egress, parking and dumpster enclosure, including the right to erect a fence to mark the easement area, over the property legally described as follows:

EASEMENT AREA:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 2 OF WINTER'S SECOND ADDITION; THENCE EASTERLY, ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 13.0 FEET; THENCE NORTHERLY, TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 13 THAT IS 11.0 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE WESTERLY, 11.0 FEET TO SAID NORTHWEST CORNER; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 13 TO THE POINT OF BEGINNING, ALL IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

3. PURCHASE PRICE of \$ 59,000.00 shall be paid, as adjusted by prorations, at the closing by wire transfer or certified or cashier's check or check from the title company or mortgage lender.

4. (a) CLOSING shall be on November 15, 2017, or by mutual agreement of the parties at Seller's title company or office of Seller's attorney in the county in which the property is located or as otherwise agreed. Possession shall be tendered at time of closing. THE CLOSING AND POSSESSION DATE IS LEGALLY SIGNIFICANT TO BUYER AND SELLER. THE PARTIES UNDERSTAND THAT WHEN THIS CONTRACT IS SIGNED BY BOTH BUYER AND SELLER THE CLOSING AND POSSESSION DATE MAY ONLY BE CHANGED BY MUTUAL AGREEMENT OF PARTIES.

4. (b) USE AND OCCUPANCY AGREEMENT: Buyer shall take possession of the Real Estate after the closing pursuant.

4. (c) EASEMENT AREA. At the time of parking lot construction, the Village, at its own expense, shall remove the eight inch (8") walled pit on the western edge of the parcel and apply a matching asphalt surface. The Village, at its own expense, shall also move the existing chainlink fence or erect a new chainlink fence of the same height at the edge of pavement within the Easement Area described above. Said fence shall terminate at the northeast corner of the easement area.

5. PLAT OF SURVEY: Prior to closing, Buyer may at its own expense, obtain a Plat of Survey.

6. NOTICE: All notices required pursuant to this Contract shall be in writing and signed by Seller or Buyer or their attorney or agent and shall be given by; (a) certified or registered mail, return receipt requested, and sent to the Parties at the addresses recited herein, which notice shall be effective on the date of post mark in the U.S. Mail or (b) personally served on the Seller or Buyer, and a receipt obtained with the date and time of service, which notice shall be effective upon the date of receipt, or (c) transmission of notice between the parties and their attorneys via facsimile or email shall be sufficient, provided that the notice transmitted shall be sent on ordinary business days (Monday through Friday, excluding weekends and legal holidays), during ordinary business hours (9:00 a.m. to 5:00 p.m.) and the original of the document transmitted via facsimile or email shall be sent contemporaneously to the receiving party, postage prepaid first class mail or (d) personal service upon Seller or Buyer, in accordance with the Civil Practice Act of the State of Illinois. Notice to any one of a multiple person party shall be sufficient notice to all. THE FAILURE OF ANY PARTY TO PROVIDE THEIR ADDRESS HEREIN SHALL BE DEEMED A WAIVER OF THE RIGHT TO RECEIVE NOTICE.

7. THE DEED. Seller shall convey or cause to be conveyed to Buyer, or to such other grantee as Buyer shall direct in writing, by a recordable general Warranty Deed conveying good, marketable and merchantable title to

the Real Estate and subject only to the following permitted exceptions described herein, if any, (none of which shall impair the use of the Real Estate as a residence): (a) general Real Estate taxes accrued, but not yet payable at the time of closing, (b) special assessments confirmed after this Contract date, (c) building set-back lines and use or occupancy restrictions, (d) covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry, (e) zoning laws and ordinances, (f) easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds, (g) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; and (h) if the Real Estate is other than a detached, single-family home: party walls, party wall rights and agreements, terms, provisions, covenants, and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easement established by or implied from the said Declaration of Condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments due after the date of closing.

8. TITLE. Prior to closing, Seller shall furnish or cause to be furnished to Buyer or Buyer's attorney, at Seller's expense, a Commitment for Title Insurance issued by a title insurance company licensed to do business in the State of Illinois, to issue an owner's title insurance policy on the current form of American Land Title Association Owner's Policy (or equivalent policy) including coverage over Schedule B General Exceptions in the amount of the purchase price covering the date hereof, subject only to the following (a) permitted exceptions as set forth in Paragraph No. 10, (b) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount, which may be removed by the payment of money at the time of closing (an amount sufficient to secure the release of such title exceptions shall be deducted from the proceeds of sale due Seller at closing, if necessary), and (c) acts done or suffered by or judgments against Buyer, or those claiming by, through or under Buyer. If the title commitment discloses unpermitted exceptions, or if the Plat of Survey shows any encroachments which are not acceptable to Buyer, then Seller shall have thirty (30) days from the date of delivery thereof to have said exceptions removed, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions or encroachments and the closing date shall be delayed, if necessary, to allow time to have said exceptions waived. If Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for insurance as specified above as to such exceptions, within the specified time, Buyer may terminate the Contract between Parties, or may elect, upon notice to Seller within ten (10) days after the expiration of the 30 day period, to take the title as it then is, with the right to deduct from the purchase price prior encumbrances of a definite or ascertainable amount. If Buyer does not elect to accept the Real Estate as provided above, THIS CONTRACT SHALL TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT, AND THE EARNEST MONEY SHALL BE REFUNDED TO BUYER.

9. AFFIDAVIT OF TITLE. Seller shall furnish Buyer at closing an Affidavit of Title covering the date of closing, subject only to those permitted exceptions set forth in Paragraph No. 10, and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in a manner specified in paragraph No. 11. In the event that this Contract calls for title to be conveyed by a Land Trustee's Deed, the Affidavit of Title required to be furnished by Seller shall be signed by either the trustee or the beneficiaries of said Trust.

10. PRORATIONS. Items to be prorated, as applicable, include, without limitation: rents and deposits (if any) for tenants, utilities, homeowners or condominium association assessments, premiums for insurance policies or accrued interest on any mortgage assumed. All prorations shall be prorated as of the date of closing and shall be final unless otherwise agreed in writing between Seller and Buyer. The Seller represents that the property is tax exempt in the hands of the Seller and that no taxes are due or owing for the years the property was owned by the Seller prior to the Closing; no proration for taxes shall be given; and, if any taxes are assessed in error after the Closing against the property, the Seller shall intervene, defend the tax assessment and pay any taxes that are assessed contrary to this representation.

11. INTERNAL REVENUE CODE REQUIREMENTS: Parties agree to furnish, execute and deliver all documentation and information to comply with the reporting requirements of Section 6045(e) and Section 1445 of the Internal Revenue Code.

12. PERFORMANCE AND DEFAULT: Time is of the essence in this Contract. If Buyer fails to perform in accordance with this Contract, then at the option of Seller, and upon the written notice to Buyer, the earnest money shall be forfeited by Buyer as liquidated damages and this Contract shall thereupon terminate, or Seller may refuse to accept the earnest money as liquidated damages, and pursue any and all legal remedies that may be available in law and equity against Buyer. If Seller fails to perform in accordance with this Contract, then the earnest money shall be refunded to Buyer and Buyer may pursue any and all legal remedies against Seller that are available in law and equity. In addition, the non-prevailing Party shall pay all reasonable attorney fees and costs incurred by the prevailing Party in enforcing the terms and provisions of this Contract, including forfeiture or specific performance or any other remedy, or in defending any proceeding to which Buyer or Seller is made a party as a result of any act or omission of the other Party.

13. DAMAGE OF REAL ESTATE PRIOR TO CLOSING: If prior to delivery of the deed hereunder, the Real Estate shall be destroyed or materially damaged by fire or other casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of terminating this Contract and receiving a refund of earnest money or of accepting the Real Estate as damaged or destroyed, together with the proceeds of any insurance payable as a result of the destruction or damage, which proceeds Seller agrees to assign to Buyer. In no event shall Seller be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract, except as modified in this paragraph.

14. SELLER REPRESENTATIONS: Seller, or its beneficiaries, or agents, warrant that no notice has been received from any state or local governmental authority of any zoning, building, fire or health code violations, or of any pending rezoning, or of any special assessment proceedings affecting the Real Estate. All Fixtures and Personal Property to be conveyed with the Real Estate, and which are identified in Paragraph No. 3, shall be in operating condition on the day and time of closing, except as otherwise provided elsewhere in this contract.

15. CONDITION OF REAL ESTATE AND INSPECTION. Seller agrees to leave the Real Estate in broom clean condition. All refuse and Personal Property which is not being conveyed to Buyer shall be removed from the Real Estate at Seller's expense before the date of possession. Buyer has had the opportunity to inspect the Real Estate, Fixtures and Personal Property prior to submitting a bid and knows or should know the condition of the Property. IT SHALL BE CONCLUDED THAT THE CONDITION OF THE REAL ESTATE, FIXTURES AND PERSONAL PROPERTY IS SATISFACTORY TO BUYER; AND SELLER SHALL HAVE NO RESPONSIBILITY WITH REFERENCE THERETO.

16. REAL ESTATE SETTLEMENT PROCEDURES ACT OF 1974: The Buyer and Seller will comply with the Real Estate Settlement Procedures Act of 1974, as amended, and will furnish all information required for compliance therewith.

17. ESCROW CLOSING: This sale shall be closed through an escrow with the title company in accordance with the provisions of the usual form of Deed and Money Escrow Agreement with provisions inserted in the Escrow Agreement as may be required to conform with this Contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, the payment of the purchase price and delivery of deed and other documents required to be delivered by this Contract, shall be made through the escrow, provided that Buyer shall,

in addition, deposit in the escrow, a Quit Claim Deed to Seller reconveying the subject Real Estate. The cost of the escrow shall be shared equally by the parties.

18. FLOOD PLAIN: Buyer shall obtain flood insurance if the Real Estate is located within a designated flood plain as determined by the Flood Plain Maps of the Department of Housing and Urban Development, and if said insurance is required by the Buyer's lender.

19. DATE OF THE CONTRACT AND SIGNATURES: The date of the Contract shall be deemed to be the date of acceptance. Facsimile signatures shall be sufficient for purposes of executing, negotiating and finalizing this Contract.

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Attorneys for the respective Parties will be:

Buyer's Attorney:

Kevin G. Drendel
DRENDEL & JANSONS LAW GROUP
111 Flinn Street
Batavia, IL 60510-6808
PH: (630) 406-5440
FAX: (630) 406-6179
Email: kgd@batavialaw.com

Seller's Attorney:

Date of Offer _____

Date of Acceptance _____

Buyer: Village of North Aurora

Seller: _____

By its Administrator

By its _____



Memorandum

To: Steve Bosco, Village Administrator
From: Cindy Torracco, Executive Assistant
Date: October 27, 2017
Re: Purple Heart Community

The Village of North Aurora was recently approached by a local resident and veteran on behalf of the Military Order of the Purple Heart, requesting the Village consider becoming a *Purple Heart Community*. This distinction would signify the Village of North Aurora's recognition, appreciation, and support for the nation's men and women in the armed forces who were wounded or killed while serving in the military.

There is no cost to the Village to proclaim this distinction, however, a minimal cost would go to the purchase and posting of a Plaque at the Village Hall and posting signs in the community designating the fact that North Aurora is a Purple Heart Community. Being a Purple Heart Community would be a memorable way to show our gratitude and honor to those recipients of the Purple Heart Medal.

The attached Resolution, if approved, will proclaim and designate the Village of North Aurora as a *Purple Heart Community*.



RESOLUTION NO. _____

**RESOLUTION PROCLAIMING THE VILLAGE OF NORTH AURORA
AS A PURPLE HEART COMMUNITY**

WHEREAS, the Village of North Aurora, Illinois has a great admiration and the utmost gratitude for all the men and women who have served or are selflessly serving our country in the Armed Forces of the United States; and

WHEREAS, Veterans have paid the high price of freedom by leaving their families and communities and placing themselves in harm's way for the good of all; and

WHEREAS, the contributions and sacrifices of the men and women who served in the Armed Forces of the United States have been vital in maintaining the freedom and way of life enjoyed by our citizens; and

WHEREAS, over 858 Kane County sons and daughters, including a number of North Aurora residents, have given their lives while serving in the Armed Forces of the United States; and

WHEREAS, citizens of Kane County and North Aurora have received the Purple Heart Medal as a result of being wounded or killed while engaged in combat with the enemy, construed as a singularly meritorious act of essential service; and

WHEREAS, the Village of North Aurora seeks to remember and recognize veterans who are recipients of the Purple Heart Medal; and

WHEREAS, we Proclaim the Village of North Aurora, Illinois to be a Purple Heart Community honoring the service and sacrifice of our nation's men and women in uniform, wounded or killed by the enemy while serving to protect our freedoms.

NOW, THEREFORE, BE IT RESOLVED, by the Village President and Board of Trustees of North Aurora that we support the Village of North Aurora, Illinois becoming a Purple Heart Village in recognition of our community's Purple Heart Medal recipients.

Presented to the Board of Trustees of the Village of North Aurora, Kane County,
Illinois this ____ day of _____, 2017, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County,
Illinois this ____ day of _____, 2017, A.D.

Mark Carroll _____ Laura Curtis _____

Mark Gaffino _____ Mark Guethle _____

Michael Lowery _____ Tao Martinez _____

Approved and signed by me as President of the Board of Trustees of the Village of
North Aurora, Kane County, Illinois this ____ day of _____, 2017 A.D.

Dale Berman, Village President

ATTEST:

Village Clerk

Memorandum



To: Village President and Village Board of Trustees
From: Steven Bosco, Village Administrator
Date: 11-2-17
Re: 24 Monroe Street

The Village was contacted by a representative of the family that owns the property at 24 Monroe Street to inquire if the Village would be interested in a potential purchase of the property. Currently the property includes a two-family (duplex) home. Based on the Village's Comprehensive Plan and the Village's strategic plan, this property falls in line with the Village's goals to enhance the area near the intersection of Route 31 and Route 56.

After review of an appraisal and a real estate market analysis based on recent comparable sales data provided by the seller, staff worked to negotiate a sales price of \$123,000. If purchased, staff's suggestion is to demolish the property and leave it open space for future use or development. The demolish cost is estimated to be an additional \$11,000 - \$13,000.

A plat of survey has not yet been created. Should the Village Board choose to purchase the property, staff will work with the owners of the property to receive a final plat of survey and close on the property.

Please find attached an aerial map of the property area and the agreement to purchase the property.



**VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS**

Ordinance No. _____

**ORDINANCE APPROVING THE ACQUISITION OF
IMPROVED LAND LOCATED AT 24 MONROE STREET
IN THE VILLAGE OF NORTH AURORA**

**Adopted by the
Board of Trustees and President
of the Village of North Aurora
this ____ day of _____, 2017**

**Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this ____ day of _____, 2017
by _____.**

**Signed _____
Village Clerk**

ORDINANCE NO. _____

**ORDINANCE APPROVING THE ACQUISITION OF
IMPROVED LAND LOCATED AT 24 MONROE STREET
IN THE VILLAGE OF NORTH AURORA**

WHEREAS, the Village has the authority to purchase real property for public purposes pursuant to purchase agreement as provide in Section 11-76.1-1 of the Illinois Municipal Code (65 ILCS 5/11-76.1-1) subject to the approval of two-thirds (2/3's) of the elected corporate authorities; and

WHEREAS, the heirs of the owner of the property located at 24 Monroe Street, North Aurora, Illinois (the "Property") desire to sell the Property; and

WHEREAS, the acquisition of the property for the purpose maintaining it for municipal purposes is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

1. The recitals set forth above are adopted and incorporated herein as the material and significant findings of the President and the Board of Trustees as if fully stated herein.

2. The Village Administrator is hereby authorized and directed to finalize a contract with the owner in substantially the same form and for the same price as is reflected in the form attached hereto as Exhibit "A" subject to the review and approval of the Village Attorney, with a closing date of December 1, 2017 or other date by mutual agreement and a due diligence period allowing the contract to be terminated by the Village if any condition is discovered or exception to title insurance exists that is not acceptable.

3. The Village Administrator and Village attorney are/or their designees hereby authorized and directed to take whatever action is necessary and appropriate to finalize the purchase of the property pursuant to the contract that is negotiated as authorized above.

4. This Ordinance shall take immediate full force and effect from and after its passage, approval, publication and such other acts as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2017, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2017, A.D.

Mark Carroll _____

Laura Curtis _____

Mark Gaffino _____

Mark Guethle _____

Michael Lowery _____

Tao Martinez _____

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2017, A.D.

Dale Berman, Village President

ATTEST:

Lori Murray, Village Clerk

EXHIBIT A
REAL ESTATE CONTRACT

1. THE PARTIES:

Buyer(s) **The Village of North Aurora**

Address 25 East State Street North Aurora, IL 60542

Seller(s) _____

Address 24 Monroe Street

Buyer and Seller are hereinafter collectively referred to as the "Parties".

2. THE REAL ESTATE: For the purposes of this Contract, Real Estate shall be defined to include the real property and all improvements thereon. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate located at 24 Monroe St. North Aurora, IL 60542 and legally described as follows:

LOTS 36 AND 37 IN BLOCK 1 OF NORTH AORURA, IN THE VILLAGE OF NORTH AURORA,
KANE COUNTY, ILLINOIS

PIN # 15-14-206-011

3. PURCHASE PRICE of \$ **123,000.00** shall be paid, as adjusted by prorations, at the closing by wire transfer or certified or cashier's check or check from the title company or mortgage lender.

4. CLOSING shall be on December 1, 2017, or by mutual agreement of the parties at a title company or office of one of the parties' attorneys in the county in which the property is located or as otherwise agreed. Possession shall be tendered at time of closing. THE CLOSING AND POSSESSION DATE IS LEGALLY SIGNIFICANT TO BUYER AND SELLER. THE PARTIES UNDERSTAND THAT WHEN THIS CONTRACT IS SIGNED BY BOTH BUYER AND SELLER THE CLOSING AND POSSESSION DATE MAY ONLY BE CHANGED BY MUTUAL AGREEMENT OF PARTIES.

Buyer shall take possession of the Real Estate after the closing.

5. PLAT OF SURVEY: Prior to closing, Seller shall at its expense, furnish a Plat of Survey to Buyer, which is dated not more than six (6) months prior to the date of closing, by an Illinois registered land surveyor, showing all corners staked and no encroachments, measurements of all lot lines, and showing all easements, building line setbacks, fences and all buildings and other improvements on the Real Estate and distances thereof to all lot lines. If requested, Seller(s) shall provide an affidavit verifying that no changes in improvements have been made since the date of said survey.

6. NOTICE: All notices required pursuant to this Contract shall be in writing and signed by Seller or Buyer or their attorney or agent and shall be given by; (a) certified or registered mail, return receipt requested, and sent to the Parties at the addresses recited herein, which notice shall be effective on the date of post mark in the U.S. Mail or (b) personally served on the Seller or Buyer, and a receipt obtained with the date and time of service, which notice shall be effective upon the date of receipt, or (c) transmission of notice between the parties and their

attorneys via facsimile or email shall be sufficient, provided that the notice transmitted shall be sent on ordinary business days (Monday through Friday, excluding weekends and legal holidays), during ordinary business hours (9:00 a.m. to 5:00 p.m.) and the original of the document transmitted via facsimile or email shall be sent contemporaneously to the receiving party, postage prepaid first class mail or (d) personal service upon Seller or Buyer, in accordance with the Civil Practice Act of the State of Illinois. Notice to any one of a multiple person party shall be sufficient notice to all. **THE FAILURE OF ANY PARTY TO PROVIDE THEIR ADDRESS HEREIN SHALL BE DEEMED A WAIVER OF THE RIGHT TO RECEIVE NOTICE.**

7. THE DEED. Seller shall convey or cause to be conveyed to Buyer, or to such other grantee as Buyer shall direct in writing, by a recordable general Warranty Deed conveying good, marketable and merchantable title to the Real Estate and subject only to the following permitted exceptions described herein, if any, (none of which shall impair the use of the Real Estate as a residence): (a) general Real Estate taxes accrued, but not yet payable at the time of closing, (b) special assessments confirmed after this Contract date, (c) building set-back lines and use or occupancy restrictions, (d) covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry, (e) zoning laws and ordinances, (f) easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds, (g) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; and (h) if the Real Estate is other than a detached, single-family home: party walls, party wall rights and agreements, terms, provisions, covenants, and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easement established by or implied from the said Declaration of Condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments due after the date of closing.

8. TITLE. Prior to closing, Seller shall furnish or cause to be furnished to Buyer or Buyer's attorney, at Seller's expense, a Commitment for Title Insurance issued by a title insurance company licensed to do business in the State of Illinois, to issue an owner's title insurance policy on the current form of American Land Title Association Owner's Policy (or equivalent policy) including coverage over Schedule B General Exceptions in the amount of the purchase price covering the date hereof, subject only to the following (a) permitted exceptions as set forth in Paragraph No. 10, (b) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount, which may be removed by the payment of money at the time of closing (an amount sufficient to secure the release of such title exceptions shall be deducted from the proceeds of sale due Seller at closing, if necessary), and (c) acts done or suffered by or judgments against Buyer, or those claiming by, through or under Buyer. If the title commitment discloses unpermitted exceptions, or if the Plat of Survey shows any encroachments which are not acceptable to Buyer, then Seller shall have thirty (30) days from the date of delivery thereof to have said exceptions removed, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions or encroachments and the closing date shall be delayed, if necessary, to allow time to have said exceptions waived. If Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for insurance as specified above as to such exceptions, within the specified time, Buyer may terminate the Contract between Parties, or may elect, upon notice to Seller within ten (10) days after the expiration of the 30 day period, to take the title as it then is, with the right to deduct from the purchase price prior encumbrances of a definite or ascertainable amount. If Buyer does not elect to accept the Real Estate as provided above, **THIS CONTRACT SHALL TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT, AND THE EARNEST MONEY SHALL BE REFUNDED TO BUYER.**

9. AFFIDAVIT OF TITLE. Seller shall furnish Buyer at closing an Affidavit of Title covering the date of closing, subject only to those permitted exceptions set forth in Paragraph No. 10, and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in a manner specified in paragraph No. 11. In the event that this Contract calls for title to be conveyed by a Land Trustee's Deed, the Affidavit of Title required to be furnished by Seller shall be signed by either the trustee or the beneficiaries of said Trust.

10. PRORATIONS. Items to be prorated, as applicable, include, without limitation: rents and deposits (if any) for tenants, utilities, homeowners or condominium association assessments, premiums for insurance policies or accrued interest on any mortgage assumed. All prorations shall be prorated as of the date of closing and shall be final unless otherwise agreed in writing between Seller and Buyer. The Seller represents that the property is tax exempt in the hands of the Seller and that no taxes are due or owing for the years the property was owned by the Seller prior to the Closing; no proration for taxes shall be given; and, if any taxes are assessed in error after the Closing against the property, the Seller shall intervene, defend the tax assessment and pay any taxes that are assessed contrary to this representation.

11. INTERNAL REVENUE CODE REQUIREMENTS: Parties agree to furnish, execute and deliver all documentation and information to comply with the reporting requirements of Section 6045(e) and Section 1445 of the Internal Revenue Code.

12. PERFORMANCE AND DEFAULT: Time is of the essence in this Contract. If Buyer fails to perform in accordance with this Contract, then at the option of Seller, and upon the written notice to Buyer, the earnest money shall be forfeited by Buyer as liquidated damages and this Contract shall thereupon terminate, or Seller may refuse to accept the earnest money as liquidated damages, and pursue any and all legal remedies that may be available in law and equity against Buyer. If Seller fails to perform in accordance with this Contract, then the earnest money shall be refunded to Buyer and Buyer may pursue any and all legal remedies against Seller that are available in law and equity. In addition, the non-prevailing Party shall pay all reasonable attorney fees and costs incurred by the prevailing Party in enforcing the terms and provisions of this Contract, including forfeiture or specific performance or any other remedy, or in defending any proceeding to which Buyer or Seller is made a party as a result of any act or omission of the other Party.

13. DAMAGE OF REAL ESTATE PRIOR TO CLOSING: If prior to delivery of the deed hereunder, the Real Estate shall be destroyed or materially damaged by fire or other casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of terminating this Contract and receiving a refund of earnest money or of accepting the Real Estate as damaged or destroyed, together with the proceeds of any insurance payable as a result of the destruction or damage, which proceeds Seller agrees to assign to Buyer. In no event shall Seller be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract, except as modified in this paragraph.

14. SELLER REPRESENTATIONS: Seller, or its beneficiaries, or agents, warrant that no notice has been received from any state or local governmental authority of any zoning, building, fire or health code violations, or of any pending rezoning, or of any special assessment proceedings affecting the Real Estate. All Fixtures and Personal Property to be conveyed with the Real Estate, and which are identified in Paragraph No. 3, shall be in operating condition on the day and time of closing, except as otherwise provided elsewhere in this contract.

15. CONDITION OF REAL ESTATE AND INSPECTION. Seller agrees to leave the Real Estate in broom clean condition. All refuse and Personal Property which is not being conveyed to Buyer shall be removed from the Real Estate at Seller's expense before the date of possession. Buyer has had the opportunity to inspect the Real Estate, Fixtures and Personal Property prior to submitting a bid and knows or should know the condition of the Property. IT SHALL BE CONCLUDED THAT THE CONDITION OF THE REAL ESTATE, FIXTURES AND PERSONAL PROPERTY IS SATISFACTORY TO BUYER; AND SELLER SHALL HAVE NO RESPONSIBILITY WITH REFERENCE THERETO.

VILLAGE OF NORTH AURORA

16. REAL ESTATE SETTLEMENT PROCEDURES ACT OF 1974: The Buyer and Seller will comply with the Real Estate Settlement Procedures Act of 1974, as amended, and will furnish all information required for compliance therewith.

17. ESCROW CLOSING: This sale may be closed through an escrow with the title company in accordance with the provisions of the usual form of Deed and Money Escrow Agreement with provisions inserted in the Escrow Agreement as may be required to conform with this Contract or otherwise as the parties agree. The cost of the escrow shall be shared equally by the parties.

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Seller's Attorney:

VILLAGE OF NORTH AURORA

Date of Offer _____

Date of Acceptance _____

Buyer: Village of North Aurora

Seller: _____

By its Administrator

By its _____