



**NORTH AURORA VILLAGE BOARD MEETING  
MONDAY, AUGUST 5, 2024 – 7:00 P.M.  
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**

**ZOOM VIEWING INFORMATION**

**Website Address:** <https://us02web.zoom.us/j/84758522784>

**Meeting ID:** 847 5852 2784 | **Dial In:** +1 312 626 6799

**AGENDA**

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

**ROLL CALL**

**RECOGNITION**

Green Thumb Summer Property Recognition

**AUDIENCE COMMENTS**

**CONSENT AGENDA**

1. Village Board Minutes dated 07/15/2024; Committee of the Whole Minutes dated 07/15/2024
2. Bills List Dated 08/05/2024 FY24 in the Amount of **\$440,857.43**
3. Bills List Dated 08/05/2024 FY25 in the Amount of **\$1,457,059.17**
4. Approval of Resolution Acknowledging Substantial Completion Triggering the One-Year Maintenance Period and Reduction of the Surety for Public Improvements for the Woodman's Warehouse Addition Located at 151 Hansen Blvd
5. Approval of Resolution Acknowledging Substantial Completion Triggering the One-Year Maintenance Period and Reduction of the Surety for Public Improvements for the Woodman's Unattended Fuel Station #2 Located at 150 Hansen Blvd
6. Approval of Resolution Acknowledging Substantial Completion Triggering the One-Year Maintenance Period and Reduction of the Surety for Public Improvements for The Valley Green Industrial Building C Located at 320 Overland Drive

**NEW BUSINESS**

1. Approval to Award Four-Year Contract for Snow and Ice Removal Services to Tri-County Excavation and Construction, Inc.
2. Approval of Route 31 & Airport Road Intersection Design & Construction Engineering Services Agreement with Engineering Enterprises, Inc. Change Order #2 in the Amount of **\$38,500.00**

3. Approval to Waive the Bid Process for West Treatment Plant Generator Repairs and Award Contract to Lionheart in the Amount of \$49,016.00
4. Approval of Ordinance Approving a Special Use to Allow an Educational Facility, Commercial in the B-2 General Business District for the Property Located at 937 Oak Street, North Aurora, Illinois (Coop's Driving School)
5. Approval of Ordinance Approving a Special Use to Allow a Motor Vehicle Dealership in the I-1 Limited Industrial District for The Property Located at 119 Butterfield Road, North Aurora, Illinois (Red's Garage)
6. Approval of Agreement with West Aurora School District #129 for a Fulltime School Resource Officer for 2024-2025 School Year

**VILLAGE PRESIDENT**

**TRUSTEE COMMENTS**

**ADMINISTRATOR'S REPORT**

**VILLAGE DEPARTMENT REPORTS**

**ADJOURN**

Initials: SB

**NORTH AURORA VILLAGE BOARD MEETING  
VILLAGE BOARD MEETING MINUTES  
Monday, July 15, 2024**

**CALL TO ORDER**

Mayor Gaffino called the meeting to order.

**SILENT PRAYER - MEDITATION – PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**In attendance:** Mayor Mark Gaffino, Trustee Jason Christiansen, Trustee Laura Curtis, Trustee Mark Guethle, Trustee Mike Lowery, Trustee Carolyn Salazar

**Staff in attendance:** Village Administrator Steve Bosco, Finance Director Jason Paprocki, Village Planner Dave Hansen, Village Attorney Kevin Drendel, Public Works Director Brian Richter, Deputy Police Chief Joe Gorski.

**RECOGNITION**- Eagle Scout Ethan Hafer

Mayor Gaffino awarded Eagle Scout Ethan Hafer a Certificate of Recognition for Outstanding Achievement for achieving the rank of Eagle Scout and showcasing his dedication, leadership, and community spirit.

**AUDIENCE COMMENTS** –

**CONSENT AGENDA**

1. Village Board Minutes Dated 07/01/2024; Committee of the Whole Minutes dated 07/01/2024
2. Bills List Dated 07/15/2024 FY2024 in the Amount of \$272,961.84
3. Bills List Dated 07/15/2024 FY2025 in the Amount of \$289,260.78
4. Travel and Business in the Amount of \$250.00

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

**NEW BUSINESS**

- 1. Approval to Purchase 2023 Morbark Eger Beaver 1621X Brush Chipper from Alexander Equipment Company in the Amount of \$70,428.88**

Public Works Director Richter stated that the Public Works Street Division was seeking approval to purchase a new brush chipper. The Village owns and maintains approximately 10,000 parkway trees. Over the past three years staff has trimmed approximately 1,100 trees and removed 300 dead or dying trees. Staff researched brush chippers and received two quotes from Sourcewell which is the cooperative purchasing program that the Village uses to purchase trucks. The decision came down to either a Morbark or a Vermier. Staff recommended the purchase of the 2023 Morbark 1621 chipper.

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

## **2. Approval to Reject All Bids for Water Tower Mixer Project**

Director Richter stated that the Village had entered into a professional service agreement with Dixon Engineering Inc. for the installation of two water tower mixers and minor repairs needed to both water towers. Dixon's agreement included putting the bid package together, answering all questions during the bidding process, attending the bid opening, as well as administration and inspections of the work. The bid opening for this project was on Wednesday, June 26. The Village received a total of three bids for the project. Two of the bids did not meet requirements and the third well exceeding the engineer's estimates for the project. This was discussed with Dixon, they felt that the Village could change the scope around to establish a better timeframe and offer a better chance to receive more bids. Village Staff was recommending rejection of all bids for the Water Tower Mixer Project.

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

## **3. Approval of an Ordinance Amending the Entirety of North Aurora Code Section 12.7 Regarding Tree Management**

Director Richter stated that at the agenda item was discussed at the July 1, 2024 Committee of the Whole meeting to positive reactions. Staff was seeking approval to amend the Parkway Tree Replacement Ordinance and change the title to Municipal Tree Management Ordinance.

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

## **4. Approval of an Ordinance Amending the North Aurora Code Section 5.08.350 by Decreasing the Number of Class D Liquor Licenses Authorized in the Village of North Aurora (TIYA Liquors)**

Administrator Bosco stated that North Aurora Food and Liquor was requesting a Class D Liquor Store Liquor License for the building currently occupied by Tiya Food & Liquor. Village Liquor Licenses are non-transferrable, therefore the Liquor License held by Tiya would not transfer to new ownership and would need to be taken, decreasing the number of Village Liquor Licenses.

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

## **5. Approval of an Ordinance Amending the North Aurora Code Section 5.08.350 by Increasing the Number of Class D Liquor Licenses Authorized in the Village of North Aurora (North Aurora Food and Liquor)**

Administrator Bosco stated that this item was to award a Class D Liquor License to North Aurora Food and Liquor, increasing the number of Class D Liquor Licenses by one.

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

## **6. Approval of Ordinance Approving an Economic Incentive Agreement for the River Front Ram Dealership Located at 1851 Orchard Gateway Boulevard, North Aurora, Illinois**

Finance Director Paprocki stated that this agenda item was presented at the July 1, 2024 Committee of the Whole meeting. The agreement would provide an 85% sales tax rebate above the annual \$115,000 sales tax threshold for up to 15 years or \$1,062,150, whichever comes first.

Trustee Curtis stated that she wishes that the Village Board discussed this item at greater length and that the Village had not given River Front everything they had asked for.

Director Paprocki stated that the number before the Board has been reduced from the original request of \$2.4-\$2.5 million. The number was reduced based on staff discussion and negotiations with River Front.

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

**VILLAGE PRESIDENT** – None

**TRUSTEES COMMENTS** – None

**ADMINISTRATOR’S REPORT** – Administrator Bosco spoke about how the Village owned parkway trees were beginning to mature, necessitating more maintenance from staff. Public Works had trimmed 1,100 trees in three years, the Village has about 10,000 parkway trees. Bosco stated that Director Richter and his staff were researching how the Village could approach tree trimming more effectively in order to get ahead of the need. Public Works was devising a routine that the Village could use to trim on a regular schedule.

**VILLAGE DEPARTMENT REPORTS**

1. **Finance** – None
2. **Community Development** – None
3. **Police** – None
4. **Public Works** – None
5. **Village Attorney**- None

**ADJOURNMENT**

Motion to adjourn was made by Trustee Lowery and seconded by Trustee Guethle. All in favor. **Motion approved.**

Respectfully Submitted,

Jessi Watkins  
Village Clerk

**VILLAGE OF NORTH AURORA  
COMMITTEE OF THE WHOLE MEETING MINUTES  
Monday, July 15, 2024**

**CALL TO ORDER**

Mayor Gaffino called the meeting to order.

**ROLL CALL**

**In attendance:** Mayor Mark Gaffino, Trustee Jason Christiansen, Trustee Laura Curtis, Trustee Mark Guethle, Trustee Mike Lowery, Trustee Carolyn Salazar

**Staff in attendance:** Village Administrator Steve Bosco, Finance Director Jason Paprocki, Village Planner Dave Hansen, Village Attorney Kevin Drendel, Public Works Director Brian Richter, Deputy Police Chief Joe Gorski.

**AUDIENCE COMMENTS** – None

**TRUSTEE COMMENTS** - None

**DISCUSSION**

**1. Red/s Garage Special Use**

Administrator Bosco stated that Red's Garage was seeking to add a sales component to their business. Red's Garage is located to the east of Route 25 off of Butterfield Road.

Village Planner Dave Hansen stated that Red's Garage was proposing a motor vehicle sales component to their existing motor vehicle repair and service to their property located in an I-1 Limited Industrial District. A motor vehicle dealership is classified as a special use in the I-1 Limited Industrial District. The petitioner was proposing to designate nine spaces in front of their building dedicated to cars for sale, a number dictated by the Plan Commission. Red's was also proposing paving the rear area for additional parking of vehicles awaiting repair. It meets use standards for both motor vehicle sales and service. The businesses hours of operation will remain the same, despite the adding the sales component. Hansen explained that the petitioner currently had 34 parking spaces to which they would be adding 15 spaces for a total of 49, nine of which would be dedicated to auto sales, the zoning ordinance requires 30 spaces. The Plan Commission unanimously recommended approval of the petition with recommended conditions.

Trustee Curtis expressed concerns about the business would turn into a used car dealership with the flashy marketing tactics typically associated with used car dealerships, such as banners, balloons and cars on risers.

Derek Knuth of Red's Garage Auto Sales was on hand to answer questions, he assured the Village Board that they had no intention to become a used car dealership. He instead stated that they were trying to become a full service facility.

Trustee Guethle asked if it was their intent to repair a vehicle and then sell it, up to nine vehicles at a time. Mr. Knuth confirmed that thought. He stated that they would likely not have the high turnover like other used car lots.

There was discussion regarding the intention behind the request and what the Village could expect to see happening at Red's Garage.

Administrator Bosco reminded the Board that they could recommend standards just as the Plan Commission did.

The conversations turned to what benefits the change may have for the community. Knuth reassured the Board that he envisioned his business to be a departure from the stereotypical used car dealership aesthetic.

The Village Board offered support for the granting of the Special Use.

## **2. Coop's Driving School Special Use**

Administrator Bosco stated that Coop's Driving School was looking to open a commercial educational facility for youth driving. The school would be located within the plaza on the northeast corner of Randall Road and Oak Street. Bosco explained that this needed a special use because anytime an educational facility goes into a commercial area, it triggers a special use requirement.

Planner Hansen stated that Coop's Driving School would utilize one of the middle units in the plaza, the unit is approximately 1,100 square feet. The proposed floor plan shows open floor space, storage closet and a restroom. The petitioner anticipated four behind the wheel vehicles would be parked in the lot and a maximum of four instructor would be on site at any given time. There would be a maximum of 35 students in a single class, the zoning ordinance requires a total of 18 parking spaces, the subject property currently had 215 spaces for the plaza. The Plan Commission unanimously recommended approval of the petition with no additional conditions.

The Village Board was in favor of the proposed Special Use.

## **3. Full-Time School Resource Officer**

Administrator Bosco stated that this agenda item addressed the request to have a full time officer at Jewel Middle School. Currently the North Aurora Police Department had an officer at the school 16 hours a week, a program that was instituted a few years prior. The Village had recently been working with School District 129 to have an officer at the school full-time. Part of the agreement was to have that same officer occasionally make visits to West Aurora High School and/or Herget Middle School if assistance were needed.

Deputy Chief Joe Gorski explained that currently the Police Department currently had an agreement with West Aurora School District to provide a school resource officer (SRO) on a part time basis, that officer is Officer Sean McCoy, he is a veteran officer with the Village's department. His primary assignments are to Jewel Middle School, however on occasion, at the request of SD 129 he will also help out if there was a need at any of the Village's three elementary schools. In addition to Jewel Middle School, the Village has several students that attend Herget Middle School. Students from both schools then move on to West Aurora High School. West Aurora High School does maintain a full time SRO who is an Aurora Police Officer. Gorski stated that having the ability to have an officer at Herget Middle School would contribute to community outreach. He also stated that allowing the students the ability to become familiar with the SRO allows the students to become more comfortable in being open with the SRO. The department views this as a valuable asset.

Gorski stated that the Village and School District 129 have been in discussions to make the SRO position full time since the end of last school year. The Police Department feels that the agreement would be mutually beneficial and SD129 had been open to the Department's terms of agreement thus far.

Administrator Bosco stated that the Village's officers work in 12 hour shift, resulting in an 84 hour time period for two weeks. During the nine months of the school year, the agreement that was drafted currently stated that the school district would offer 50% of the officer's base salary, medical insurance and clothing allowance during those nine months of the school year, the Village would pay the balance. While the children were not in school, the Village would have the benefit of the officer on the streets performing regular patrol. Any overtime requested by the school would be paid for by the district.

Bosco addressed the question, if the Village was paying for half of the officer's salary but the officer was in the school the entirety of the school year, what would the benefit to the Village be? He stated that the benefit would be the relationships that the officer could forge with the students but it would come down to whether or not the Village Board felt that the cost was worthwhile.

Trustee Curtis stated that she was not opposed to the idea but she wanted to know if there would be any educational benefit to the agreement, if the officer would be providing any instruction to the students. She gave an example of teaching the students how to handle situations such as being pulled over by the police. She pointed out that many of the students that attend the schools do not live within North Aurora and she was questioning how the 50% cost to the Village would be justified.

There was discussion about taking this SRO off the streets and what detriment that would be to the Village. Administrator Bosco stated that Chief DeLeo would then want to hire an additional officer for patrol.

Deputy Chief Gorski addressed Trustee Curtis' question, stating that the SRO currently does provide ALICE training to the middle school students. That is a benefit that is not currently experienced at the high school level with one of the Village's officers.

Gorski stated that the SRO would only go to the high school if requested by the school district and then approved by the Chief. The SRO would be spending most of his time at Jewel Middle School. Gorski explained that the middle schools were experiencing an increase of issues at a greater rate than the high school. Gorski also explained that the school district was receptive to any ideas or programs that the department wanted to introduce to enhance the students education.

There was discussion regarding the necessity of an SRO on a full time basis at Jewel Middle School and a reiteration of the intention, to have the SRO at Herget Middle School and West Aurora High School on an "as needed" basis.

Trustee Curtis stated that she would like to see a more equitable split of the SRO's time between both Jewel and Herget middle schools. Gorski stated that Aurora Police have full time SROs that split their time between schools, including Herget. The North Aurora SRO would offer supplemental coverage at Herget Middle School.

The Village Board was in favor of the plan, Administrator Bosco stated that the next step would be to bring an agreement back to the board for review.

#### **4. Economic Development Strategy**

Administrator Bosco stated that in the Village's Strategic Plan there is a goal to discuss an economic development strategy. While business development was often talked about, the Village was looking to create a formal policy, made up of several aspects of economic development not exclusively recruiting businesses. He said that the Comprehensive Plan also called for the establishment of a unified strategy. During the Comprehensive Plan workshop, an Economic Development Workshop was held as well in an effort to gain direction from the Village Board to create a policy. With that information, staff had been



working for a few months to create a strategy. Administrator Bosco was presenting the Village Board with the staff's collaborative efforts in creating an Economic Development Plan, seeking the Board's feedback.

### ***Economic Development Strategy-Contents***

- *Economic Development Tools*
  - *Economic Development Incentives*
  - *Tax Increment Financing Districts*
- *Business Attraction & Retention*
  - *Targeted Uses*
  - *Available Properties*
  - *Outreach Strategy*
  - *Visitation Program*
  - *Surveying*
- *Ongoing Economic Development Activities*
  - *Property Acquisition Plan*
  - *Business Promotion*
    - *Bosco explained that this was already beginning to happen through the Village's social media accounts.*

### ***Economic Development Incentives***

- *The Village has never adopted a formal policy regarding financial incentives*
  - *Bosco stated that he felt that there were some concerns that come up about having a formal policy. One may be that it could be viewed as too restrictive and alienate businesses. A positive effect a formal policy may have would be in the time saving, the staff would be able to vet businesses seeking incentives before coming to the Board for approval. He also stated that it gives the Village to ability to know how to attract and retain businesses proactively and reactively.*
- *The Village does have a history of utilizing certain financial incentive strategies*
  - *Mainly tax sharing, tax increment financing & impact fee reductions*
- *2024-2025 Strategic Planning Workshop*
  - *Village Board was asked to rand if/when incentives should be used to attract businesses (never, board-approved policy, case-by-case basis)*
    - *"Board-Approved Policy" and "Case-by-Case Basis" received an equal number of the high votes from the Village Board.*

### ***Incentive Types***

Administrator Bosco explained that the following were the commonly used incentive types.

- *Sales Tax Reimbursement*
  - *The Village receives 1% of the 6.25% State tax on general merchandise (or 1% of gross sales).*
- *Amusement Tax Forgiveness*
  - *A 3% amusement tax is levied on patrons of amusement places.*
- *Village Fee Reduction*
  - *Building Permits, Impact/Connection Fees & Business License Fees*
- *Property Tax Rebate*
  - *The Village's proportionate share of property taxes is typically around 5%*
  - *Broker discussions with other respective taxing districts with higher shares of property taxes*
- *Tax Increment Financing*

- *The Village has two Tax Increment Financing Districts: United TIF District and Route 31 District*
- *Tax Increment Financing Grant Program (Façade Grant Program)*
  - *Qualified applicants are eligible to apply for grant funds equal to 50% of the cost of improving their properties up to \$20,000.00 and up to \$10,000.00 (no match) for signage.*

Administrator Bosco explained that the following was the process for a typical Financial Incentive Request.

1. *Financial incentive requests shall be submitted to the Village staff. The request shall include documentation that identifies the nature of the request, rationale and justification for the request and the source of funding that is intended to be utilized as part of the project.*
2. *Staff shall conduct an internal review of the submittal information to ensure the request qualifies for an incentive and the request meets the policy requirements.*
3. *Staff shall follow up with further instructions or questioning.*
4. *After review is completed by staff, the request is forwarded to the Village Board for review at a Committee of the Whole meeting for initial discussion. A formal presentation of the incentive request may be required of the applicant.*
5. *If the Village Board agrees with the request, it shall be brought back to a future Village Board meeting for final consideration.*

Administrator Bosco introduced the next slide by describing it as a chart that can easily be referenced to determine what the Board does and does not want.

#### *Qualified Uses*

- *General Retail*
- *Automobile Sales*
- *Places for Eating & Drinking*
- *Entertainment Venues & Event Complexes*
- *Lodging/Resorts*
- *Mixed Use Development*
- *Beautification Projects*
- *Vacant Commercial Site Enhancement*

#### *Qualified Expenses*

- *New Construction*
- *Existing Space Buildout*
- *Property Acquisition*
- *Property Assemblage*
- *Infrastructure*
- *Improvements*
- *Site Preparedness*
- *Façade Improvements*
- *Demolition*

#### *Unqualified Uses*

- *Liquor Stores*
- *Tobacco Shops*
- *Gas Stations*

- *Cannabis Dispensing Organizations*
- *Convenience Stores*
- *Establishments hosting video gaming*
- *Residential (without mixed use component)*
- *Warehousing/industrial (unless approved by Village Board)*

#### *Unqualified Expenses*

- *Business equipment*
- *Payroll*
- *Office supplies*
- *Furniture*
- *Signage*

There was discussion regarding “residential (without mixed use component)” falling under the unqualified uses. There were clarifying questions which led to the conclusion that “residential (without mixed use component)” was in the correct category, falling under the unqualified uses, unless there was a commercial component to the residential property.

Trustee Lowery asked if the Village ever incentivized residential subdivision projects, Administrator Bosco answered no. There was further discussion regarding this idea. Trustee Lowery suggested adding to the “residential (without mixed use component)”, “unless approved by the Village Board”.

Trustee Salazar asked for clarification regarding the “(unless approved by the Village Board)” aspect to the “Warehousing/Industrial” Unqualified Use. It was explained that now both “Warehousing/Industrial” as well as “Residential (without mixed use component)” would have the “unless approved by the Village Board”.

Trustee Curtis expressed concerns regarding “property acquisition” falling under the Qualified Expenses. Her concerns lied with helping someone acquire a parcel and that development goes belly up, leaving the Village with no recourse to recoup the investment. Administrator Bosco said that the next part of the presentation would address that concern.

#### *Funding Policy*

- *The Village will not accept requests made for front-loaded funding. All TIF incentive funding shall only occur on a reimbursement basis from funds deriving only from net increases in tax increment associated with the project.*
  - Administrator Bosco gave the example that the Village will not front \$5 million dollars to acquire a property or construct but once that begins and the EAV comes in, the Village will give an agreed upon percentage of that increment until the \$5 million dollar mark is reached.
- *The Village Board has the right to refuse any incentive request regardless of the use, if deemed undesirable.*
- *The Village Board may consider warehousing and industrial requests after formal presentation of incentive request and concept plan review.*
  - *Consider this also for residential with no mixed use component?*
- *All applicants shall be in good standing with the Village of North Aurora, Having no open Village Ordinance violations or defaults in payment to the Village. Any open Ordinance violations or defaults in payment will result in automatic disqualification.*
- *Video Gaming may be allowed once incentive terms are complete or the incentive has been forfeited.*

- *Economic Incentive requests must be approved by the Village Board prior to the issuance of a building permit. Should a building permit not be required, the request must be approved prior to project commencement.*
- *Economic incentive requests involving any rebate or share of the retailer's occupational taxes received by the Village must adhere to the statutory findings included in 65 ILCS 5/8-11-20 of the Illinois Municipal Code, all other State Statutes, federal regulations and Village Codes.*
- *TIP incentive requests shall only apply to properties located in a TIF district and must adhere to the Illinois TIF Act, all other State Statutes, federal regulations and Village Codes.*
- *All applications made requesting funds under the Tax Increment Financing Grant Program shall adhere to the grant guidelines.*
- *Taxes or revenues historically received by the Village will not be reduced below the base year of an incentive. The Village shall reserve the right to consider historic averages when formulating the base year.*

Administrator Bosco posed a question to the Village Board asking if the Village would like to give incentives after a project has already begun moving forward or should the request be required prior to the project initiation. The Trustees expressed that it would depend on what the project was and if it had benefits for the Village. There was further discussion regarding this situation. The Trustees agreed that the onus should be on the business to request an incentive or assistance prior to the project's beginning.

Administrator Bosco asked the Village Board for guidance on this funding policy "Taxes or revenues historically received by the Village will not be reduced below the base year of an incentive. The Village shall reserve the right to consider historic averages when formulating the base year". He inquired whether or not that was the way the Board wanted to proceed, the Board agreed with the policy as written.

Administrator Bosco went through the additional policies with the Board to ensure understanding and agreement. The Trustees were in favor of the policies.

Administrator Bosco explained that the staff only wanted to carry out the wishes of the Village Board. The Economic Development Plan was intended to carry out the wishes of the Board while conserving time by avoiding requests and inquiries not within the Board's vision.

Trustee Salazar stated that having established policies would be advantageous to the Village, having parameters set helps to negate the appearance that the Village could be playing favorites.

Mayor Gaffino advised that the Village needed to be careful not to disadvantage itself by turning off potential new business within the Village, however the policies offered reasonable guidelines.

The conversation shifted, Administrator Bosco asked the Board what they would consider a restaurant as it relates to policy. The consensus was a restaurant was any place that sold food.

Administrator Bosco stated that he expected to have a whole draft for review.

**EXECUTIVE SESSION** – None

**ADJOURNMENT**

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

Respectfully Submitted,

Jessi Watkins  
Village Clerk

# Accounts Payable

## To Be Paid Proof List

User: ablasr  
 Printed: 07/30/2024 - 11:50AM  
 Batch: 00501.08.2024



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Altisource Solutions, Inc.									
04477									
01252024	1/25/2024	68.91	0.00	08/05/2024				No	0
60-320-3340 Water Collections					Water Credit Refund				
	01252024 Total:	68.91							
01252024-02	1/25/2024	7.28	0.00	08/05/2024				No	0
18-320-3350 Sewer Collection					Sewer Maint Credit Refund				
	01252024-02 Total:	7.28							
01262024	1/26/2024	34.48	0.00	08/05/2024				No	0
60-320-3340 Water Collections					Water Credit Refund				
	01262024 Total:	34.48							
01262024-02	1/26/2024	2.47	0.00	08/05/2024				No	0
18-320-3350 Sewer Collection					Sewer Maint Credit Refund				
	01262024-02 Total:	2.47							
	Altisource Solutions, Inc. T	113.14							
Ameron Pole Products, LLC									
468846									
70042977	4/30/2024	612.50	0.00	08/05/2024				No	0
10-445-4661 Street Light Repair/Maint					Street Light Pole Covers				
	70042977 Total:	612.50							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Ameron Pole Products, LL	612.50							
Aurora Area Convention 003770									
06282024	6/28/2024	4,370.30	0.00	08/05/2024				No	0
15-430-4752 90% Tourism Council				Akshar Hotel Tax/ May 2024					
	06282024 Total:	4,370.30							
07012024	7/1/2024	2,830.71	0.00	08/05/2024				No	0
15-430-4752 90% Tourism Council				NA Lodging Hotel Tax/ May 2024					
	07012024 Total:	2,830.71							
	Aurora Area Convention To	7,201.01							
Constellation NewEnergy, Inc. 034130									
68530939901	6/30/2024	122.22	0.00	08/05/2024				No	0
60-445-4662 Utility				Well #6 5/10 - 6/7					
	68530939901 Total:	122.22							
68605347701	6/30/2024	8,337.86	0.00	08/05/2024				No	0
60-445-4662 Utility				Well #5/ WTP 5/14 - 6/11					
	68605347701 Total:	8,337.86							
68606925401	6/30/2024	5,883.77	0.00	08/05/2024				No	0
60-445-4662 Utility				Well #7 5/15 - 6/12					
	68606925401 Total:	5,883.77							
68607777401	6/30/2024	10,337.31	0.00	08/05/2024				No	0
60-445-4662 Utility				Well #9 5/15 - 6/12					
	68607777401 Total:	10,337.31							
68618386901	6/30/2024	8,367.06	0.00	08/05/2024				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
60-445-4662 Utility				Well #9 5/23 - 6/20					
	68618386901 Total:	8,367.06							
	Constellation NewEnergy,	33,048.22							
Drendel & Jansons Law Group 028580									
10555	5/31/2024	1,335.75	0.00	08/05/2024				No	0
01-440-4260 Legal				Legal Services- PD/ May 2024					
	10555 Total:	1,335.75							
	Drendel & Jansons Law Gr	1,335.75							
Dynamic Safety, LLC 041070									
2024-39-4615-26	4/17/2024	498.00	0.00	08/05/2024				No	0
01-440-4380 Training				Training- Majerus, Reyes					
	2024-39-4615-26 Total:	498.00							
	Dynamic Safety, LLC Tota	498.00							
Dynegy Energy Services 048750									
030400029325	7/17/2024	12,367.01	0.00	08/05/2024				No	0
60-445-4662 Utility				Well #5/ ETP 4/12 - 5/14					
	030400029325 Total:	12,367.01							
030400029325-02	7/17/2024	5,313.46	0.00	08/05/2024				No	0
60-445-4662 Utility				Well #9 4/22 - 5/22					
	030400029325-02 Total:	5,313.46							
030400029325-03	7/17/2024	8,395.12	0.00	08/05/2024				No	0



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
60-445-4662 Utility				Well #7 4/12 - 5/14					
	030400029325-03 Total:	8,395.12							
030400029325-04	7/17/2024	13,725.46	0.00	08/05/2024				No	0
60-445-4662 Utility				Well #8 4/10 - 5/12					
	030400029325-04 Total:	13,725.46							
030400029325-05	7/17/2024	178.69	0.00	08/05/2024				No	0
60-445-4662 Utility				Well #6 4/9 - 5/9					
	030400029325-05 Total:	178.69							
030400029325-06	7/17/2024	8,144.36	0.00	08/05/2024				No	0
60-445-4662 Utility				Well #4/ WTP 4/12 - 5/13					
	030400029325-06 Total:	8,144.36							
	Dynegy Energy Services To	48,124.10							
Federal Express Corporation									
009530									
8-507-59589	5/22/2024	32.42	0.00	08/05/2024				No	0
01-440-4505 Postage				Postage					
	8-507-59589 Total:	32.42							
9-676-91365	6/26/2024	2.59	0.00	08/05/2024				No	0
01-440-4505 Postage				Postage Fee From 5/22 Invoice					
	9-676-91365 Total:	2.59							
	Federal Express Corporatio	35.01							
Fifth Third Bank									
028450									
AH05272024-01	5/2/2024	7.60	0.00	08/05/2024				No	0
60-445-4562 Testing (water)				Ice For Samples/ Speedway					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	AH05272024-01 Total:	7.60							
AH05272024-02	5/6/2024	30.45	0.00	08/05/2024				No	0
60-445-4505 Postage				Postage/ USPS					
	AH05272024-02 Total:	30.45							
BR05272024-01	5/24/2024	175.16	0.00	08/05/2024				No	0
01-490-4761 Beautification Committee				Flower Fertilizer/ Amazon					
	BR05272024-01 Total:	175.16							
BT05272024-01	4/30/2024	238.00	0.00	08/05/2024				No	0
01-445-4390 Dues & Meetings				Annual Dues/ APWA					
	BT05272024-01 Total:	238.00							
BT05272024-02	5/3/2024	25.96	0.00	08/05/2024				No	0
01-445-4511 Vehicle Repair and Maint				Wheel Seal Oil/ NAPA					
	BT05272024-02 Total:	25.96							
BT05272024-03	5/8/2024	50.00	0.00	08/05/2024				No	0
01-445-4511 Vehicle Repair and Maint				Online Workshop/ U of I- Documentation Of Contract Quan					
	BT05272024-03 Total:	50.00							
CW05272024-01	5/1/2024	874.56	0.00	08/05/2024				No	0
01-440-4460 Comfort Dog Supplies				Zelda Plush Toys/ Douglas Co					
	CW05272024-01 Total:	874.56							
CW05272024-02	5/8/2024	374.75	0.00	08/05/2024				No	0
01-440-4460 Comfort Dog Supplies				Zelda Stickers (1000)/ Stickeryou.com					
	CW05272024-02 Total:	374.75							
CW05272024-03	5/10/2024	50.99	0.00	08/05/2024				No	0
01-440-4558 Emergency Management				Certificate Paper Sets (EMA)/ Amazon					
	CW05272024-03 Total:	50.99							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
DA05272024-01	5/9/2024	60.35	0.00	08/05/2024				No	0
01-430-4420 IT Supplies				Benchtop DC Power Inverter/ Amazon					
	DA05272024-01 Total:	60.35							
DA05272024-02	5/12/2024	29.06	0.00	08/05/2024				No	0
01-430-4420 IT Supplies				Phone Case/ Amazon					
	DA05272024-02 Total:	29.06							
DA05272024-03	5/16/2024	11.72	0.00	08/05/2024				No	0
01-430-4420 IT Supplies				Phone Screen Protector/ Amazon					
	DA05272024-03 Total:	11.72							
DA05272024-04	5/19/2024	10.00	0.00	08/05/2024				No	0
01-430-4420 IT Supplies				AI Test To Voice Service/ TTSM3					
	DA05272024-04 Total:	10.00							
DA05272024-05	5/18/2024	32.95	0.00	08/05/2024				No	0
01-430-4420 IT Supplies				Phone Case/ Amazon					
	DA05272024-05 Total:	32.95							
DA05272024-06	5/21/2024	9.72	0.00	08/05/2024				No	0
01-430-4420 IT Supplies				Security Cable For Phone/ Amazon					
	DA05272024-06 Total:	9.72							
DA05272024-07	5/24/2024	-29.06	0.00	08/05/2024				No	0
01-430-4420 IT Supplies				Return- Phone Case/ Amazon					
	DA05272024-07 Total:	-29.06							
JD05272024-01	4/29/2024	125.00	0.00	08/05/2024				No	0
01-439-4380 Recruit Testing				Commissioner Training/ IL Fire & Police Comm					
	JD05272024-01 Total:	125.00							
JD05272024-02	4/29/2024	91.00	0.00	08/05/2024				No	0
01-430-4799 Misc.				Retirement Gift- Stecklein/ Eagle Engraving					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	JD05272024-02 Total:	91.00							
JD05272024-03	5/4/2024	275.88	0.00	08/05/2024				No	0
01-440-4498	Community Service			Community Handouts/ Amazon					
	JD05272024-03 Total:	275.88							
JD05272024-04	5/10/2024	-33.00	0.00	08/05/2024				No	0
01-440-4380	Training			Webinar Refund/ NIU Outreach					
	JD05272024-04 Total:	-33.00							
JD05272024-05	5/13/2024	2.29	0.00	08/05/2024				No	0
01-440-4411	Office Expenses			Office Supplies/ Office Depot					
	JD05272024-05 Total:	2.29							
JD05272024-06	5/15/2024	319.05	0.00	08/05/2024				No	0
01-445-4421	Custodial Supplies			Kitchen Supplies/ Uline					
	JD05272024-06 Total:	319.05							
JD05272024-07	5/15/2024	2,000.00	0.00	08/05/2024				No	0
01-440-4370	Conferences & Travel			Conference/ Lexis Nexis					
	JD05272024-07 Total:	2,000.00							
JD05272024-08	5/17/2024	53.74	0.00	08/05/2024				No	0
01-440-4411	Office Expenses			Office Supplies/ Office Depot					
	JD05272024-08 Total:	53.74							
JD05272024-09	5/21/2024	1,155.00	0.00	08/05/2024				No	0
01-440-4498	Community Service			Laser Engraved Business Cards/ Battlefit					
	JD05272024-09 Total:	1,155.00							
JD05272024-10	5/24/2024	120.02	0.00	08/05/2024				No	0
01-440-4411	Office Expenses			Creamer/ Office Depot					
	JD05272024-10 Total:	120.02							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
JD05272024-11	5/14/2024	893.56	0.00	08/05/2024				No	0
01-430-4799 Misc.				Retirement Lunch- Stecklein/ Juquilita Tacos					
	JD05272024-11 Total:	893.56							
JG05272024-01	5/2/2024	35.00	0.00	08/05/2024				No	0
01-440-4558 Emergency Management				EMA Radio Registration/ FCC Washington DC					
	JG05272024-01 Total:	35.00							
JG05272024-02	5/2/2024	194.00	0.00	08/05/2024				No	0
01-440-4555 Investigations				Investigations App/ TLO TransUnion					
	JG05272024-02 Total:	194.00							
JG05272024-03	5/2/2024	1,199.00	0.00	08/05/2024				No	0
01-440-4558 Emergency Management				Drone/ Adorama Inc					
	JG05272024-03 Total:	1,199.00							
JG05272024-04	5/8/2024	189.00	0.00	08/05/2024				No	0
01-440-4558 Emergency Management				Drone Accessories/ Adorama					
	JG05272024-04 Total:	189.00							
JG05272024-05	5/9/2024	59.00	0.00	08/05/2024				No	0
01-440-4390 Dues & Meetings				Fuel For Squad #65/ Casey's					
	JG05272024-05 Total:	59.00							
JG05272024-06	5/15/2024	49.00	0.00	08/05/2024				No	0
01-440-4380 Training				Notary Training Class/ SQ Notary Public Assoc					
	JG05272024-06 Total:	49.00							
JG05272024-07	5/16/2024	75.00	0.00	08/05/2024				No	0
01-440-4390 Dues & Meetings				KCCOPA Meeting/ SQ Kane County Chiefs					
	JG05272024-07 Total:	75.00							
JG05272024-08	5/19/2024	1,359.50	0.00	08/05/2024				No	0
01-440-4558 Emergency Management				EMA Appreciation Dinner/ Mission BBQ					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	JG05272024-08 Total:	1,359.50							
JG05272024-09	5/21/2024	13.44	0.00	08/05/2024				No	0
01-440-4558	Emergency Management			EMA Appreciation Dinner/ Dollar Tree					
	JG05272024-09 Total:	13.44							
JG05272024-10	5/21/2024	35.00	0.00	08/05/2024				No	0
01-440-4558	Emergency Management			EMA Radio Registration/ FCC Washington DC					
	JG05272024-10 Total:	35.00							
JG05272024-11	5/22/2024	147.55	0.00	08/05/2024				No	0
01-440-4558	Emergency Management			EMA Appreciation Dinner/ Nothing Bundt Cake					
	JG05272024-11 Total:	147.55							
JG05272024-12	5/25/2024	10.74	0.00	08/05/2024				No	0
01-440-4555	Investigations			Investigations App/ Apple.com					
	JG05272024-12 Total:	10.74							
JP05272024-01	5/8/2024	345.00	0.00	08/05/2024				No	0
01-430-4799	Misc.			Budget Award/ GFOA					
	JP05272024-01 Total:	345.00							
KL05272024-01	5/13/2024	83.00	0.00	08/05/2024				No	0
01-440-4440	Gas & Oil			Gas For Vehicle/ Speedway					
	KL05272024-01 Total:	83.00							
KL05272024-02	5/16/2024	66.62	0.00	08/05/2024				No	0
01-440-4440	Gas & Oil			Gas For Vehicle- McCoy/ BP					
	KL05272024-02 Total:	66.62							
KL05272024-03	5/16/2024	56.54	0.00	08/05/2024				No	0
01-440-4440	Gas & Oil			Gas For Vehicle- McCoy/ BP					
	KL05272024-03 Total:	56.54							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
KL05272024-04	5/16/2024	68.00	0.00	08/05/2024				No	0
01-440-4440 Gas & Oil				Gas For Vehicle/ Casey's					
	KL05272024-04 Total:	68.00							
KL05272024-05	5/20/2024	1,577.81	0.00	08/05/2024				No	0
01-440-4160 Uniform Allowance				Swat Gear/ Crye Precision LLC					
	KL05272024-05 Total:	1,577.81							
MF05272024-01	4/30/2024	40.00	0.00	08/05/2024				No	0
01-430-4799 Misc.				Replenish IPass/ Illinois Tollway					
	MF05272024-01 Total:	40.00							
MQ05272024-01	5/3/2024	95.20	0.00	08/05/2024				No	0
01-439-4380 Recruit Testing				Police Commissioner/ Chateau Hotel					
	MQ05272024-01 Total:	95.20							
MQ05272024-02	5/5/2024	131.00	0.00	08/05/2024				No	0
01-440-4383 Firearm Training				Firearms Supplies/ Amazon					
	MQ05272024-02 Total:	131.00							
MQ05272024-03	5/7/2024	14.89	0.00	08/05/2024				No	0
01-440-4870 Equipment				Bike Supplies/ Amazon					
	MQ05272024-03 Total:	14.89							
MQ05272024-04	5/6/2024	100.43	0.00	08/05/2024				No	0
01-440-4931 Vehicle Equip Fund Charges				Battery For ATV/ NAPA					
	MQ05272024-04 Total:	100.43							
MQ05272024-05	5/7/2024	119.50	0.00	08/05/2024				No	0
01-440-4870 Equipment				Tint Meter/ Amazon					
	MQ05272024-05 Total:	119.50							
MQ05272024-06	5/6/2024	359.00	0.00	08/05/2024				No	0
01-439-4380 Recruit Testing				Police Commissioner/ IL Fire & Police					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	MQ05272024-06 Total:	359.00							
MQ05272024-07	5/9/2024	53.28	0.00	08/05/2024				No	0
01-440-4799 Misc.				Gas For Graduation/ Casey's					
	MQ05272024-07 Total:	53.28							
MQ05272024-08	5/10/2024	87.36	0.00	08/05/2024				No	0
01-440-4411 Office Expenses				Business Cards/ Fast Color					
	MQ05272024-08 Total:	87.36							
MQ05272024-09	5/14/2024	93.28	0.00	08/05/2024				No	0
01-440-4870 Equipment				Bike Patrol/ Amazon					
	MQ05272024-09 Total:	93.28							
MQ05272024-10	5/16/2024	29.99	0.00	08/05/2024				No	0
01-440-4870 Equipment				Bike Patrol/ Amazon					
	MQ05272024-10 Total:	29.99							
MQ05272024-11	5/16/2024	236.99	0.00	08/05/2024				No	0
01-440-4870 Equipment				Bike Patrol/ Gall's					
	MQ05272024-11 Total:	236.99							
MQ05272024-12	5/21/2024	179.85	0.00	08/05/2024				No	0
01-440-4557 Evidence Processing				Evidence Processing/ Sirchie					
	MQ05272024-12 Total:	179.85							
MQ05272024-13	5/24/2024	144.61	0.00	08/05/2024				No	0
01-440-4557 Evidence Processing				Evidence Processing/ Home Depot					
	MQ05272024-13 Total:	144.61							
MT05272024-01	5/7/2024	4.00	0.00	08/05/2024				No	0
01-430-4799 Misc.				Monthly Subscription/ Wall Street Journal					
	MT05272024-01 Total:	4.00							



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
ND05272024-01	5/3/2024	935.00	0.00	08/05/2024				No	0
01-441-4380 Training				Training/ Building & Fire Code Academy					
	ND05272024-01 Total:	935.00							
ND05272024-02	5/8/2024	15.75	0.00	08/05/2024				No	0
01-441-4507 Printing				Documents/ IL E File- Circuit Clerk					
	ND05272024-02 Total:	15.75							
ND05272024-03	5/16/2024	240.00	0.00	08/05/2024				No	0
01-441-4380 Training				Certification Test/ International Code Council					
	ND05272024-03 Total:	240.00							
NS05272024-01	5/10/2024	10.75	0.00	08/05/2024				No	0
01-410-4799 Misc. Expenditures				Birthday Cards From Mayor/ Dollar Tree					
	NS05272024-01 Total:	10.75							
NS05272024-02	5/13/2024	150.00	0.00	08/05/2024				No	0
01-430-4411 Office Expenses				Annual Subscription/ Daily Herald					
	NS05272024-02 Total:	150.00							
NS05272024-03	5/21/2024	23.96	0.00	08/05/2024				No	0
01-430-4411 Office Expenses				Online Annual Beacon Subscription/ Chicago Tribune					
	NS05272024-03 Total:	23.96							
NS05272024-04	5/21/2024	44.02	0.00	08/05/2024				No	0
01-430-4411 Office Expenses				Coding Stamp- Admin/ RS Warehouse Stamps					
	NS05272024-04 Total:	44.02							
NS05272024-05	5/23/2024	33.00	0.00	08/05/2024				No	0
01-430-4390 Dues & Meetings				Webinar- Training Age Friendly Community/ NIU Outreach					
	NS05272024-05 Total:	33.00							
	Fifth Third Bank Total:	15,659.81							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Geneva Construction Co.									
000530									
61201	7/12/2024	138,963.42	0.00	08/05/2024				No	0
				21-450-4875 Capital Improvements	2023 Road Program				
61201 Total:		138,963.42							
Geneva Construction Co. T		138,963.42							
Illinois State Police Bureau of									
041810									
20240506111	5/1/2024	28.25	0.00	08/05/2024				No	0
				01-440-4799 Misc.	Liquor License				
20240506111 Total:		28.25							
Illinois State Police Bureau		28.25							
JSN Contractors Supply									
041440									
87088	5/30/2024	41.20	0.00	08/05/2024				No	0
				01-445-4422 Safety Supplies	Ear Plugs				
87088 Total:		41.20							
87088-02	5/30/2024	57.00	0.00	08/05/2024				No	0
				18-445-4570 Sewers Rpr & Mtce	Marking Paint				
87088-02 Total:		57.00							
87088-03	5/30/2024	275.00	0.00	08/05/2024				No	0
				01-445-4870 Equipment	Cutting Blade Steel				
87088-03 Total:		275.00							
87088-04	5/30/2024	100.80	0.00	08/05/2024				No	0
				60-445-4568 Watermain Rprs. & Rplcmts.	Marking Paint				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	87088-04 Total:	100.80							
87088-05	5/30/2024	315.00	0.00	08/05/2024				No	0
01-445-4870	Equipment			Cut All Diamond Blade					
	87088-05 Total:	315.00							
	JSN Contractors Supply T	789.00							
Kane County Animal Control 031620									
06122024	6/12/2024	387.00	0.00	08/05/2024				No	0
01-440-4523	Animal Control			Animal Control					
	06122024 Total:	387.00							
	Kane County Animal Cont	387.00							
Layne Christensen Company 025170									
2732557	6/19/2024	159,549.00	0.00	08/05/2024				No	0
60-464-4875	Capital Improvements			Well #6 Maintenance					
	2732557 Total:	159,549.00							
	Layne Christensen Compan	159,549.00							
Messenger Public Library 004610									
07112024	7/11/2024	28,590.34	0.00	08/05/2024				No	0
01-305-3040	Replacement Tax			Replacement Tax FY24					
	07112024 Total:	28,590.34							
	Messenger Public Library T	28,590.34							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Physicians Immediate Care Chicago PLLC									
049540									
07082024	6/8/2024	180.00	0.00	08/05/2024				No	0
01-445-4799 Misc. Expenditures				DOT Exam & Screening 4/2/24					
	07082024 Total:	180.00							
Physicians Immediate Care Chicago PLLC									
07082024-02	6/8/2024	355.00	0.00	08/05/2024				No	0
01-440-4799 Misc.				Police New Hire- Physical & Drug Screening 4/11/24					
	07082024-02 Total:	355.00							
	Physicians Immediate Care	535.00							
Pitney Bowes Inc.									
017470									
0010672850	6/10/2024	1,901.00	0.00	08/05/2024				No	0
01-440-4510 Equipment/IT Maint				New Postage Machine- PD					
	0010672850 Total:	1,901.00							
	Pitney Bowes Inc. Total:	1,901.00							
State of Illinois- Organized Retail Crime Fund									
468856									
RE: 24-0975ORC	7/29/2024	2,500.00	0.00	08/05/2024				No	0
01-385-3850 Grants - Operating				Unexpended Grants Funds Refund					
	RE: 24-0975ORC Total:	2,500.00							
	State of Illinois- Organized	2,500.00							
Technology Management Rev Fund									
007390									
T2426680	6/17/2024	396.37	0.00	08/05/2024				No	0
01-440-4652 Phones and Connectivity				LEADS					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	T2426680 Total:	396.37							
T2428526	6/17/2024	590.51	0.00	08/05/2024				No	0
01-440-4652	Phones and Connectivity			LEADS					
	T2428526 Total:	590.51							
	Technology Management R	986.88							
	Report Total:	440,857.43							

# Accounts Payable

## To Be Paid Proof List

User: ablasr  
 Printed: 07/30/2024 - 9:52AM  
 Batch: 00502.08.2024



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			
ADT									
048240									
06112024	6/11/2024	322.80	0.00	08/05/2024				No	0
01-445-4520 Public Buildings Rpr & Mtce					Alarm Monitoring- VH 7/31 - Oct 29				
06112024 Total:		322.80							
ADT Total:		322.80							
Alarm Detection Systems of IL									
000060									
183240-1029	7/7/2024	833.94	0.00	08/05/2024				No	0
60-445-4567 Treatment Plant Repair/Maint					Alarm Monitoring Aug - Oct 2024				
183240-1029 Total:		833.94							
98501-1033	7/7/2024	1,386.33	0.00	08/05/2024				No	0
01-445-4652 Phones and Connectivity					Alarm Monitoring- VH, PD, PW				
98501-1033 Total:		1,386.33							
Alarm Detection Systems o		2,220.27							
Altorfer Industries, Inc.									
467830									
PM6A0027097	6/10/2024	1,522.75	0.00	08/05/2024				No	0
60-445-4567 Treatment Plant Repair/Maint					Troubleshoot Generator- WTP				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	PM6A0027097 Total:	1,522.75							
	Altorfer Industries, Inc. To	1,522.75							
Alyssa Biala 468849									
07252024	7/25/2024	39.13	0.00	08/05/2024				No	0
60-320-3340 Water Collections				Water Credit Refund					
	07252024 Total:	39.13							
07252024-02	7/25/2024	0.85	0.00	08/05/2024				No	0
18-320-3350 Sewer Collection				Sewer Maint Credit Refund					
	07252024-02 Total:	0.85							
	Alyssa Biala Total:	39.98							
Amundsen Davis, LLC 039030									
770854	7/2/2024	945.00	0.00	08/05/2024				No	0
01-430-4260 Legal				June 2024 Legal					
	770854 Total:	945.00							
770855	7/2/2024	2,870.00	0.00	08/05/2024				No	0
01-430-4260 Legal				June 2024 Legal					
	770855 Total:	2,870.00							
	Amundsen Davis, LLC Tot	3,815.00							
Anderson Pest Solutions 019770									
62992519	7/7/2024	91.95	0.00	08/05/2024				No	0
60-445-4567 Treatment Plant Repair/Maint				Pest Control- TPs					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	62992519 Total:	91.95							
62992521	7/7/2024	162.25	0.00	08/05/2024				No	0
60-445-4567	Treatment Plant Repair/Maint			Pest Control- TPs					
	62992521 Total:	162.25							
	Anderson Pest Solutions T	254.20							
Aurora Area Convention 003770									
07092024	7/9/2024	3,341.71	0.00	08/05/2024				No	0
15-430-4752	90% Tourism Council			Red Roof Hotel Tax/ June 2024					
	07092024 Total:	3,341.71							
	Aurora Area Convention To	3,341.71							
Aurora Fastprint 029610									
45235	7/9/2024	767.18	0.00	08/05/2024				No	0
60-445-4507	Printing			Water Department Tickets (3000)					
	45235 Total:	767.18							
45282	7/17/2024	67.27	0.00	08/05/2024				No	0
01-410-4411	Office Expenses			Name Tags For Trustees					
	45282 Total:	67.27							
	Aurora Fastprint Total:	834.45							
Awards Service Inc 468341									
22350	7/2/2024	277.74	0.00	08/05/2024				No	0
01-490-4759	Community Events			Dash Plaque Awards For Cruise Night					



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	22350 Total:	277.74							
	Awards Service Inc Total:	277.74							
Brown & Brown Of Illinois, Inc.									
000520									
16994001	7/25/2024	30.00	0.00	08/05/2024				No	0
	01-440-4799 Misc.			Notary- Nordstrom					
	16994001 Total:	30.00							
	Brown & Brown Of Illinois	30.00							
Bruce & Melissa Bedwell									
468852									
07252024	7/25/2024	9.10	0.00	08/05/2024				No	0
	60-320-3340 Water Collections			Water Credit Refund					
	07252024 Total:	9.10							
07252024-02	7/25/2024	0.10	0.00	08/05/2024				No	0
	18-320-3350 Sewer Collection			Sewer Maint Credit Refund					
	07252024-02 Total:	0.10							
	Bruce & Melissa Bedwell T	9.20							
Buckeye Power Sales Co., Inc.									
468441									
PVS376618	6/17/2024	3,247.46	0.00	08/05/2024				No	0
	60-445-4567 Treatment Plant Repair/Maint			Voltage Regulator Changeout- WTP					
	PVS376618 Total:	3,247.46							
PVS376620	6/17/2024	2,850.00	0.00	08/05/2024				No	0
	60-445-4567 Treatment Plant Repair/Maint			Major PM Generator- WTP					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	PVS376620 Total:	2,850.00							
PVS377734	6/26/2024	3,450.00	0.00	08/05/2024				No	0
60-445-4567	Treatment Plant Repair/Maint			Major PM Generator- ETP					
	PVS377734 Total:	3,450.00							
	Buckeye Power Sales Co.,	9,547.46							
Builders Paving 044930									
2404701	7/24/2024	723,923.51	0.00	08/05/2024				No	0
21-450-4875	Capital Improvements			2024 Road Program					
	2404701 Total:	723,923.51							
	Builders Paving Total:	723,923.51							
Camic Johnson, LTD. 03989									
*** 162	6/28/2024	350.00	0.00	08/05/2024				No	0
01-440-4260	Legal			Adjudication Hearing					
	162 Total:	350.00							
	Camic Johnson, LTD. Total:	350.00							
Capital Printing & Die Cutting, Inc 468305									
INV-4523	7/3/2024	1,729.95	0.00	08/05/2024				No	0
71-430-4869	Vehicles			New Squad Graphics					
	INV-4523 Total:	1,729.95							
INV-4610	6/24/2024	66.35	0.00	08/05/2024				No	0
01-440-4511	Vehicle Repair and Maint			Badge Design					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	INV-4610 Total:	66.35							
	Capital Printing & Die Cut	1,796.30							
Carus Corporation									
033300									
SLS 10114886	6/27/2024	2,523.52	0.00	08/05/2024				No	0
60-445-4437 Chemicals - Water Treatment				HMO Chemicals- WTP					
	SLS 10114886 Total:	2,523.52							
SLS 10114890	6/27/2024	3,277.48	0.00	08/05/2024				No	0
60-445-4437 Chemicals - Water Treatment				HMO Chemicals- ETP					
	SLS 10114890 Total:	3,277.48							
	Carus Corporation Total:	5,801.00							
Celso Marco									
468848									
07252024	7/25/2024	37.30	0.00	08/05/2024				No	0
60-320-3340 Water Collections				Water Credit Refund					
	07252024 Total:	37.30							
07252024-02	7/25/2024	1.20	0.00	08/05/2024				No	0
18-320-3350 Sewer Collection				Sewer Maint Credit Refund					
	07252024-02 Total:	1.20							
	Celso Marco Total:	38.50							
Chicago Communications LLC									
468149									
353432	6/27/2024	15,858.76	0.00	08/05/2024				No	0
71-430-4869 Vehicles				New Squad Install					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	353432 Total:	15,858.76							
353433	6/27/2024	4,560.00	0.00	08/05/2024				No	0
01-440-4511	Vehicle Repair and Maint				Axon Trigger Points For Squads				
	353433 Total:	4,560.00							
	Chicago Communications L	20,418.76							
Cintas Corporation									
041590									
4197501864	7/1/2024	79.00	0.00	08/05/2024				No	0
01-445-4520	Public Buildings Rpr & Mtce				Towel & Rug Cleaning- PW Garage				
	4197501864 Total:	79.00							
5217657838	6/25/2024	48.29	0.00	08/05/2024				No	0
60-445-4422	Safety Supplies				First Aid Supplies- WTP				
	5217657838 Total:	48.29							
5217657840	6/25/2024	48.29	0.00	08/05/2024				No	0
60-445-4422	Safety Supplies				First Aid Supplies- ETP				
	5217657840 Total:	48.29							
5218895383	7/2/2024	115.98	0.00	08/05/2024				No	0
01-445-4422	Safety Supplies				First Aid Supplies- PD				
	5218895383 Total:	115.98							
	Cintas Corporation Total:	291.56							
Clean Soils Consulting									
468855									
19658	6/30/2024	1,650.00	0.00	08/05/2024				No	0
60-445-4568	Watermain Rprs. & Rplcmts.				Sampling & Paperwork For Spoils Disposal				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	19658 Total:	1,650.00							
	Clean Soils Consulting Tota	1,650.00							
Cody Klingberg 468444 07162024	7/16/2024	50.00	0.00	08/05/2024				No	0
	01-410-4015 Pension Board-Mtgs Per Diem			Police Pension Board Meeting 7/16/24					
	07162024 Total:	50.00							
	Cody Klingberg Total:	50.00							
Comcast 040740 209290954	7/1/2024	835.86	0.00	08/05/2024				No	0
	01-440-4652 Phones and Connectivity			Circuit Police LEADS					
	209290954 Total:	835.86							
	Comcast Total:	835.86							
Commercial Tire Services, Inc. 038680 3330045209	6/21/2024	511.18	0.00	08/05/2024				No	0
	60-445-4511 Vehicle Repair and Maint			Tires- Truck #125					
	3330045209 Total:	511.18							
	Commercial Tire Services, I	511.18							
Core & Main 039040 U881576	6/25/2024	1,239.00	0.00	08/05/2024				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
60-445-4568				Watermain Rprs. & Rplcmnts.	Repair Clamp				
		<u>1,239.00</u>		U881576 Total:					
U965759	6/25/2024	527.00	0.00	08/05/2024				No	0
60-445-4568				Watermain Rprs. & Rplcmnts.	Clamp				
		<u>527.00</u>		U965759 Total:					
V116274	6/20/2024	295.00	0.00	08/05/2024				No	0
60-445-4568				Watermain Rprs. & Rplcmnts.	Curb Stop Valve				
		<u>295.00</u>		V116274 Total:					
V153928	6/27/2024	189.50	0.00	08/05/2024				No	0
60-445-4568				Watermain Rprs. & Rplcmnts.	Repair Clamp				
		<u>189.50</u>		V153928 Total:					
		<u>2,250.50</u>		Core & Main Total:					
Creekside Compost, LLC				467909					
24-07-6241	7/1/2024	970.80	0.00	08/05/2024				No	0
01-445-4540				Streets & Alleys Rpr & Mtce	Dirt				
		<u>970.80</u>		24-07-6241 Total:					
24-07-6283	7/9/2024	375.00	0.00	08/05/2024				No	0
01-445-4530				Public Grounds/Parks Maint	Stone Halling- Riverfront Park				
		<u>375.00</u>		24-07-6283 Total:					
		<u>1,345.80</u>		Creekside Compost, LLC T					
DACRA Adjudication Systems				467842					
DT 2024-06-007	6/30/2024	2,500.00	0.00	08/05/2024				No	0
01-440-4513				Software Maintenance	Adjudication Monthly Usage Fee				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	DT 2024-06-007 Total:	2,500.00							
DT2024-06-109	6/30/2024	276.93	0.00	08/05/2024				No	0
01-440-4505 Postage				Adjudication Postage					
	DT2024-06-109 Total:	276.93							
DT2024-06-109 2	6/30/2024	55.08	0.00	08/05/2024				No	0
01-440-4505 Postage				DACRA Postage					
	DT2024-06-109 2 Total:	55.08							
	DACRA Adjudication Syst	2,832.01							
De Nora MIOX Corporation									
038050									
9200090278	6/21/2024	6,188.47	0.00	08/05/2024				No	0
60-445-4567 Treatment Plant Repair/Maint				MIOX Power Supplies					
	9200090278 Total:	6,188.47							
	De Nora MIOX Corporatio	6,188.47							
Display Sales									
017010									
INV3588	7/1/2024	230.50	0.00	08/05/2024				No	0
01-445-4545 Traffic Signs & Signals				Banding Straps (50)					
	INV3588 Total:	230.50							
INV3659	7/16/2024	2,383.00	0.00	08/05/2024				No	0
15-430-4751 North Aurora Days Expenses				NA Days Banners (16)					
	INV3659 Total:	2,383.00							
	Display Sales Total:	2,613.50							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Dixon Engineering, Inc. 030970 24-0588	7/8/2024	2,800.00	0.00	08/05/2024	Tower Mixer Engineering			No	0
60-445-4255 Engineering									
	24-0588 Total:	2,800.00							
	Dixon Engineering, Inc. Tot	2,800.00							
Education & Outreach Company 468847 24-886	7/23/2024	910.00	0.00	08/05/2024	NPDES Brochures			No	0
01-445-4544 Storm Drain Maintenance									
	24-886 Total:	910.00							
	Education & Outreach Com	910.00							
Engineering Enterprises, Inc. 467917 80654	6/26/2024	2,571.00	0.00	08/05/2024	Treatment Plant Electrical Study			No	0
60-445-4255 Engineering									
	80654 Total:	2,571.00							
80798	7/17/2024	624.00	0.00	08/05/2024	Pedestrian Signal Randall & Ritter			No	0
21-450-4255 Engineering									
	80798 Total:	624.00							
80799	7/17/2024	8,834.00	0.00	08/05/2024	Orchard Gateway Ph 2			No	0
21-450-4255 Engineering									
	80799 Total:	8,834.00							
80800	7/17/2024	5,389.00	0.00	08/05/2024	Water System Master Plan			No	0
60-445-4255 Engineering									



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	80800 Total:	5,389.00							
80801	7/17/2024	12,829.75	0.00	08/05/2024				No	0
60-445-4255	Engineering			Water Tower Design					
	80801 Total:	12,829.75							
80802	7/17/2024	855.50	0.00	08/05/2024				No	0
60-445-4255	Engineering			Treatment Plant Electrical Study					
	80802 Total:	855.50							
80809	7/17/2024	1,777.00	0.00	08/05/2024				No	0
60-445-4255	Engineering			Water System Model					
	80809 Total:	1,777.00							
	Engineering Enterprises, In	32,880.25							
Euclid Managers									
049670									
07142024	7/14/2024	473.09	0.00	08/05/2024				No	0
01-000-2057	Short-Term Disability			Short-Term Disability- Aug 2024					
	07142024 Total:	473.09							
	Euclid Managers Total:	473.09							
Feece Oil									
031060									
4086565	6/25/2024	409.79	0.00	08/05/2024				No	0
60-445-4567	Treatment Plant Repair/Maint			Generator Fuel- WTP					
	4086565 Total:	409.79							
4086566	6/25/2024	534.92	0.00	08/05/2024				No	0
60-445-4567	Treatment Plant Repair/Maint			Generator Fuel- ETP					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	4086566 Total:	534.92							
	Feece Oil Total:	944.71							
FER-PAL Construction USA									
468784									
07262024	7/26/2024	165,683.70	0.00	08/05/2024				No	0
	60-460-4875 Capital Improvements				Water Main Lining				
	07262024 Total:	165,683.70							
	FER-PAL Construction US	165,683.70							
Fleet Safety Supply									
024730									
83311	7/9/2024	776.57	0.00	08/05/2024				No	0
	71-430-4869 Vehicles				Squad Lighting				
	83311 Total:	776.57							
	Fleet Safety Supply Total:	776.57							
Fox Metro									
029650									
07022024	7/2/2024	240.00	0.00	08/05/2024				No	0
	60-445-4480 New Meters,rprs. & Rplcmts.				New Service Inspections (8)				
	07022024 Total:	240.00							
	Fox Metro Total:	240.00							
Frank Marshall Electric									
028510									
92071	6/24/2024	3,431.00	0.00	08/05/2024				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
60-464-4875 Capital Improvements				Well #6 Transducer Conduit					
92071 Total:		3,431.00							
92087	6/28/2024	40,525.50	0.00	08/05/2024				No	0
60-466-4875 Capital Improvements				ATS Replacement- WTP					
92087 Total:		40,525.50							
Frank Marshall Electric To		43,956.50							
Gerald Ford									
467768									
6070018	6/4/2024	4,962.84	0.00	08/05/2024				No	0
01-440-4511 Vehicle Repair and Maint				Squad Repair					
6070018 Total:		4,962.84							
Gerald Ford Total:		4,962.84							
Hach Company									
014100									
104083675	6/14/2024	3,436.50	0.00	08/05/2024				No	0
60-445-4562 Testing (water)				New SC 1000					
104083675 Total:		3,436.50							
14095089	7/3/2024	2,288.22	0.00	08/05/2024				No	0
60-445-4562 Testing (water)				Reagents					
14095089 Total:		2,288.22							
14097737	7/9/2024	170.04	0.00	08/05/2024				No	0
60-445-4562 Testing (water)				Reagents					
14097737 Total:		170.04							
14100470	7/11/2024	444.00	0.00	08/05/2024				No	0
60-445-4562 Testing (water)				pH Probe					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	14100470 Total:	444.00							
	Hach Company Total:	6,338.76							
Heartland Business Systems, LLC									
468486									
709214-H	7/10/2024	47,536.94	0.00	08/05/2024				No	0
	01-430-4513 Software Maintenance			5 Yr. Back-Up System					
	709214-H Total:	47,536.94							
712809-H	7/18/2024	1,770.34	0.00	08/05/2024				No	0
	01-430-4513 Software Maintenance			SharePoint					
	712809-H Total:	1,770.34							
713236-H	7/17/2024	10,219.30	0.00	08/05/2024				No	0
	71-430-4870 Equipment			Back-Up Hardware					
	713236-H Total:	10,219.30							
	Heartland Business System	59,526.58							
Hey and Associates, Inc.									
040900									
23-0389-18787	7/10/2024	2,077.98	0.00	08/05/2024				No	0
	17-032-4533 Maintenance			Vegetation Management Town Center					
	23-0389-18787 Total:	2,077.98							
24-0147-18751	7/8/2024	700.00	0.00	08/05/2024				No	0
	60-472-4255 Engineering			Wetland Delineation Water Tower					
	24-0147-18751 Total:	700.00							
	Hey and Associates, Inc. T	2,777.98							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
High Star Traffic 021520 R32240	7/5/2024	455.00	0.00	08/05/2024				No	0
01-490-4799 Misc. Expenditures				Electric Traffic Sign- July 3rd Fireworks					
	R32240 Total:	455.00							
	High Star Traffic Total:	455.00							
Illinois EPA 027040 *** ILR400401	6/18/2024	1,000.00	0.00	08/05/2024				No	0
01-445-4799 Misc. Expenditures				Annual NPDES Fee					
	ILR400401 Total:	1,000.00							
	Illinois EPA Total:	1,000.00							
Illinois Section American WWA 025350 200090487	7/3/2024	48.00	0.00	08/05/2024				No	0
60-445-4380 Training				Multimeter Training- Cook					
	200090487 Total:	48.00							
	Illinois Section American W	48.00							
Illinois State Police Bureau of 041810 20240606111	6/30/2024	28.05	0.00	08/05/2024				No	0
01-435-4799 Misc.				Village Employee					
	20240606111 Total:	28.05							
	Illinois State Police Bureau	28.05							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
J & S Construction									
029060									
2402401	6/26/2024	10,610.00	0.00	08/05/2024	WMB Repair- 124 Maple			No	0
60-445-4568 Watermain Rprs. & Rplcmts.									
	2402401 Total:	10,610.00							
	J & S Construction Total:	10,610.00							
Jason Kunio									
468851									
07252024	7/25/2024	71.50	0.00	08/05/2024	Water Credit Refund			No	0
60-320-3340 Water Collections									
	07252024 Total:	71.50							
07252024-02	7/25/2024	7.89	0.00	08/05/2024	Sewer Maint Credit Refund			No	0
18-320-3350 Sewer Collection									
	07252024-02 Total:	7.89							
	Jason Kunio Total:	79.39							
John Bennett									
468850									
07252024	7/25/2024	70.95	0.00	08/05/2024	Water Credit Refund			No	0
60-320-3340 Water Collections									
	07252024 Total:	70.95							
07252024-02	7/25/2024	4.61	0.00	08/05/2024	Sewer Maint Credit Refund			No	0
18-320-3350 Sewer Collection									
	07252024-02 Total:	4.61							
	John Bennett Total:	75.56							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Johnson & Buh, LLC 467744									
NAuR24-02	7/8/2024	5,225.00	0.00	08/05/2024				No	0
01-440-4260 Legal				Local DUI Attorney					
	NAuR24-02 Total:	5,225.00							
	Johnson & Buh, LLC Total	5,225.00							
JSN Contractors Supply 041440									
87137	6/13/2024	145.00	0.00	08/05/2024				No	0
60-445-4568 Watermain Rprs. & Rplcmts.				Blue Flags					
	87137 Total:	145.00							
87137-02	6/13/2024	145.00	0.00	08/05/2024				No	0
01-445-4570 Sewers Rpr & Mtce				Green Flags					
	87137-02 Total:	145.00							
87137-03	6/13/2024	145.00	0.00	08/05/2024				No	0
10-445-4661 Street Light Repair/Maint				Red Flags					
	87137-03 Total:	145.00							
87137-04	6/13/2024	151.50	0.00	08/05/2024				No	0
01-490-4799 Misc. Expenditures				Wood Stakes (50)					
	87137-04 Total:	151.50							
	JSN Contractors Supply T	586.50							
Judges 2008 LLC 468520									
230	6/30/2024	449.29	0.00	08/05/2024				No	0
01-440-4511 Vehicle Repair and Maint				Squad Washes					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	230 Total:	449.29							
	Judges 2008 LLC Total:	449.29							
Julie Schwerdtfeger 468853									
07252024	7/25/2024	6.32	0.00	08/05/2024				No	0
60-320-3340 Water Collections				Water Credit Refund					
	07252024 Total:	6.32							
07252024-02	7/25/2024	1.20	0.00	08/05/2024				No	0
18-320-3350 Sewer Collection				Sewer Maint Credit Refund					
	07252024-02 Total:	1.20							
	Julie Schwerdtfeger Total:	7.52							
Kane County Animal Control 031620									
07092024	7/23/2024	205.00	0.00	08/05/2024				No	0
01-440-4523 Animal Control				Animal Control- June 2024					
	07092024 Total:	205.00							
	Kane County Animal Cont	205.00							
Kane County Division of 036170									
T-FY24-Q2-009	7/1/2024	613.71	0.00	08/05/2024				No	0
01-445-4545 Traffic Signs & Signals				Traffic Signal Maintenance- 2nd Qtr					
	T-FY24-Q2-009 Total:	613.71							
	Kane County Division of T	613.71							



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Kane County Recorder 010600									
NAUR061824	6/30/2024	58.00	0.00	08/05/2024				No	0
60-445-4506 Publishing				Recording Fees					
	NAUR061824 Total:	58.00							
	Kane County Recorder Tot	58.00							
Kimball Midwest 467916									
102370163	7/1/2024	464.01	0.00	08/05/2024				No	0
01-445-4870 Equipment				Drill Set					
	102370163 Total:	464.01							
102387998	7/8/2024	466.79	0.00	08/05/2024				No	0
01-445-4511 Vehicle Repair and Maint				Fittings/ Hoses					
	102387998 Total:	466.79							
	Kimball Midwest Total:	930.80							
Konica Minolta 024860									
294391006	6/25/2024	3,255.73	0.00	08/05/2024				No	0
71-430-4870 Equipment				Printer Admin Police					
	294391006 Total:	3,255.73							
294559579	6/30/2024	218.98	0.00	08/05/2024				No	0
01-440-4510 Equipment/IT Maint				Copier Maintenance- PD 6/1 - 6/30					
	294559579 Total:	218.98							
294559592	6/30/2024	71.15	0.00	08/05/2024				No	0
01-440-4510 Equipment/IT Maint				Copier Maintenance- PD 6/1 - 6/30					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	294559592 Total:	71.15							
294560128	6/30/2024	92.67	0.00	08/05/2024				No	0
01-440-4510	Equipment/IT Maint			Copier Maintenance- PD 6/1 - 6/30					
	294560128 Total:	92.67							
294560224	6/30/2024	71.15	0.00	08/05/2024				No	0
01-440-4510	Equipment/IT Maint			Copier Maintenance- PD 6/1 - 6/30					
	294560224 Total:	71.15							
294564738	6/30/2024	113.45	0.00	08/05/2024				No	0
01-440-4510	Equipment/IT Maint			Copier Maintenance- PD 6/1 - 6/30					
	294564738 Total:	113.45							
294566012	6/30/2024	55.42	0.00	08/05/2024				No	0
01-440-4510	Equipment/IT Maint			Copier Maintenance- PD 6/1 - 6/30					
	294566012 Total:	55.42							
9010010175	7/1/2024	44.85	0.00	08/05/2024				No	0
01-445-4411	Office Expenses			Copier Usage- PW Garage					
	9010010175 Total:	44.85							
	Konica Minolta Total:	3,923.40							
Lee Jensen Sales Co., Inc.									
044070									
0028106-00	6/24/2024	270.00	0.00	08/05/2024				No	0
60-445-4870	Equipment			Chain & Shackle					
	0028106-00 Total:	270.00							
	Lee Jensen Sales Co., Inc. T	270.00							

Marberry Cleaners

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
008430									
C046BA73	6/30/2024	33.50	0.00	08/05/2024				No	0
01-440-4450 Prisoner Mtce & Supplies				Prisoner Blankets					
	C046BA73 Total:	33.50							
	Marberry Cleaners Total:	33.50							
Mason Brant									
468841									
07162024	7/16/2024	50.00	0.00	08/05/2024				No	0
01-410-4015 Pension Board-Mtgs Per Diem				Police Pension Board Meeting 7/16/24					
	07162024 Total:	50.00							
	Mason Brant Total:	50.00							
Mc Cue Builders									
031350									
20230500324	7/5/2024	5,000.00	0.00	08/05/2024				No	0
90-000-2225 Due To Others - Damage Bond				Bond Return- 405 N Sycamore					
	20230500324 Total:	5,000.00							
20230700748	7/5/2024	5,000.00	0.00	08/05/2024				No	0
90-000-2225 Due To Others - Damage Bond				Bond Return- 525 Moose Lake Dr					
	20230700748 Total:	5,000.00							
	Mc Cue Builders Total:	10,000.00							
Meade Electric Company, Inc.									
027140									
709184	7/10/2024	242.15	0.00	08/05/2024				No	0
10-445-4661 Street Light Repair/Maint				Cable Locate- Orchard Gateway & Target Entrance					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	709184 Total:	242.15							
	Meade Electric Company,	242.15							
Menards									
016070									
31536	7/1/2024	245.86	0.00	08/05/2024				No	0
	01-445-4520 Public Buildings Rpr & Mtce				Paper Towels, Salt For Water Softener				
	31536 Total:	245.86							
*** 31666	7/3/2024	125.37	0.00	08/05/2024				No	0
	01-490-4799 Misc. Expenditures				Reach Tool & Pail- July 3rd Fireworks				
	31666 Total:	125.37							
	Menards Total:	371.23							
Mid American Water									
013680									
234497A	6/22/2024	940.64	0.00	08/05/2024				No	0
	60-445-4568 Watermain Rprs. & Rplcmnts.				Tapped Repair Clamp				
	234497A Total:	940.64							
234564A	6/24/2024	195.00	0.00	08/05/2024				No	0
	60-445-4568 Watermain Rprs. & Rplcmnts.				Water Stopper				
	234564A Total:	195.00							
	Mid American Water Total:	1,135.64							
Mooney & Thomas, Pc									
001040									
9218366	6/30/2024	2,920.00	0.00	08/05/2024				No	0
	01-435-4267 Finance Services				Payroll Processing- June 2024				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	9218366 Total:	2,920.00							
9218368	6/30/2024	140.00	0.00	08/05/2024				No	0
80-430-4581	Banking Services/Fees			Police Pension- July 2024					
	9218368 Total:	140.00							
	Mooney & Thomas, Pc To	3,060.00							
MSC Industrial Supply									
051190									
87610648	7/2/2024	9.94	0.00	08/05/2024				No	0
01-445-4511	Vehicle Repair and Maint			Pipe Taper					
	87610648 Total:	9.94							
	MSC Industrial Supply To	9.94							
Municipal Collection Services									
467905									
027271	6/30/2024	165.00	0.00	08/05/2024				No	0
01-435-4799	Misc.			Collections Commission					
	027271 Total:	165.00							
	Municipal Collection Servi	165.00							
North Aurora NAPA, Inc.									
038730									
467361	6/11/2024	480.99	0.00	08/05/2024				No	0
01-440-4511	Vehicle Repair and Maint			Squad Parts					
	467361 Total:	480.99							
467414	6/11/2024	66.41	0.00	08/05/2024				No	0
01-440-4511	Vehicle Repair and Maint			Squad Parts					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	467414 Total:	66.41							
467415	6/11/2024	10.54	0.00	08/05/2024				No	0
	01-440-4511 Vehicle Repair and Maint			Squad Parts					
	467415 Total:	10.54							
467457	6/12/2024	83.67	0.00	08/05/2024				No	0
	01-445-4511 Vehicle Repair and Maint			Wiper Blades (3)					
	467457 Total:	83.67							
467457-02	6/12/2024	109.11	0.00	08/05/2024				No	0
	60-445-4511 Vehicle Repair and Maint			Truck Parts					
	467457-02 Total:	109.11							
467785	6/17/2024	62.98	0.00	08/05/2024				No	0
	01-440-4511 Vehicle Repair and Maint			Squad Parts					
	467785 Total:	62.98							
467818	6/17/2024	21.49	0.00	08/05/2024				No	0
	01-440-4511 Vehicle Repair and Maint			Squad Parts					
	467818 Total:	21.49							
467918	6/18/2024	86.22	0.00	08/05/2024				No	0
	01-440-4511 Vehicle Repair and Maint			Squad Parts					
	467918 Total:	86.22							
468130	6/20/2024	48.62	0.00	08/05/2024				No	0
	01-445-4511 Vehicle Repair and Maint			Assortment Of Parts					
	468130 Total:	48.62							
468130-02	6/20/2024	38.62	0.00	08/05/2024				No	0
	01-440-4511 Vehicle Repair and Maint			Squad Parts					
	468130-02 Total:	38.62							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
468640	6/27/2024	381.02	0.00	08/05/2024				No	0
01-445-4511 Vehicle Repair and Maint				Air Brakes Adjuster Kits					
	468640 Total:	381.02							
468727	6/28/2024	290.99	0.00	08/05/2024				No	0
01-445-4511 Vehicle Repair and Maint				Fuel Filters- Truck #178					
	468727 Total:	290.99							
468742	6/28/2024	70.86	0.00	08/05/2024				No	0
01-445-4870 Equipment				PW Tools					
	468742 Total:	70.86							
468848	7/1/2024	78.41	0.00	08/05/2024				No	0
01-445-4511 Vehicle Repair and Maint				Air Brake Chamber- Truck #178					
	468848 Total:	78.41							
468856	7/1/2024	9.34	0.00	08/05/2024				No	0
01-445-4511 Vehicle Repair and Maint				Oil Dry					
	468856 Total:	9.34							
468858	7/1/2024	23.43	0.00	08/05/2024				No	0
01-445-4870 Equipment				Tools					
	468858 Total:	23.43							
468880	7/1/2024	399.99	0.00	08/05/2024				No	0
01-445-4870 Equipment				Tools					
	468880 Total:	399.99							
468902	7/1/2024	57.96	0.00	08/05/2024				No	0
01-445-4511 Vehicle Repair and Maint				Air Hoses- Truck #178					
	468902 Total:	57.96							
468903	7/1/2024	26.98	0.00	08/05/2024				No	0
01-445-4511 Vehicle Repair and Maint				Air Hoses					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	468903 Total:	26.98							
	North Aurora NAPA, Inc. T	2,347.63							
North East Multi-Regional Training, Inc. 001520									
358262	7/15/2024	210.00	0.00	08/05/2024				No	0
01-440-4380 Training				Training- Gomez					
	358262 Total:	210.00							
	North East Multi-Regional	210.00							
Office Depot 039370									
371318547001-01	7/17/2024	40.48	0.00	08/05/2024				No	0
01-430-4411 Office Expenses				Office Supplies					
	371318547001-01 Total:	40.48							
371318547001-02	7/17/2024	40.48	0.00	08/05/2024				No	0
01-445-4411 Office Expenses				Office Supplies					
	371318547001-02 Total:	40.48							
371318547001-03	7/17/2024	40.48	0.00	08/05/2024				No	0
60-445-4411 Office Expenses				Office Supplies					
	371318547001-03 Total:	40.48							
371318547001-04	7/17/2024	54.16	0.00	08/05/2024				No	0
01-441-4411 Office Expenses				Office Supplies					
	371318547001-04 Total:	54.16							
372885193001-01	7/1/2024	9.90	0.00	08/05/2024				No	0
60-445-4411 Office Expenses				Office Supplies					



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	372885193001-01 Total:	9.90							
372885193001-02	7/1/2024	46.29	0.00	08/05/2024				No	0
01-441-4411 Office Expenses				Office Supplies					
	372885193001-02 Total:	46.29							
373092007001-01	6/26/2024	8.81	0.00	08/05/2024				No	0
01-430-4411 Office Expenses				Office Supplies					
	373092007001-01 Total:	8.81							
373092007001-02	6/26/2024	8.81	0.00	08/05/2024				No	0
01-445-4411 Office Expenses				Office Supplies					
	373092007001-02 Total:	8.81							
373092007001-03	6/26/2024	42.80	0.00	08/05/2024				No	0
60-445-4411 Office Expenses				Office Supplies					
	373092007001-03 Total:	42.80							
373092007001-04	6/26/2024	8.81	0.00	08/05/2024				No	0
01-441-4411 Office Expenses				Office Supplies					
	373092007001-04 Total:	8.81							
373526278001-01	6/24/2024	27.26	0.00	08/05/2024				No	0
01-430-4411 Office Expenses				Office Supplies					
	373526278001-01 Total:	27.26							
373526278001-02	6/24/2024	27.26	0.00	08/05/2024				No	0
01-445-4411 Office Expenses				Office Supplies					
	373526278001-02 Total:	27.26							
373526278001-03	6/24/2024	27.26	0.00	08/05/2024				No	0
60-445-4411 Office Expenses				Office Supplies					
	373526278001-03 Total:	27.26							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
373526278001-04	6/24/2024	27.25	0.00	08/05/2024				No	0
01-441-4411 Office Expenses				Office Supplies					
	373526278001-04 Total:	27.25							
374894514001	7/10/2024	18.53	0.00	08/05/2024				No	0
01-430-4411 Office Expenses				Office Supplies					
	374894514001 Total:	18.53							
374894514001-02	7/10/2024	18.53	0.00	08/05/2024				No	0
01-445-4411 Office Expenses				Office Supplies					
	374894514001-02 Total:	18.53							
374894514001-03	7/10/2024	18.53	0.00	08/05/2024				No	0
60-445-4411 Office Expenses				Office Supplies					
	374894514001-03 Total:	18.53							
374894514001-04	7/10/2024	18.53	0.00	08/05/2024				No	0
01-441-4411 Office Expenses				Office Supplies					
	374894514001-04 Total:	18.53							
374922657001	7/5/2024	71.19	0.00	08/05/2024				No	0
01-441-4411 Office Expenses				Office Supplies					
	374922657001 Total:	71.19							
374922769001-01	7/3/2024	1.87	0.00	08/05/2024				No	0
01-430-4411 Office Expenses				Office Supplies					
	374922769001-01 Total:	1.87							
374922769001-02	7/3/2024	1.87	0.00	08/05/2024				No	0
01-445-4411 Office Expenses				Office Supplies					
	374922769001-02 Total:	1.87							
374922769001-03	7/3/2024	1.88	0.00	08/05/2024				No	0
60-445-4411 Office Expenses				Office Supplies					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	374922769001-03 Total:	1.88							
374922769001-04	7/3/2024	1.88	0.00	08/05/2024				No	0
01-441-4411 Office Expenses				Office Supplies					
	374922769001-04 Total:	1.88							
	Office Depot Total:	562.86							
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.									
031590									
7982	6/30/2024	686.00	0.00	08/05/2024				No	0
01-430-4260 Legal				June 2024 Legal					
	7982 Total:	686.00							
	Ottosen DiNolfo Hasenbal	686.00							
Oxie Valley Electric Supply, Inc.									
048340									
24431	6/18/2024	51.00	0.00	08/05/2024				No	0
01-445-4520 Public Buildings Rpr & Mtce				Light Bulbs (12)- PD					
	24431 Total:	51.00							
	Oxie Valley Electric Supply	51.00							
Pace Analytical Services, LLC									
031940									
247207699	7/21/2024	250.00	0.00	08/05/2024				No	0
60-445-4562 Testing (water)				Water Testing					
	247207699 Total:	250.00							
	Pace Analytical Services, L	250.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Paddock Publications, Inc.									
026910									
293655	6/19/2024	232.10	0.00	08/05/2024				No	0
01-441-4506 Publishing				Public Notice					
	293655 Total:	232.10							
Paddock Publications, Inc.									
		232.10							
Precision Fence									
467965									
06142024	6/14/2024	1,350.00	0.00	08/05/2024				No	0
17-011-4533 Maintenance				Fence Repair- Magnolia HOA					
	06142024 Total:	1,350.00							
Precision Fence									
06242024	6/24/2024	5,625.00	0.00	08/05/2024				No	0
01-445-4530 Public Grounds/Parks Maint				Fence Replacement- Riverfront					
	06242024 Total:	5,625.00							
	Precision Fence Total:	6,975.00							
R. J. O'Neil, Inc.									
029370									
00124256	7/5/2024	1,002.37	0.00	08/05/2024				No	0
01-445-4520 Public Buildings Rpr & Mtce				HVAC Repairs- PD					
	00124256 Total:	1,002.37							
00124308	7/10/2024	1,231.26	0.00	08/05/2024				No	0
01-445-4520 Public Buildings Rpr & Mtce				Toilet Leak Repairs- VH					
	00124308 Total:	1,231.26							
	R. J. O'Neil, Inc. Total:	2,233.63							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Randy Voss									
468317									
07152024	7/16/2024	50.00	0.00	08/05/2024				No	0
	01-410-4015 Pension Board-Mtgs Per Diem			Police Pension Board Meeting 7/16/24					
	07152024 Total:	50.00							
	Randy Voss Total:	50.00							
RAY O'HERRON Co., INC									
044220									
2352850	7/8/2024	52.97	0.00	08/05/2024				No	0
	01-440-4160 Uniform Allowance			Vest Insignia					
	2352850 Total:	52.97							
	RAY O'HERRON Co., INC	52.97							
Robyn Stecklein									
022080									
07162024	7/16/2024	50.00	0.00	08/05/2024				No	0
	01-410-4015 Pension Board-Mtgs Per Diem			Police Pension Board Meeting 7/16/24					
	07162024 Total:	50.00							
	Robyn Stecklein Total:	50.00							
Russo Power Equipment Inc.									
036290									
SPI20725944	7/2/2024	112.98	0.00	08/05/2024				No	0
	01-445-4530 Public Grounds/Parks Maint			Grass Seed- Riverfront Park					
	SPI20725944 Total:	112.98							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
		112.98							
Russo Power Equipment In									
Sean McCoy 034810									
07232024	7/23/2024	184.87	0.00	08/05/2024				No	0
01-440-4390 Dues & Meetings				Conference Reimbursement					
	07232024 Total:	184.87							
	Sean McCoy Total:	184.87							
Sebert Landscaping 032840									
276877	7/1/2024	780.00	0.00	08/05/2024				No	0
17-007-4533 Maintenance				Grass Cut- Oak Hill HOA					
	276877 Total:	780.00							
	Sebert Landscaping Total:	780.00							
Signarama 029780									
INV-20599	6/21/2024	424.80	0.00	08/05/2024				No	0
01-445-4530 Public Grounds/Parks Maint				Aluminum Danger Signs For Dam (6)					
	INV-20599 Total:	424.80							
INV-20622	7/2/2024	83.35	0.00	08/05/2024				No	0
01-490-4799 Misc. Expenditures				Shuttle Pick-Up Signs (2)- July 3rd Fireworks					
	INV-20622 Total:	83.35							
INV-20634	7/15/2024	533.83	0.00	08/05/2024				No	0
15-430-4751 North Aurora Days Expenses				Sponsorship Banners- NA Days					
	INV-20634 Total:	533.83							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Signarama Total:	1,041.98							
Skyline Tree Service & Landscaping 467665									
15748	6/5/2024	750.00	0.00	08/05/2024				No	0
01-445-4532 Tree Service				Tree Removal (2)- 293 Abbywood					
	15748 Total:	750.00							
15911-3	6/14/2024	300.00	0.00	08/05/2024				No	0
01-445-4532 Tree Service				Stump Removal (2)- 708 Harmony					
	15911-3 Total:	300.00							
	Skyline Tree Service & Lan	1,050.00							
Sparling Instruments, LLC 468025									
11107101	7/14/2024	2,957.50	0.00	08/05/2024				No	0
60-445-4565 Water Well Rpr & Mtce				Meter Repair					
	11107101 Total:	2,957.50							
	Sparling Instruments, LLC	2,957.50							
Springbrook Software LLC 467920									
CM-000919	6/30/2024	-449.00	0.00	08/05/2024				No	0
60-445-4510 Equipment/IT Maint				IVR Payment Refund- June 2024					
	CM-000919 Total:	-449.00							
INV-017435	6/30/2024	449.00	0.00	08/05/2024				No	0
60-445-4510 Equipment/IT Maint				IVR Payments- June 2024					
	INV-017435 Total:	449.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
INV-017626	6/30/2024	128.00	0.00	08/05/2024				No	0
60-445-4510 Equipment/IT Maint				IVR Payments- June 2024					
	INV-017626 Total:	128.00							
	Springbrook Software LLC	128.00							
Springer Larsen, LLC 468844									
07242024	7/24/2024	1,906.50	0.00	08/05/2024				No	0
60-445-4260 Legal				Bankruptcy Filings- Case #24-05385					
	07242024 Total:	1,906.50							
	Springer Larsen, LLC Total	1,906.50							
St. Charles Trading, Inc. 033210									
IN2416122	6/20/2024	2,824.00	0.00	08/05/2024				No	0
60-445-4437 Chemicals - Water Treatment				MIOX Salt					
	IN2416122 Total:	2,824.00							
	St. Charles Trading, Inc. To	2,824.00							
Suburban Accents 026710									
35214	6/27/2024	100.50	0.00	08/05/2024				No	0
01-445-4511 Vehicle Repair and Maint				Truck Decals- PW					
	35214 Total:	100.50							
	Suburban Accents Total:	100.50							

Sunbelt Rentals, Inc.



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
043800									
156220382-0001	7/5/2024	952.76	0.00	08/05/2024				No	0
01-490-4799 Misc. Expenditures				Light Tower Rentals- July 3rd Fireworks					
	156220382-0001 Total:	952.76							
156260463-0001	7/5/2024	1,087.45	0.00	08/05/2024				No	0
01-490-4799 Misc. Expenditures				Generator Rental- July Fireworks					
	156260463-0001 Total:	1,087.45							
	Sunbelt Rentals, Inc. Total:	2,040.21							
Tammy Livingston									
468698									
07162024	7/16/2024	50.00	0.00	08/05/2024				No	0
01-410-4015 Pension Board-Mtgs Per Diem				Police Pension Board Meeting- 7/16/24					
	07162024 Total:	50.00							
	Tammy Livingston Total:	50.00							
Testing Service Corporaton									
014450									
IN131079	6/30/2024	1,652.00	0.00	08/05/2024				No	0
21-450-4255 Engineering				2024 Road Program Material Testing					
	IN131079 Total:	1,652.00							
	Testing Service Corporaton	1,652.00							
Third Millennium Assoc. , Inc.									
033470									
31661	6/30/2024	1,751.72	0.00	08/05/2024				No	0
15-430-4751 North Aurora Days Expenses				NA Days Insert- June 2024					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	31661 Total:	1,751.72							
31661-02	6/30/2024	2,803.72	0.00	08/05/2024				No	0
01-430-4507 Printing				Newsletter- June 2024					
	31661-02 Total:	2,803.72							
31661-03	6/30/2024	2,705.13	0.00	08/05/2024				No	0
60-445-4507 Printing				Water Bill- June 2024					
	31661-03 Total:	2,705.13							
	Third Millennium Assoc. ,	7,260.57							
TRI-R Systems Incorporated									
468416									
006115	7/12/2024	1,360.00	0.00	08/05/2024				No	0
60-445-4564 SCADA Repair & Maintenance				Troubleshooting					
	006115 Total:	1,360.00							
	TRI-R Systems Incorporat	1,360.00							
V3 Companies, Ltd									
027150									
624335	7/12/2024	1,905.00	0.00	08/05/2024				No	0
17-007-4533 Maintenance				Oak Hill Detention Basin Evaluation					
	624335 Total:	1,905.00							
	V3 Companies, Ltd Total:	1,905.00							
Victoria Saad									
468854									
07252024	7/25/2024	8.27	0.00	08/05/2024				No	0
60-320-3340 Water Collections				Water Credit Refund					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	07252024 Total:	8.27							
07252024-02	7/25/2024	0.30	0.00	08/05/2024				No	0
18-320-3350 Sewer Collection				Sewer Maint Credit Refund					
	07252024-02 Total:	0.30							
	Victoria Saad Total:	8.57							
Viking Brothers Inc 468831									
INV_2024-633	6/24/2024	729.83	0.00	08/05/2024				No	0
01-445-4540 Streets & Alleys Rpr & Mtce				Hauling Dirt					
	INV_2024-633 Total:	729.83							
INV_2024-633-02	6/24/2024	729.82	0.00	08/05/2024				No	0
60-445-4568 Watermain Rprs. & Rplcmts.				Hauling Dirt					
	INV_2024-633-02 Total:	729.82							
	Viking Brothers Inc Total:	1,459.65							
Waste Management 016240									
0000241-2011-5	7/1/2024	564.00	0.00	08/05/2024				No	0
01-445-4540 Streets & Alleys Rpr & Mtce				Street Sweeping 6/27/24					
	0000241-2011-5 Total:	564.00							
0023094-2269-5	7/1/2024	2,137.00	0.00	08/05/2024				No	0
01-445-4540 Streets & Alleys Rpr & Mtce				Soil Disposal					
	0023094-2269-5 Total:	2,137.00							
	Waste Management Total:	2,701.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Water Products Company									
001170									
0323164	6/21/2024	18,000.00	0.00	08/05/2024				No	0
	60-445-4563 Fire Hydrant Repair/maint			iHydrants (5)					
	0323164 Total:	18,000.00							
	Water Products Company T	18,000.00							
Water Resources									
010380									
37382	7/2/2024	13,742.00	0.00	08/05/2024				No	0
	60-445-4480 New Meters,rprs. & Rplemts.			Meters & Supplies					
	37382 Total:	13,742.00							
	Water Resources Total:	13,742.00							
WBK Engineering, LLC									
467655									
25782	7/9/2024	625.00	0.00	08/05/2024				No	0
	01-441-4255 Engineering			Site Review & Inspection- 545 Moose Lake/ June 2024					
	25782 Total:	625.00							
25784	7/9/2024	235.00	0.00	08/05/2024				No	0
	90-000-E232 DR Horton - FV Golf Course			Site Review- General/ June 2024					
	25784 Total:	235.00							
25785	7/9/2024	560.25	0.00	08/05/2024				No	0
	90-000-E279 ESI Constructors - Aurora Pack			Site Inspection- Aurora Pack/ June 2024					
	25785 Total:	560.25							
25786	7/9/2024	20,368.41	0.00	08/05/2024				No	0
	90-000-E110 NW Corner Randall & Oak(Lot 6)			Site Inspection- Randall Square/ June 2024					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	25786 Total:	20,368.41							
25787	7/9/2024	264.80	0.00	08/05/2024				No	0
	90-000-E274 Randall Terrace LLC - Next Gen				Site Inspection- Randall Terrace/ June 2024				
	25787 Total:	264.80							
25788	7/9/2024	332.75	0.00	08/05/2024				No	0
	90-000-E275 NICOR Project - Weaver				Site Inspection- Nicor Gas Trans Central / June 2024				
	25788 Total:	332.75							
25789	7/9/2024	722.75	0.00	08/05/2024				No	0
	90-000-E288 NA Fire Department				Site Inspection- NAFD Station No. 1/ June 2024				
	25789 Total:	722.75							
25790	7/9/2024	4,067.33	0.00	08/05/2024				No	0
	90-000-E273 Phelan Development - Park 88				Site Inspection- Park 88 Logistics Center/ June 2024				
	25790 Total:	4,067.33							
25791	7/9/2024	2,828.81	0.00	08/05/2024				No	0
	90-000-E284 Building C - Opus				Site Inspection- Valley Green Building C/ June 2024				
	25791 Total:	2,828.81							
25792	7/9/2024	459.00	0.00	08/05/2024				No	0
	90-000-E287 721 Airport Rd Dock				Site Inspection- 721 Airport Road/ June 2024				
	25792 Total:	459.00							
25793	7/9/2024	391.72	0.00	08/05/2024				No	0
	90-000-E232 DR Horton - FV Golf Course				Site Inspection- LV Ph2 & Ph3/ June 2024				
	25793 Total:	391.72							
25794	7/9/2024	6,882.39	0.00	08/05/2024				No	0
	90-000-E264 McCue - Mooselakes				Site Inspection- Moose Lake Estates- Unit 3/ June 2024				
	25794 Total:	6,882.39							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
25795	7/9/2024	549.00	0.00	08/05/2024				No	0
90-000-E286 River Front RAM Truck Facility				Site Inspection- River Front Ram Truck Facility/ June 2024					
25795 Total:		549.00							
25796	7/9/2024	567.50	0.00	08/05/2024				No	0
90-000-E290 161 S Lincolnway Site Work				Site Inspection- 161 S Lincolnway-VA Bldg/ June 2024					
25796 Total:		567.50							
25797	7/9/2024	10,115.91	0.00	08/05/2024				No	0
90-000-E293 Opus - Euclid Expansion				Site Inspection- Euclid Beverage Bldg Expansion/ June 2024					
25797 Total:		10,115.91							
25798	7/9/2024	752.00	0.00	08/05/2024				No	0
90-000-E273 Phelan Development - Park 88				Site Plan Review- Shipbob TI/ June 2024					
25798 Total:		752.00							
25799	7/9/2024	9,016.56	0.00	08/05/2024				No	0
90-000-E270 Seasons at North Aurora				Site Inspection- Seasons/ June 2024					
25799 Total:		9,016.56							
25801	7/9/2024	21,738.65	0.00	08/05/2024				No	0
21-452-4255 Engineering				PW Facility Site Design/ June 2024					
25801 Total:		21,738.65							
WBK Engineering, LLC To		80,477.83							
Weblinx Incorporated									
031420									
34067	7/3/2024	200.00	0.00	08/05/2024				No	0
01-430-4512 Website Maintenance				Website Maintenance- July 2024					
34067 Total:		200.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Weblinx Incorporated Total	200.00							
Weldstar Company 014090									
0002299053	6/17/2024	30.69	0.00	08/05/2024				No	0
60-445-4799 Misc. Expenditures				Nitrogen					
	0002299053 Total:	30.69							
0002301633	6/24/2024	264.96	0.00	08/05/2024				No	0
60-445-4870 Equipment				Quarterly Tank Rental					
	0002301633 Total:	264.96							
	Weldstar Company Total:	295.65							
Whispering Pines Reindeer Ranch, LLC 468421									
07192024	7/19/2024	1,167.50	0.00	08/05/2024				No	0
01-490-4759 Community Events				Reindeer- Making Spirits Bright/ Pay #1					
	07192024 Total:	1,167.50							
	Whispering Pines Reindeer	1,167.50							
Williams Associates Architects, Ltd. 024930									
0022676	7/25/2024	144,935.50	0.00	08/05/2024				No	0
21-452-4501 Contractual Services				Construction Document- PW Facility					
	0022676 Total:	144,935.50							
	Williams Associates Archit	144,935.50							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			

Report Total:

1,457,059.17



---

---

**VILLAGE OF NORTH AURORA  
BOARD REPORT**

---

---

**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

**FROM:** NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** SUBSTANTIAL COMPLETION WOODMAN'S WAREHOUSE ADDITION

**AGENDA:** AUGUST 5, 2024 REGULAR VILLAGE BOARD MEETING

---

**ITEM**

A Resolution Acknowledging Substantial Completion Triggering the One-Year Maintenance Period and Reduction of the Surety for Public Improvements for the Woodman's Warehouse Addition Located at 151 Hansen Blvd.

**DISCUSSION**

Woodman's has completed their warehouse addition on the north end of the building. As such, the developer is requesting the reduction of the development security from \$159,390.00 to \$26,565.00 as determined by the Village Engineer. This will begin the one year maintenance period.

VILLAGE OF NORTH AURORA

RESOLUTION No. \_\_\_\_\_

**RESOLUTION ACKNOWLEDGING SUBSTANTIAL COMPLETION  
TRIGGERING THE ONE-YEAR MAINTENANCE PERIOD  
AND REDUCTION OF THE SURETY FOR PUBLIC IMPROVEMENTS FOR THE  
WOODMAN’S WAREHOUSE ADDITION LOCATED AT 151 HANSEN BLVD**

**WHEREAS**, Fox Arneson, Inc (the “Developer”) has substantially completed the public improvements associated with the Woodman’s Warehouse Addition located at 151 Hansen Blvd. (the “Public Improvements”); and

**WHEREAS**, the Developer has requested that the Village acknowledge substantial completion of the Public Improvements, authorize a reduction of the associated surety to the one-year maintenance amount, and trigger the beginning of the one-year maintenance period; and

**WHEREAS**, WBK Engineering, LLC, the Village engineers overseeing the Development (the “Village Engineer”), confirms the substantial completion of the public improvements, has created a one-year maintenance punchlist and recommends initiation of the one-year maintenance period.

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

1. Recital set forth above and incorporated herein as the material findings of fact of the President and the Board of Trustees.
2. The Village hereby acknowledges substantial completion of the Public Improvements.
3. The surety for the Public Improvements is hereby authorized to be reduced from \$159,390.00 to \$26,565.00 as determined by the Village Engineer.
4. The one-year maintenance period shall begin from and after the passage and approval of this Resolution, during which time the Developer shall complete any punchlist items identified by the Village Engineer and satisfy all of the one-year maintenance obligations established by the North Aurora Code as a condition of acceptance of the Public Improvements, which acceptance and release of cash surety must be approved by the North Aurora Village Board after the one-year maintenance obligations have been satisfied.
5. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

VILLAGE OF NORTH AURORA

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this  
\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Jason Christiansen \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North  
Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

ATTEST:

\_\_\_\_\_  
Mark Gaffino, Village President

\_\_\_\_\_  
Jessi Watkins, Village Clerk

---

---

**VILLAGE OF NORTH AURORA  
BOARD REPORT**

---

---

**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

**FROM:** NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** SUBSTANTIAL COMPLETION WOODMAN'S FUEL STATION #2

**AGENDA:** AUGUST 5, 2024 REGULAR VILLAGE BOARD MEETING

---

**ITEM**

A Resolution Acknowledging Substantial Completion Triggering the One-Year Maintenance Period and Reduction of the Surety for Public Improvements for the Woodman's Unattended Fuel Station #2 Located at 150 Hansen Blvd.

**DISCUSSION**

Woodman's has completed their fuel station addition along Hansen Blvd. As such, the developer is requesting the reduction of the development security from \$42,300.00 to \$7,050.00 as determined by the Village Engineer. This will begin the one year maintenance period.

VILLAGE OF NORTH AURORA

RESOLUTION No. \_\_\_\_\_

**RESOLUTION ACKNOWLEDGING SUBSTANTIAL COMPLETION  
TRIGGERING THE ONE-YEAR MAINTENANCE PERIOD  
AND REDUCTION OF THE SURETY FOR PUBLIC IMPROVEMENTS FOR THE  
WOODMAN'S UNATTENDED FUEL STATION #2 LOCATED AT 150 HANSEN BLVD**

**WHEREAS**, Fox Arneson, Inc (the “Developer”) has substantially completed the public improvements associated with the Woodman’s Unattended Fuel Station #2 located at 150 Hansen Blvd. (the “Public Improvements”); and

**WHEREAS**, the Developer has requested that the Village acknowledge substantial completion of the Public Improvements, authorize a reduction of the associated surety to the one-year maintenance amount, and trigger the beginning of the one-year maintenance period; and

**WHEREAS**, WBK Engineering, LLC, the Village engineers overseeing the Development (the “Village Engineer”), confirms the substantial completion of the public improvements, has created a one-year maintenance punchlist and recommends initiation of the one-year maintenance period.

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

1. Recital set forth above and incorporated herein as the material findings of fact of the President and the Board of Trustees.
2. The Village hereby acknowledges substantial completion of the Public Improvements.
3. The surety for the Public Improvements is hereby authorized to be reduced from \$42,300.00 to \$7,050.00 as determined by the Village Engineer.
4. The one-year maintenance period shall begin from and after the passage and approval of this Resolution, during which time the Developer shall complete any punchlist items identified by the Village Engineer and satisfy all of the one-year maintenance obligations established by the North Aurora Code as a condition of acceptance of the Public Improvements, which acceptance and release of cash surety must be approved by the North Aurora Village Board after the one-year maintenance obligations have been satisfied.
5. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

VILLAGE OF NORTH AURORA

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this  
\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Jason Christiansen \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North  
Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

ATTEST:

\_\_\_\_\_  
Mark Gaffino, Village President

\_\_\_\_\_  
Jessi Watkins, Village Clerk

---

---

**VILLAGE OF NORTH AURORA  
BOARD REPORT**

---

---

**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** VALLEY GREEN SUBSTANTIAL COMPLETION BUILDING C  
**AGENDA:** AUGUST 5, 2024 REGULAR VILLAGE BOARD MEETING

---

**ITEM**

A Resolution Acknowledging Substantial Completion Triggering the One-Year Maintenance Period and Reduction of the Surety for Public Improvements for the Valley Green Industrial Building C Located at 320 Overland Drive

**DISCUSSION**

The I-88 Corporate Park developed by Opus was approved in 2021 (ORD 21-04-05-01). Building C is now substantially complete. As such, the developer is requesting the reduction of the development security from \$1,897,264.32 to \$316,210.72 as determined by the Village Engineer. This will begin the one year maintenance period.

VILLAGE OF NORTH AURORA

RESOLUTION No. \_\_\_\_\_

**RESOLUTION ACKNOWLEDGING SUBSTANTIAL COMPLETION  
TRIGGERING THE ONE-YEAR MAINTENANCE PERIOD  
AND REDUCTION OF THE SURETY FOR PUBLIC IMPROVEMENTS FOR THE  
VALLEY GREEN INDUSTRIAL BUILDING C LOCATED AT 320 OVERLAND DRIVE**

**WHEREAS**, Opus Development Company, LLC (the “Developer”) has substantially completed the public improvements associated with the Valley Green Industrial Building C located at 320 Overland Drive (the “Public Improvements”); and

**WHEREAS**, the Developer has requested that the Village acknowledge substantial completion of the Public Improvements, authorize a reduction of the associated surety to the one-year maintenance amount, and trigger the beginning of the one-year maintenance period; and

**WHEREAS**, WBK Engineering, LLC, the Village engineers overseeing the Development (the “Village Engineer”), confirms the substantial completion of the public improvements, has created a one-year maintenance punchlist and recommends initiation of the one-year maintenance period.

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

1. Recital set forth above and incorporated herein as the material findings of fact of the President and the Board of Trustees.
2. The Village hereby acknowledges substantial completion of the Public Improvements.
3. The surety for the Public Improvements is hereby authorized to be reduced from \$1,897,264.32 to \$316,210.72 as determined by the Village Engineer.
4. The one-year maintenance period shall begin from and after the passage and approval of this Resolution, during which time the Developer shall complete any punchlist items identified by the Village Engineer and satisfy all of the one-year maintenance obligations established by the North Aurora Code as a condition of acceptance of the Public Improvements, which acceptance and release of cash surety must be approved by the North Aurora Village Board after the one-year maintenance obligations have been satisfied.
5. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.



VILLAGE OF NORTH AURORA

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this  
\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Jason Christiansen \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North  
Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

ATTEST:

\_\_\_\_\_  
Mark Gaffino, Village President

\_\_\_\_\_  
Jessi Watkins, Village Clerk

# Memorandum



To: Mark Gaffino, Village President & Board of Trustees  
 Cc: Steven Bosco, Village Administrator  
 From: Brandon Tonarelli, Assistant Public Works Director / Village Engineer  
 Date: July 31, 2024  
 Re: Proposals for Snow and Ice Removal

The 2020 contract for Snow and Ice Removal services ended on May 1, 2024. To guarantee service, a new contract must be in place before winter.

Staff developed a proposal for snow and ice removal services and advertised on the Village's website beginning June 3, 2024. Proposals were due back on Thursday, June 27, 2024, by 4:30 pm. Nine snow removal companies downloaded the proposal. Two proposals were submitted: Tri-county Excavation and Construction, Inc. and Semper Fi Land Services, Inc.

The below table compares the hourly rates of the two companies that submitted proposals. Comparing the hourly rates, Tri-County has lower unit pricing for all the vehicles except for Pick-up Truck, Wheel Loader with Plow, Snow Blowers, and 4 Wheeler with Plows. In the past, the Village has never had a Contractor utilize snow blowers or 4 Wheelers.

Schedule of Prices for Vehicles and Equipment		Tri-County Excavation & Construction, Inc.				Semper Fi Land Services, Inc.				Differences in Hourly Rates*			
		Winter 2024-2025	Winter 2025-2026	Winter 2026-2027	Winter 2027-2028	Winter 2024-2025	Winter 2025-2026	Winter 2026-2027	Winter 2027-2028	Winter 2024-2025	Winter 2025-2026	Winter 2026-2027	Winter 2027-2028
		Rate [\$ / Hr]	Rate [\$ / Hr]	Rate [\$ / Hr]	Rate [\$ / Hr]	Rate [\$ / Hr]	Rate [\$ / Hr]	Rate [\$ / Hr]	Rate [\$ / Hr]	Rate [\$ / Hr]	Rate [\$ / Hr]	Rate [\$ / Hr]	Rate [\$ / Hr]
<b>Vehicles</b>													
1	6-Wheeler with an 11-12 ft. Plow & Salter	174	177	182	182	175	180	185	190	-1	-3	-3	-8
2	6-Wheeler with an 11-12 ft. Plow & Salter with a Wing Plow	190	194	200	200	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	6-Wheeler Haul Off (if necessary)	101	103	106	106	150	155	160	165	-49	-52	-54	-59
4	5-Yard Truck 11 ft. Plow & Salter	164	167	172	172	175	180	185	190	-11	-13	-13	-18
5	5-Yard Truck 11 ft. Plow & Salter with a wing plow	178	182	187	187	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6	1-Ton Truck 9-10 ft. Plow & Salter	140	143	147	147	150	155	160	165	-10	-12	-13	-18
7	Pick-up Truck 8.5 ft. Plow	128	131	135	135	125	129	133	137	3	2	2	-2
8	Skid Steer with Bucket	146	149	153	153	175	180	185	190	-29	-31	-32	-37
9	Skid Steer with Plow	146	149	153	153	175	180	185	190	-29	-31	-32	-37
10	Wheel Loader with Bucket	222	226	233	233	225	231	238	245	-3	-5	-5	-12
11	Wheel Loader with Plow	246	251	259	259	225	231	238	245	21	20	21	14
	<b>Equipment</b>									0	0	0	0
1	Snow Blowers	116	118	122	122	75	77	80	83	41	41	42	39
2	4 Wheeler with Plows	140	143	147	147	125	130	135	140	15	13	12	7

\*Tri-County price minus Semper Fi price

**Table 1. Hourly Rates Comparison**

The next table compares the annual rate increases of the two companies that submitted proposals. The three annual rate increases within the contract for Tri-County are approximately 2%, 3%, and 0%. For Semper Fi they are approximately 3%, 3%, and 3%.

Schedule of Prices for Vehicles and Equipment		Tri-County Excavation & Construction, Inc.						Semper Fi Land Services, Inc.									
		Winter 2024-2025 Rate		Winter 2025-2026 Rate		Winter 2026-2027 Rate		Winter 2027-2028 Rate		Winter 2024-2025 Rate		Winter 2025-2026 Rate		Winter 2026-2027 Rate		Winter 2027-2028 Rate	
Vehicles		[\$ / Hr]		[\$ / Hr]		[\$ / Hr]		[\$ / Hr]		[\$ / Hr]		[\$ / Hr]		[\$ / Hr]		[\$ / Hr]	
1	6-Wheeler with an 11-12 ft. Plow & Salter	174	1.72%	177	2.82%	182	0.00%	182	175	2.86%	180	2.78%	185	2.70%	190		
2	6-Wheeler with an 11-12 ft. Plow & Salter with a Wing Plow	190	2.11%	194	3.09%	200	0.00%	200	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
3	6-Wheeler Haul Off (if necessary)	101	1.98%	103	2.91%	106	0.00%	106	150	3.33%	155	3.23%	160	3.13%	165		
4	5-Yard Truck 11 ft. Plow & Salter	164	1.83%	167	2.99%	172	0.00%	172	175	2.86%	180	2.78%	185	2.70%	190		
5	5-Yard Truck 11 ft. Plow & Salter with a wing plow	178	2.25%	182	2.75%	187	0.00%	187	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
6	1-Ton Truck 9-10 ft. Plow & Salter	140	2.14%	143	2.80%	147	0.00%	147	150	3.33%	155	3.23%	160	3.13%	165		
7	Pick-up Truck 8.5 ft. Plow	128	2.34%	131	3.05%	135	0.00%	135	125	3.20%	129	3.10%	133	3.01%	137		
8	Skid Steer with Bucket	146	2.05%	149	2.68%	153	0.00%	153	175	2.86%	180	2.78%	185	2.70%	190		
9	Skid Steer with Plow	146	2.05%	149	2.68%	153	0.00%	153	175	2.86%	180	2.78%	185	2.70%	190		
10	Wheel Loader with Bucket	222	1.80%	226	3.10%	233	0.00%	233	225	2.67%	231	3.03%	238	2.94%	245		
11	Wheel Loader with Plow	246	2.03%	251	3.19%	259	0.00%	259	225	2.67%	231	3.03%	238	2.94%	245		
<b>Equipment</b>																	
1	Snow Blowers	116	1.72%	118	3.39%	122	0.00%	122	75	2.67%	77	3.90%	80	3.75%	83		
2	4 Wheeler with Plows	140	2.14%	143	2.80%	147	0.00%	147	125	4.00%	130	3.85%	135	3.70%	140		
<b>Averages</b>			<b>2.01%</b>		<b>2.94%</b>		<b>0.00%</b>			<b>3.03%</b>		<b>3.13%</b>		<b>3.04%</b>			

**Table 2. Annual Rate Increases Comparison**

The next two tables below show a comparison of what the total price per storm would be using the two company's rates for the actual equipment used in a typical 2" snowstorm from this past winter. For the Semper Fi estimate, the 6-Wheeler with a wing plow was changed to just a 6-Wheeler since they don't have wing plows. Staff left the hours the same even though it would likely take additional passes to clear the snow without a wing plow. Tri-County was \$343, \$433, \$463, and \$720 cheaper per simulated event over the four years than Semper Fi.

Tri-County Excavation & Construction, Inc.		Simulation of November 26, 2023 Storm					
				Winter 2024-2025	Winter 2025-2026	Winter 2026-2027	Winter 2027-2028
		Vehicle	Hours	Total Per	Total Per	Total Per	Total Per
<b>Vehicles</b>		Quantity	Hours	Vehicle Type	Vehicle Type	Vehicle Type	Vehicle Type
1	6-Wheeler with an 11-12 ft. Plow & Salter			\$ -	\$ -	\$ -	\$ -
2	6-Wheeler with an 11-12 ft. Plow & Salter with a Wing Plow	1	6.5	\$ 1,235.00	\$ 1,261.00	\$ 1,300.00	\$ 1,300.00
3	6-Wheeler Haul Off (if necessary)			\$ -	\$ -	\$ -	\$ -
4	5-Yard Truck 11 ft. Plow & Salter			\$ -	\$ -	\$ -	\$ -
5	5-Yard Truck 11 ft. Plow & Salter with a wing plow			\$ -	\$ -	\$ -	\$ -
6	1-Ton Truck 9-10 ft. Plow & Salter	10	34	\$ 4,760.00	\$ 4,862.00	\$ 4,998.00	\$ 4,998.00
7	Pick-up Truck 8.5 ft. Plow			\$ -	\$ -	\$ -	\$ -
8	Skid Steer with Bucket			\$ -	\$ -	\$ -	\$ -
9	Skid Steer with Plow	2	6	\$ 876.00	\$ 894.00	\$ 918.00	\$ 918.00
10	Wheel Loader with Bucket			\$ -	\$ -	\$ -	\$ -
11	Wheel Loader with Plow	1	3.5	\$ 861.00	\$ 878.50	\$ 906.50	\$ 906.50
<b>Equipment</b>							
1	Snow Blowers			\$ -	\$ -	\$ -	\$ -
2	4 Wheeler with Plows			\$ -	\$ -	\$ -	\$ -
<b>Total</b>				<b>\$ 7,732.00</b>	<b>\$ 7,895.50</b>	<b>\$ 8,122.50</b>	<b>\$ 8,122.50</b>

Semper Fi Land Services, Inc.		Simulation of November 26, 2023 Storm					
				Winter	Winter	Winter	Winter
				2024-2025	2025-2026	2026-2027	2027-2028
		Vehicle		Total Per	Total Per	Total Per	Total Per
<b>Vehicles</b>		Quantity	Hours	Vehicle Type	Vehicle Type	Vehicle Type	Vehicle Type
1	6-Wheeler with an 11-12 ft. Plow & Salter	1	6.5	\$ 1,137.50	\$ 1,170.00	\$ 1,202.50	\$ 1,235.00
2	6-Wheeler with an 11-12 ft. Plow & Salter with a Wing Plow			N/A	N/A	N/A	N/A
3	6-Wheeler Haul Off (if necessary)			\$ -	\$ -	\$ -	\$ -
4	5-Yard Truck 11 ft. Plow & Salter			\$ -	\$ -	\$ -	\$ -
5	5-Yard Truck 11 ft. Plow & Salter with a wing plow			N/A	N/A	N/A	N/A
6	1-Ton Truck 9-10 ft. Plow & Salter	10	34	\$ 5,100.00	\$ 5,270.00	\$ 5,440.00	\$ 5,610.00
7	Pick-up Truck 8.5 ft. Plow			\$ -	\$ -	\$ -	\$ -
8	Skid Steer with Bucket			\$ -	\$ -	\$ -	\$ -
9	Skid Steer with Plow	2	6	\$ 1,050.00	\$ 1,080.00	\$ 1,110.00	\$ 1,140.00
10	Wheel Loader with Bucket			\$ -	\$ -	\$ -	\$ -
11	Wheel Loader with Plow	1	3.5	\$ 787.50	\$ 808.50	\$ 833.00	\$ 857.50
<b>Equipment</b>							
1	Snow Blowers			\$ -	\$ -	\$ -	\$ -
2	4 Wheeler with Plows			\$ -	\$ -	\$ -	\$ -
		<b>Total</b>		<b>\$ 8,075.00</b>	<b>\$ 8,328.50</b>	<b>\$ 8,585.50</b>	<b>\$ 8,842.50</b>

**Table 3. Simulation Results**

Staff ran additional simulations of other storms from this past year and Tri-County’s totals had similar savings to the simulated snowstorm shown above.

Over the past three years, on average the Village has utilized contractors twelve snow events a year. Over the four years of the contract, the estimated approximate savings with Tri-County per year are: \$4,116, \$5,196, \$5,556, and \$8,640.

After a review of the rates, annual rate increases, and the snowstorm simulations using the typical vehicles providing the services, Tri-County’s prices are lower than Semper Fi’s pricing.

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. Their response time can be as short as 15 minutes as they based in Aurora and Sugar Grove. Tri-County has listed Lockhart’s Landscaping as a subcontractor. They assist with snow removal on routes and cul-de-sacs. They use two skid steers and two one tons.

Tri-County has worked for the past 19 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 snowstorms Tri-County has been able to work independently

with little supervision while Village employees are taking mandated rest period. They also have experience with the City of Aurora and the City of Naperville.

The board has recognized in the past that snow and ice removal services are a critical service provided to the community. After reviewing the proposal and information provide below, Staff is recommending the award of the four year contract with the option to terminate within 30 days by either party to Tri-County Excavation & Construction, Inc.



## Proposal Specifications

Project:

Snow and Ice Removal Services

Proposals Due:

Thursday, June 27, 2024, 4:30 p.m.

Location:

Village Hall, 25 E. State St., North Aurora, IL 60542

Contact:

Brandon Tonarelli, Assistant Public Works Director/Village Engineer  
331.385.6432



## **Advertisement**

The Village of North Aurora will receive sealed proposals for the Snow and Ice Removal Services. Proposals will be received at the North Aurora Village Hall, 25 East State Street, North Aurora, Illinois 60542 until 4:30 p.m. local time on Thursday, June 27, 2024. All proposals must be addressed as follows:

### **SEALED PROPOSALS**

Contractor Name

RE: Proposal for Snow and Ice Removal Services

Village of North Aurora

Attention: Brandon Tonarelli

Assistant Public Works Director/Village Engineer

25 East State Street

North Aurora, IL 60542

The Request for Proposal can be downloaded, free of charge, at the Village's website <http://northaurora.org/government/rfp-rfq-bidding.aspx> or can be picked up at 25 East State Street, North Aurora, IL 60542 beginning Monday, June 3, 2024.

**This is not a prevailing wage contract.**

Please contact Brandon Tonarelli, Assistant Public Works Director/Village Engineer at 331.385.6432 if you have any questions.



## **Village of North Aurora Specifications for Snow and Ice Removal Services**

### **Description of Work**

The Village of North Aurora provides its residents with a safe and accessible road network during snowfall events. The Village is seeking a contractor to supplement its internal resources by partnering with a private firm to provide the residents of North Aurora with the highest level of snow and ice removal service.

### **Addenda and Questions**

All questions are to be submitted in writing via email by June 18, 2024, to the Assistant Public Works Director, Brandon Tonarelli, [btonarelli@northaurora.org](mailto:btonarelli@northaurora.org). Questions and Answers will be posted to the web site by June 19, 2024. If questions result in an addendum being issued, it will be posted to the web site. The contractor is responsible for checking the web site and including all addendum in the proposal.

### **Scope of Work**

The Village has 77 centerline miles of roadway. The Village is divided by the Fox River which flows north to south. The divided sides of town are referred to the east side and west side of North Aurora. The contractor will be responsible for plowing road routes varying between 6 to 14 centerline miles of municipal streets, including 110 cul-de-sacs (45 cul-de-sacs on the east side and 65 on the west side). The Police Station parking lot will also be included in removal operations.

The services requested of the contractor by the Village will vary depending on the size of the storm event. The intention is to provide the most efficient and effective services to the community. The contractor must have the ability to assume additional snow and ice removal responsibilities on routes maintained by Village staff at times when staffing levels is reduced due to event duration and sleep deprivation of North Aurora employees.

Sub-contractors can be utilized to supplement the Contractor's resources. However, all subcontractors shall be identified in the contract documents. If the snowfall event does not require deployment of the contractor's entire fleet, the Village will authorize the number of units necessary. Limited plowing with partial contract support will be performed on an as needed basis as dictated by the weather conditions and determined by the Village of North Aurora.

### **Performance**

When the snow and ice removal operation is complete, the expectation is that the pavement surface will be completely cleared from curb to curb (edge of pavement to edge of pavement) down to the bare road pavement surface.



Cul-de-sacs shall be clear of snow down to the bare road pavement surface 6 hours after the start of snow and ice removal operations as determined by the Street Foreman or designee. If additional time is required due to severe weather events, approval shall be requested from the Streets Foreman or designee.

No large or excessive windrows will be allowed across driveways in cul-de-sacs as determined by the Public Works Director, Assistant Public Works Director, Streets Foreman, or designee. Stockpiling snow shall only be in designated areas. If snow piled in designated areas becomes a safety concern, the contractor shall notify the Streets Foreman immediately. If directed by the Street Foreman or designee to haul off stockpiled snow the contractor will be compensated at the contract hourly rate for this work.

The contractor will be responsible for any damage to parked vehicles, persons, residential property or parkways, including but not limited to: fences, landscaping, sod, trees, driveways or pavement appurtenances, fire hydrants, shutoff valves, extruding curb points, curbs or similar obstacles. All damage shall be reported to the Streets Foreman or designee immediately. Repairs or replacements shall be completed as soon as practical at the contractor's expense and to the satisfaction of the Village of North Aurora.

Mailboxes that have been struck by contractor's equipment shall be replaced at the contractor's expense. Mailboxes that have collapsed as a result of snow pushed from the roadway is the replacement responsibility of the homeowner. In both cases the contractor shall notify the Streets Foreman or designee of the damage. The contractor shall then replace the damaged mailbox with a temporary mailbox supplied by the Village of North Aurora and delivered by the contractor.

Backing into residential driveways is prohibited.

Work not completed in a satisfactory manner shall be repeated with no additional compensation until it meets the standards of the Village of North Aurora as inspected by the Public Works Director, Assistant Public Works Director, Streets Foreman, or designee.

#### **Authorization/Response Time/Time of Completion**

The Village of North Aurora shall hereby provide sole authorization for work to begin. Any work completed prior to authorization will not be compensated by the Village of North Aurora.

Snow plowing will generally begin when there is an accumulation of 2.0 inches of snow on the ground and snow continues to fall. The contractor must respond and deploy drivers and equipment to arrive in the work area within **45 minutes** of being called out by the Public Works Director, Assistant Public Works Director, Streets Foreman, or their designee. The Contractor shall report to the Public Works garage located at 314 Butterfield Road, North Aurora, Illinois, 60542 unless specifically directed to meet at another location by the Streets Foreman or designee.

If advance notice is provided, the contractor shall respond at the specified time. The contractor must be able to work 24 hours a day 7 days a week.

At no time while working for the Village shall the contractor perform any other work than as directed by the Village. Contractors shall not drive on driveways or leave public right-of-way without authorization by the Director of Public Works, Assistant Public Works Director, Streets Foreman, or designee.

Any non-compliance with these provisions may result in termination of the contract at the sole discretion of the Village.

### **Personnel**

The contractor shall provide a 24 hour phone number for at least two individuals with the authority to deploy drivers and snow and ice removal equipment. These persons will be the contact for the Village when the snow and ice removal operations are concluded.

The contractor must have licensed competent drivers capable of efficiently operating the snow and ice removal equipment. Contractor shall provide a copy of the driver's licenses to the Village. All drivers with access to the Police Department parking lots must pass a background check. The drivers are required to possess the license prescribed by law for the vehicles they are operating. Contractor must perform work in a safe, professional, and courteous manner.

The drivers must be capable of reading maps.

### **Snow Removal Route Map**

The Village of North Aurora will provide the contractor with route maps after award of contract.

### **Site Visit**

The contractor is encouraged to travel the road network to become familiar with the routes.

### **Equipment**

The equipment must be adequate to remove snow and ice from the pavement to the standard described in the **Performance** section of this document. All equipment and vehicles used by the Contractor shall be maintained in good mechanical condition, and where applicable, said equipment should have a valid State of Illinois vehicle safety sticker. The Contractor shall have the ability to provide equipment and vehicles necessary to perform snow and ice removal services 24 hours per day, 7 days a week.

Trucks shall minimally have one amber light mounted on the roof of the vehicle or location visible from all sides of the vehicle. All equipment and vehicles that will be in service to the Village shall be inspected for fitness by the Department of Public Works prior to execution of the Contract. The Village reserves the right to determine the capabilities of the equipment offered for snow removal and ice removal operations. The Village reserves the right to accept or decline use of any or all equipment and vehicles proposed by the Contractor. The Village reserves the right to terminate the contract for use of improper or deficient equipment.

All equipment shall prominently display the name of the contractor or subcontractor on the vehicle. During plowing operations a magnetic sign "Contractor for the Village of North Aurora" must be displayed on the driver's side of the vehicle. The sign must be removed prior to performing work not authorized by the Village of North Aurora.

The contractor's equipment shall have the capability of spreading salt at a prescribed application rate. The Contractor's drivers must have cell phones in their trucks and be able communicate on them safely in a manner compliant with all applicable laws.

In the Schedule of Vehicles and Equipment table below, please list the equipment you own along with the Make, Model, Quantity, and Year. In the Use column, please indicate the uses of the vehicle or equipment. If you need additional sheets please attach them to these documents.

**Schedule of Vehicles and Equipment**

Equipment List					
Name	Make	Model	Quantity	Year	Use
6-wheeler plow + satter	Intl	6x4 7000	1	'04	snow removal
4-wheeler <sup>wing blade</sup> plow + satter	Intl	7600	2	'05	" "
5 yard plow + satter	Chery	8500	1	'00	" "
1 ton truck plow + satter	Ford	F350 F450	9	'01- '17	" "
pick-up plow	Ford	F250	1	'01	" "
Skid Steer	Case	SR250	2	'14	" "
	J.D.	329E		'15	
Wheel loader	JD	204	3	'14	" "
	Komatsu	WA370		'08	
Snowblowers	Toro		3		" "
4-wheeler "7 plow	Honda	Foreman	2		" "

## **Materials**

The Village shall provide the contractor with salt. When available, a Village operator will load salt into the contractor's trucks. If the Village does not have an operator available, a qualified operator on the contractor's staff shall load his own salt using Village equipment. This shall be limited to three individuals on the contractor's staff. No subcontractors are allowed to use Village equipment.

There are two locations in town where salt is distributed. The east salt dome is located at the Public Works facility at 314 Butterfield Road, and the west salt dome is located at 2101 Tanner Road. Unused salt shall be returned to the location it was received. The Contractor shall be responsible for keeping track of the number of buckets placed in their trucks.

## **Additions and Deletions to Assigned Routes**

Additional parking lots and sidewalks may be added to contractor's responsibilities.

## **References**

The firm must have a minimum of five years' experience with snow and ice removal operations on municipal roads. The firm shall provide references from three companies. Two of the references shall be local government agencies. *see attached*

## **Proposal Selection**

Each proposal will be evaluated based on references, equipment, response time, subcontractors, flexibility to respond the varying snowfall and ice events, and hourly rates.

**Insurance Requirements:**

The Contractor will be required to meet our standard insurance requirements. Unless otherwise specified the Contractor shall, before commencing work hereunder, procure and thereafter maintain policies of insurance satisfactory to the Village of North Aurora. The contractor shall supply a certificate of insurance with the Village of North Aurora an additionally named insured in the following minimum amounts with specific coverage. The certificate shall contain a 30 day notification provision to the Village of North Aurora prior to cancellation or modification of the policy.

Commercial General Liability insurance including Products/Completed Operations, Owners and Contractor Protective Liability and Broad Form Contractual Liability. The exclusion pertaining to Explosion, Collapse, Property Damage hazards is eliminated. The limit of liability shall not be less than the following:

General Aggregate	\$2,000,000
Products and Completed Operations	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000

Business Automotive Liability Insurance including owned, hired and non-owned automobiles, and/or trailer and other equipment required to be licensed, with limits of not less than the following:

Each Person for Bodily Injury	\$1,000,000
Each Occurrence for Bodily Injury	\$1,000,000
Each Occurrence for Property Damage	\$1,000,000
Or-Combined Single Limit	\$1,000,000

Statutory Worker's Compensation insurance shall be in accordance with the provisions of the laws of the State of Illinois, including Operational Disease Act provisions, for employees at the site of the project, and in case work is sublet, the Contractor shall require each Subcontractor similarly to provide this insurance. In case employees are engaged in Occupational Disease Act, the Contractor shall provide, and shall cause Subcontractor to provide, adequate and suitable insurance for the protection of employees not otherwise provided.

**Umbrella Liability:**

Aggregate Limits	\$2,000,000
------------------	-------------

**Schedule of Prices**

**Schedule of Prices for Vehicles and Equipment**

Vehicles	Winter 2024-2025	Winter 2025-2026	Winter 2026-2027	Winter 2027-2028
	Rate [\$ / Hr.]	Rate [\$ / Hr.]	Rate [\$ / Hr.]	Rate [\$ / Hr.]
6-Wheeler with an 11-12 ft. Plow & Salter	174	177	182	182
6-Wheeler with an 11-12 ft. Plow & Salter with a wing plow	190	194	200	200
6-Wheeler Haul Off (if necessary)	101	103	106	106
5-Yard Truck 11 ft. Plow & Salter	164	167	172	172
5-Yard Truck 11 ft. Plow & Salter with a wing plow	178	182	187	187
1-Ton Truck 9-10 ft. Plow & Salter	140	143	147	147
Pick-up Truck 8.5 ft. Plow	128	131	135	135
Skid Steer with Bucket	146	149	153	153
Skid Steer with Plow	146	149	153	153
Wheel Loader with Bucket	222	226	233	233
Wheel Loader with Plow	246	251	259	259

Equipment	Winter 2024-2025	Winter 2025-2026	Winter 2026-2027	Winter 2027-2028
	Rate [\$ / Hr.]	Rate [\$ / Hr.]	Rate [\$ / Hr.]	Rate [\$ / Hr.]
Snow Blowers	116	118	122	122
4 Wheeler with Plows	140	143	147	147

**Schedule of Prices for Alternate Vehicles and Equipment**

	Winte	Winter	Winter	Winter
	r	Winter	Winter	Winter
	2024-	2025-	2026-	2027-
	2025	2026	2027	2028
	Rate	Rate	Rate	Rate
	[\$ /	[\$ / Hr.]	[\$ / Hr.]	[\$ / Hr.]
	Hr.]			
<b>Alternate Available Vehicles (Added by Contractor)</b>				
Combination backhoe w/ Plow or Mucket	246	251	259	259
Semi w/ trailer - Haul off	125	128	132	132
Ranger Polaris w/ blade	128	131	135	135

	Winte	Winter	Winter	Winter
	r	Winter	Winter	Winter
	2024-	2025-	2026-	2027-
	2025	2026	2027	2028
	Rate	Rate	Rate	Rate
	[\$ /	[\$ / Hr.]	[\$ / Hr.]	[\$ / Hr.]
	Hr.]			
<b>Alternate Available Equipment (Added by Contractor)</b>				

**List of Subcontractors**

The sub-contractors listed below will be involved in this contract work. We understand that any deviation from this list must be requested and approved in writing ten (10) days before the start of the work that is involved.

Legal name, current telephone number and address of all subcontractors must be included.

Sub-Contractors (Name)	Address/City/State/Zip Code
Lockhart Landscaping	2740 Beverly Dr. Suite E Aurora, IL 60502



**Sub-Contractors Schedule of Vehicles and Equipment List**

Equipment List					
Name	Make	Model	Quantity	Year	Use
Lockhart	Ford	F450	2	2018	snow removal
Lockhart	New Holland	LS190	2	2015	" "

**Contract Term**

The contract shall cover 4 winter seasons and terminate May 1, 2028. Either party has the ability to terminate the contract at any time by providing written notification 30 days in advance of the termination date.

**Contract**

The contract shall be deemed as having awarded when formal notice shall have been duly served upon the intended awardee by an officer of the Village of North Aurora duly authorized to give such notice.

**I. Bidding Company Contact Information**

Company Name: Tri-County Excavation + Construction, Inc.

Company Address: PO Box 190

Contact Name: Sean Trowbridge

Contact Address: same

Contact Phone #: 630-675-7393

Contact Email: tcxsean@yahoo.com

I Emily Trowbridge verify that I am authorized to provide the Village of North Aurora  
<Print Name>

with a proposal for Snow and Ice Removal Services on behalf of Tri-County Excavation + Const.  
<Company Name>

  
Signature

6/25/2024  
Date



## References

1. Village of North Aurora, 16+ years
2. City of Aurora, 12+ years: Tim Forbes 630-256-4636
3. City of Naperville, +2 years: Nate Langston 630-420-6111



## **CONTRACT FOR SNOW AND ICE REMOVAL SERVICES**

**THIS AGREEMENT**, made and concluded this 5th day of August, 2024, between the Village of North Aurora, an Illinois municipal corporation (hereinafter referred to as “Village”) and Tri-County Excavation and Construction, Inc., an Illinois Corporation (hereinafter referred to as “Contractor”) for Snow and Ice Removal Services.

**WHEREAS**, the Village advertised for proposals for Snow and Ice Removal services (hereinafter “(Services)”) and provided specifications for such services, a copy of which is attached hereto and incorporated herein by reference as Exhibit “A” (“Proposal Specifications”); and

**WHEREAS**, Contractor submitted a proposal for the Services at the hourly rates identified in the Schedule of Prices for each year of the four year contract also contained in Exhibit A.

**WHEREAS**, the Contractor’s firm provided a proposal that was determined to be the most qualified firm and was accepted by the Village Board of Trustees at the regularly scheduled meeting on August 5, 2024.

**NOW THEREFORE**, in consideration of the Snow and Ice Removal Services to be provided, the parties hereto agree and covenant as follows:

1. The Village and the Contractor agree the Specifications attached hereto and incorporated herein are essential documents to this Contract and are made a part thereof.
2. The Contractor shall fulfill all the Services in keeping with the Specifications and shall furnish all labor and equipment necessary to perform the Services in a professional and workman like manner.
3. The Contractor shall be solely responsible for its own employees, subcontractors and agents and for the performance of the Services and shall indemnify and hold the Village harmless from and against any claims or causes of action asserted by its employees, subcontractors and agents or claims, causes of action, liabilities or damages resulting or related to the performance of the Services.

4. The Contractor shall supply a Certificate or other proof of Insurance in acceptable form to the Village as a condition to the Village's obligations under this Contract in compliance with the Bid Specifications annually.

5. If required pursuant to Village ordinance or the Specifications, the Contractor shall supply a payment and performance bond and surety in form acceptable to the Village before performing the Services.

6. The Contractor acknowledges and agrees that, if the Illinois Prevailing Wage Act applies, the Contractor shall be responsible for such compliance and shall hold the Village and indemnify the Village from and against and claims or liabilities arising from a failure to comply.

7. The term of this contract is four years terminating on May 1, 2028. Either party may terminate this Agreement upon thirty (30) days written notice by registered mail, or by personal delivery of notice, to the other party.

8. This instrument contains the entire agreement between the parties, and those statements, promises, or inducements made by either party or agent of either party that are not contained in this written agreement shall not be valid or binding.

9. In any claims for breach of this contract, the prevailing party shall be entitled to recovery all of its reasonable costs, including reasonable attorney fees.

10. Any litigation brought in regard to this Contract shall be brought in the Sixteenth Judicial Circuit, Kane County, Illinois.

11. This Agreement shall not be altered or modified in any way except in writing and signed by both parties.

[signatures to follow]

**IN WITNESS WHEREOF**, the said parties have executed these presents on the date above mentioned.

**Village of North Aurora**

**Tri-County Excavation & Construction, Inc.**

\_\_\_\_\_  
By: Mark Gaffino

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

Village President

Title

\_\_\_\_\_  
Title



## Memorandum

To: Mark Gaffino, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

From: Brandon Tonarelli, Assistant Public Works Director / Village Engineer

Date: June 7, 2024

Re: Route 31 & Airport Road Intersection Design & Construction Engineering Services Agreement with EEI Change Order

---

The Village has a contract with Engineering Enterprises, Inc. (EEI) for design and construction engineering services for the Route 31 and Airport Road Intersection Improvement which has been under design since 2022. The original scope included widening of the intersection at the corners, which would improve the intersection geometrics allowing trucks to make the turns more fluidly. It would also include the relocation and modification of traffic signal equipment needed for the widening and adding sidewalk at the intersection.

The IL 31 and Airport Road intersection is under the jurisdiction of the Illinois Department of Transportation (IDOT) and EEI has been working on obtaining a Highway Permit from IDOT for the work.

After multiple reviews by IDOT, the improvements that IDOT is requiring to obtain a Highway Permit has grown the scope of the project significantly. The additional improvement to the scope includes:

- Add new ground mounted electrical metered service.
- Replace all existing traffic signal posts, mast arms, signal heads, and signal detection throughout the intersection.
- Replace all conduits and wires throughout intersection.
- Provide temporary traffic signal during construction.
- Acquire additional right-of-way (ROW) from parcel at southwest corner for future IDOT project.
- Install new fiber signal interconnect to signalized intersections to north and south and provide a temporary interconnect during construction.
- Replacement of traffic signal controller.
- Provide new Uninterruptible Power Supply
- Relocate PACE bus stops and provide concrete pads (also requires additional ROW).



Including the design of all the items necessary to get approval from IDOT is requiring additional engineering design, additional surveying, and environmental testing. It will also add additional time to the construction of the project resulting in greater hours for construction engineering inspections.

A change order had been previously approved by the Village Administrator for this project, as it was under their spending authority, for additional boundary survey work that was necessary to create a Plat of Highway as IDOT was requiring the Village to acquire the needed easements and/or ROW in the State's name instead of in the Village's name.

The original EEI engineering contract (design and construction engineering) was in the amount of \$186,722. The first change order for the additional survey and Plat of Highway preparation was \$13,291. Change order 2 is in the amount of \$38,500, bringing the total contract to \$238,513.

The total cost of the entire engineering contract is high in comparison to the construction cost for the project due to the amount of redesign work required by IDOT altering and increasing the scope of work, which has resulted in redoing plan sheets, additional mobilizations to the field for survey work, redesign of the improvements, etc. This has also resulted in changing the amount of right-of-way needed each time requiring redoing the plats by the surveyors. All of this has resulted in higher costs for engineering on the project.

In addition to the engineering cost increasing due to the additional improvements being required by IDOT, the estimated cost for construction has increased from \$574,000 to \$700,000.

Staff has reviewed the change order prepared by EEI for the design and construction engineering services. It was determined that the additional scope outlined in the agreement, so it is the Staff recommendation to approve the change order with EEI in the amount of \$38,500.



# Engineering Enterprises, Inc.

AIRPORT RD. AND IL RTE. 31 - CHANGE ORDER #2

To: Brandon Tonarelli, PE  
Assistant Public Works Director / Village Engineer  
Village of North Aurora  
25 E. State St.  
North Aurora, IL 60542

Change Order Number: 2  
Change Order Date: 6/7/24

Project Name: Airport Rd and IL Rte. 31  
Intersection Improvements  
Project Number: NO2103

Contact Person: Brandon Tonarelli  
Phone Number: 331-385-6432

---

**Phase II Design Services - Description of Work** Value of Change (Amount)

Revisions to Plans and Specifications due to IDOT Requirements	\$24,700
- Plan sheets:	
o New interconnect plans	
▪ Schedule of Quantities	
o New interconnect schematics	
o New temporary interconnect schematics	
o Revised ADA detail sheets	
o PACE bus stop pad designs (2 bus stop pads)	
▪ New bus stop detail sheets	
- Update Specifications	
- QC/QA	
- Disposition of IDOT comments	
Revise Plat of Highways and Legal Descriptions	\$6,500
- Updated Plat and Legal Descriptions	
- Submit to IDOT for review	
- Address IDOT comments and resubmit	
- Additional Staking	
Revisions to Special Waste, LPC-663 Packet and Additional Testing (Huff and Huff)	\$3,300
Subtotal Design Services:	\$34,500

---

**Phase III Construction Services - Description of Work** Value of Change (Amount)

Additional Part Time Phase III Construction Services	\$4,000
- With this change order, Phase III construction services will be changed to <u>part time</u> .	
Subtotal Construction Services:	\$4,000

---

**Total:** **\$38,500**



# Engineering Enterprises, Inc.

Original Contract Sum	<u>\$ 186,722</u>
Net change by previous authorized Change Orders	<u>\$ 13,291</u>
Contract Sum prior to the Change Order	<u>\$ 200,013</u>
Sum of this Change Order	<u>\$ 38,500</u>
New Contract Sum	<u>\$ 238,513</u>

Authorized by:  
Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove, IL 60554

Authorized by Owner/Client/Agent:  
Village of North Aurora  
25 E. State St.  
North Aurora, IL 60542

By: Joseph W. Cugman

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

Date: 6/7/24

Date: \_\_\_\_\_



## Memorandum

To: Mark Gaffino, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

From: Brian Richter, Public Works Director  
Adam Hake, Water Superintendent

Date: July 26, 2024

Re: West Water Treatment Plant Generator Repairs

---

The Water Division has been conducting an electrical investigation into a grounding concern at both water treatment facilities. The Village entered into a professional service agreement with Engineering Enterprises Inc. (EEI) to assist with the investigation and determine the best way to remedy the problems.

During troubleshooting and testing at the west water treatment plant it was discovered that well #4 was no longer able to operate under the power created by the generator. Altorfer Cat was called to look at the generator, and they discovered alarms on the generator's voltage regulator, and recommended it be replaced. They noted that this needed to be repaired but was not the cause of the issue but part of the problem. The Village has an existing maintenance agreement with Buckeye Power and as part of the agreement they replaced the failing part.

After a recommendation from the Village's electrical engineer, hired by EEI, staff begun to utilize Lionheart Critical Power Specialists to assist with more advanced troubleshooting of the electrical system and the generator failure to run well #4. They were able to do further testing that the other companies couldn't perform. Further investigation found that the Engine Control Module (ECM) on the west water treatment plant generator has failed and needs to be replaced. The generator is a Kohler Power System Generator and Interstate is the local dealer for sales and support. Lionheart and Interstate were able to get the generator functional by installing a used spare ECM. This is a temporary repair to get the generator operating.

We have received a proposal from Lionheart and Interstate to replace the ECM and test the generator once the repair has been made. We would like to waive the bidding process on this work as they have provided us with the spare part to keep the generator operational until the new part can be ordered and installed. If we were to bid out this project Interstate would remove their spare part and the Village would have to rent and install a temporary generator until the bidding process is complete. We have received quotes for a rental generator and quotes from an electrician to make the necessary connections and they have ranged from \$20,000 to \$25,000 for the first month. There will be an additional monthly rental fee of \$15,000 to \$20,000 for the generator until repairs are made to the west water treatment plant generator. Lead time for the new part will not be determined until the order is placed. Lionheart has provided a quote to replace the ECM in the amount of \$49,016.00. Staff anticipates that the cost for an ECM to be reinstalled by another company would be in the same price range as Lionheart; however, depending on the lead time of the ECM, a rental generator may be needed for several months, making the overall cost significantly higher than Lionheart's quote.

Given that well #4 is the only well on the west side of town that can run off a generator, staff believes repairing the fix properly and quickly is critical and feels more comfortable continuing to use the temporary ECM provided by Lionheart until the ECM can be replaced. Staff recommends waiving the bidding process and awarding the work to Lionheart in the amount of \$49,016.00. The repair proposal is attached for you to review.



## Repair Proposal

Adam Hake  
 Village of North Aurora  
 25 E State St  
 North Aurora, IL 60542-1668

Hi Adam,

Please view the attached scope of work and estimated costs for repairs recommended during the last service visit. Please, also, view the submitted Recommendations Sheet which provides the: recommendation(s); the reason; and the level of urgency.

**Scope of Work & Estimated Cost**

**West Water Treatment Plant: Well #4 Kohler 650 kW #5352004223  
 Generator, REC-041878**

**Replace Engine ECM: Due to Performance : Original Engine ECM has failed.  
 Loaner from Interstate installed at this time.,  
 LBTR Perform Load Bank Test GenSet After Repair: Due to Performance : To  
 confirm proper operation and reliability, after ECU replacement.,  
 Clarifications and Exceptions:**

*\* Parts Availability (as of date quoted): To be determined upon approval.  
 Labor including travel is quoted at Regular Time, M-F (7am – 3pm).  
 Equipment down time is estimated at 2.00 hours per unit.*

<b>Quote Sub Total</b>	<b>\$49,016.00</b>
Sales Tax	Exempt
Freight	Included
<b>Quote Total</b>	<b>\$49,016.00</b>

LionHeart Field Service Engineers are required to test your equipment during service. Please ensure testing is allowed during the designated work hours and contact me with any questions.

Tax Exempt. Freight Included. Additional charges for freight and taxes may apply, if not included in the quoted total above. If expedited shipping is needed, additional freight charges will apply.

This estimate is valid for 30 days and is based on evaluation of the requirements to complete the designated scope of work. Supplemental charges may apply for additional labor or material required due to unforeseen circumstances. Parts and scheduling availability is determined at time of order, upon acceptance of this proposal or countersignature of other required documents.

**Payment terms are Net 30**, unless approved in writing by LionHeart. Discounts do not apply. Payment to LionHeart is not contingent upon payment from a third party. LionHeart prefers payment by check or ACH. **Credit cards will be accepted for invoices of less than \$15,000.** A 3.0% fee will be invoiced separately for credit card charges in excess of this amount. Past due accounts shall bear finance charges computed on a monthly rate of 1.5%. LionHeart shall be entitled to recovery of reasonable attorney and collection fees in the event of any legal action.

**Cancellations & Restocking Fees:** Customer understands and agrees that any non-recurring engineering costs, material or products special ordered or that is not normally a stocked item will be subject to cancellation, handling, return and/or restocking charges of up to 100% of the value.

**Warranty Policy:** Lionheart will warrant labor due to defects in materials and/or workmanship for a period of six (6) months from the date of installation and will warrant materials for the length of the manufacturer's warranty period from the date of installation.

Sincerely,

Tim Buhrow  
 Project Solutions Team - Estimations Specialist  
 Office Direct: (815) 527-9122  
 24/7 PH: 844-LHPOWER | 844-547-6937  
 Tim.Buhrow@LHCPS.com

\_\_\_\_\_  
 Acceptance Signature

\_\_\_\_\_  
 Date

---

---

**VILLAGE OF NORTH AURORA  
BOARD REPORT**

---

---

**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

**FROM:** NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** PETITION 24-11: 937 OAK STREET SPECIAL USE FOR AN EDUCATIONAL FACILITY, COMMERCIAL

**AGENDA:** AUGUST 5, 2024, REGULAR VILLAGE BOARD AGENDA

---

**ITEM**

Ordinance approving a Special Use to allow an educational facility, commercial in the B-2 General Business District for the property located at 937 Oak Street, North Aurora, Illinois

**DISCUSSION**

Coop's Driving School is proposing a commercial educational facility for a youth driving school at the subject property located in the B-2 General Business District. An Educational Facility, Commercial is classified as a special use in the B-2 District. The subject property is currently improved with a multi-use commercial strip center that includes a variety of uses such as restaurants, insurance offices, beauty salons, and medical offices. Coop's Driving School would utilize one of the middle units in the strip center, which is approximately 1,100 square feet.

The indoor space for the proposed address is currently improved. The proposed floor plan shows an open floor space, storage closet and a restroom. The petitioner anticipates four (4) behind the wheel vehicles will be parked in the lot and a maximum of four (4) instructors will be on site at any given time. The petitioner shared since students are learning to drive and don't have a driver's licenses, they will be dropped off on site or picked up at their homes. The petitioner also shared the 14 driving instructors are state-certified and have extensive experience in law enforcement and driver education. The anticipated hours of operation for the Driving School classes would be 6:00 p.m. to 8:00 p.m., Monday through Thursday and 1:00 p.m. to 5:00 p.m. on Sundays. Behind the wheel (BTW) operations are typically 8:00 a.m. through 9:00 p.m. during the entire week. BTWs are performed on the public roads and do not involve the location, besides pickup/drop-off of the BTW vehicle or student in the parking lot or at the student's home. The Educational Facility, Commercial use requires 1 off-street parking space per 2 students (based on maximum enrollment.). According to the petitioner, the facility would include a maximum of 35 students in a single class. As such, the Zoning Ordinance would require a total of 18 parking spaces. The subject property currently provides a total of 215 parking spaces for the commercial strip center.

A Public Hearing was held before the Plan Commission at their July 2, 2024 meeting. The Plan Commission unanimously recommended approval of Petition #24-11. Staff solicited feedback from the Village Board on the proposed special use at the July 15, 2024, Committee of the Whole meeting. The Village Board was generally supportive of the use.



VILLAGE OF  
**NORTH**  
AURORA

VILLAGE OF NORTH AURORA  
KANE COUNTY, ILLINOIS

Ordinance No. \_\_\_\_\_

---

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW AN EDUCATIONAL FACILITY,  
COMMERCIAL IN THE B-2 GENERAL BUSINESS DISTRICT FOR THE PROPERTY  
LOCATED AT 937 OAK STREET, NORTH AURORA, ILLINOIS**

---

Adopted by the  
Board of Trustees and President  
of the Village of North Aurora  
this \_\_\_ day of \_\_\_\_\_, 2024

Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of North Aurora, Kane County, Illinois,  
this \_\_\_ day of \_\_\_\_\_, 2024  
by \_\_\_\_\_.

Signed \_\_\_\_\_



ORDINANCE NO. \_\_\_\_\_

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW AN EDUCATIONAL FACILITY,  
COMMERCIAL IN THE B-2 GENERAL BUSINESS DISTRICT FOR THE PROPERTY  
LOCATED AT 937 OAK STREET, NORTH AURORA, ILLINOIS**

**(Petition #24-11; 937 Oak Street)**

**WHEREAS**, the President and Board of Trustees of the Village of North Aurora have heretofore adopted the North Aurora Zoning Ordinance, otherwise known as Title 17 of the Code of North Aurora, Illinois (the “Code”); and,

**WHEREAS**, an application has been filed by Erick Cooper (the “Applicant”) requesting approval of a special use pursuant to Title 17, Chapter 8 of the North Aurora Zoning Ordinance (the “Code”) to allow for an Education Facility, Commercial for a youth driving school for the property located at 937 Oak Street, North Aurora, Illinois (the “Property”) in the B-2 General Business District as described in the application materials attached as Exhibit A; and,

**WHEREAS**, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on July 2, 2024, pursuant legal notice as required by State law and the Code; and,

**WHEREAS**, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the special use described herein; and,

**WHEREAS**, the President and Board of Trustees determine that the findings and recommendations of the Plan Commission are reasonable and appropriate and that the approval of the requested special use for the Subject Property is consistent with the criteria for special use approval and 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:**

**SECTION 1:** The recitals set forth above are incorporated in this Ordinance as material finding of the President and the Board of Trustees.

**SECTION 2:** The application for special use for an Education Facility, Commercial is hereby approved for the Property.

**SECTION 3:** That this Ordinance is limited and restricted to the Applicant and shall not be transferred to any other party. This Ordinance is further limited and restricted to the property located at 937 Oak Street, North Aurora, Illinois and legally described as follows:

PIN 15-05-251-030: PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 38, NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

**SECTION 4:** Each and every provision of this Ordinance is severable from each and

every other provision of this Ordinance; and if any provision of this Ordinance is deemed invalid and/or unenforceable, such provision shall be deemed severed from this Ordinance, leaving each and every other provision in this Ordinance in full force and effect.

**SECTION 5:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Jason Christiansen \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

\_\_\_\_\_  
Mark Gaffino, Village President

ATTEST:

\_\_\_\_\_  
Jessi Watkins, Village Clerk

Exhibit A

Application Materials



25 East State Street, North Aurora, IL 60542  
P: 630.897.1457 F: 630.897.0269  
Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)  
Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

## APPLICATION FOR SPECIAL USE

Project Name:	<u>COOP'S Driving School</u>
Subject Property/Location:	<u>937 Oak St, North Aurora</u>
PIN(s):	<u>15-05-251-030</u>
Current Zoning District:	<u>B-2</u>
Present Use:	<u>Vacant</u>
Proposed Special Use:	<u>Educational Facility, Commercial</u>

### CONTACT INFORMATION:

Applicant Name:	<u>Erick Cooper</u>	Phone:	<u>630-309-7482</u>
Applicant Address:	<u>39W418 West Burnham Ln, Geneva IL 60134</u>		
Applicant Email:	<u>erickcooper@sbcglobal.net</u>		
Signature of Applicant:	_____	Signature Date:	_____
Property Owner(s):	<u>4M Enterprises</u>	Phone:	_____
Owner Address:	<u>1649 Montgomery Rd, Suite 1Aurora, IL 60504</u>		
Owner Email:	<u>info@4MEnterprises.com</u>		
Signature of Owner*:	_____	Signature Date:	_____

\*A signed letter by the owner authorizing the applicant to apply for a special use may be submitted in lieu of signing this form. If Applicant is other than owner, please attach letter of authorization from Owner.

### **Instructions:**

- Please see the submittal checklist regarding required submittals for special uses.
- Provide all submitted documents electronically in PDF format.
- Provide a written letter of introduction and narrative describing the proposed special use.
- Provide the following plans for the site: site plan, building elevations, signage, and a plat of survey.
- Application shall include the submittal fee as required by Title 17, Appendix B of the Municipal Code (\$300.00). See submittal checklist for additional details.
- Please see Sections 4.3.F, 4.3.G, and 4.2.H of the Village's Zoning Ordinance for additional information on special use regarding no presumption of approval, conditions on special uses and limitations special uses.
- Applicant is required to follow public hearing and notice requirements outlined in Title 17, Chapter 3.4 of the Municipal Code. Please see public hearing and notice requirements on page 5 of this application.
- Staff may request the applicant provide additional materials in order to process and complete application review.



25 East State Street, North Aurora, IL 60542

P: 630.897.1457 F: 630.897.0269

Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)

Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

## REQUIRED SUBMITTAL CHECKLIST

- Introduction Letter. Please include information relevant to the proposed use of the property and its business operations (hours of operation, number of employees, etc.). *Please note any large water user (over 5,000 gallons per day) must provide information for a water impact study and pay an impact fee per section 13.24.060 of the North Aurora Municipal Code.*
- Proof of ownership of the zoning lot in question. If applicant is not the owner, a statement signed by the owner must be submitted certifying that the owner is jointly filing the application for a special use.
- A plat of survey of the parcel or parcels of land comprising the zoning lot, drawn to scale showing the actual dimensions of said zoning lot, including all parcels or lots contained therein, and drawn in accordance with the recorded plat of such land. Plat must include a legal description and show any existing structures on the lot. This includes any setbacks to the principal building, accessory buildings and all other relevant dimensions.
- A site location map drawn to an appropriate scale indicating existing land use and zoning of all property within two hundred (200) feet of the subject property. *Please note, all special uses are subject to site plan review and the requirements of that procedure.*
- Filing fee in the amount of \$300.00; if paid by check make payable to the 'Village of North Aurora'. Please note, a separate escrow deposit may be required to establish an escrow account for the project. Any unused portion of the escrow will be returned to the payer upon completion of the project. Please see the Village's Escrow Application for more info.
- Disclosure of beneficiaries of land trust, if applicable.
- A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the amendment is requested. See full public hearing and notice requirements on page 5.
- A statement indicating the manner in which the requested special use supports each of the following conclusions. See Special Use Standards section on the following page.

### FOR OFFICE USE

Petition Number: 24-11

File Name: 937 oak st: SU

Filing Date: 5/23/2024

Fee Received: Yes ✓



25 East State Street, North Aurora, IL 60542

P: 630.897.1457 F: 630.897.0269

Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)

Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

## **SPECIAL USE STANDARDS**

Attach a statement indicating the manner in which the requested special use supports each of the following standards:

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.
2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.
3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.
4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.
  - The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
  - The proposed special use is deemed necessary for the public convenience at that location.
  - The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
  - The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
  - The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
  - The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
  - The proposed special use is compatible with development on adjacent or neighboring property.



25 East State Street, North Aurora, IL 60542

P: 630.897.1457 F: 630.897.0269

Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)

Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

- The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
- The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
- The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
- The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.



25 East State Street, North Aurora, IL 60542  
 P: 630.897.1457 F: 630.897.0269  
 Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)  
 Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

**PUBLIC HEARING AND NOTICE REQUIREMENTS**

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for sending mail notices to properties within 250 feet of the property line of the subject property, excluding street rights-of-way, and posting a sign(s) on the property advertising the public hearing. The Village will publish a legal notice in the newspaper, which the applicant shall reimburse the Village for any fees associated with it. Please see Chapter 3.3 and 3.4 of the Village Zoning Ordinance, Title 17, for all public hearing and notice requirements.

The undersigned hereby also agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

*Erick Cooper*

*4/25/2024*

\_\_\_\_\_

**Applicant or Authorized Agent**

\_\_\_\_\_

**Date**

STATE OF ILLINOIS )  
   ) SS  
 COUNTY OF KANE )

I, \_\_\_\_\_, being first duly sworn on oath depose and say that I am trust officer of \_\_\_\_\_ and that the following are all of the beneficiaries of the \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_

**TRUST OFFICER**

SUBSCRIBED AND SWORN TO  
 Before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_

**A Notary Public in and for such County**



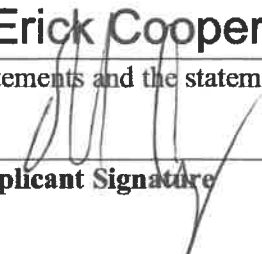


25 East State Street, North Aurora, IL 60542  
 P: 630.897.1457 F: 630.897.0269  
 Website: www.northaurora.org/forms/  
 Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

Below is a template for PINs, names and mailing addresses of all property owners within 250 feet of the property in questions for which the Special Use is being requested. An attached spreadsheet or list matching the template below also is permitted.

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-05-251-030	4m Enterprises	1649 Montgomery Rd, Suite 1Aurora, IL 60504
<u>SEE ATTACHED</u>		

I, **Erick Cooper**, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

  
 \_\_\_\_\_  
 Applicant Signature

**4/25/2024**  
 \_\_\_\_\_  
 Date

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.

In no way will the establishment, maintenance and operation of the driving school endanger the public health, safety, comfort or general welfare of the community as a whole. In fact, educating teens to be safe and responsible drivers will only improve the safety and welfare of the public on our roadways.

2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.

The driving school will be compatible with the adjacent businesses, Allstate Ins and Reef Plus, as well as the other properties within the immediate vicinity.

3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.

I believe the driving school will be a positive addition to the location and bring value to the village.

4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.

- o The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

An educational facility is, in fact, a special use authorized in the zoning district in which the property is located.

o The proposed special use is deemed necessary for the public convenience at that location.

Teaching teens and adults the Rules of the Road is necessary to keep our roads safe.

o The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

It will not create excessive additional impacts at public expense for public facilities and services. It will benefit the economic welfare of the community by educating new drivers on the rules of the road, which in turn, will reduce traffic crashes.

o The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

The driving school provides a core service to the community by educating new drivers how to drive. This will allow them to drive to school and work. It also allows them to visit family, friends, and go shopping.

o The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

The majority of the staff are current/retired police officers and teachers. We have all worked within our communities and know the importance of good character.

o The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

The driving school will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood. If anything, it would do the exact opposite by educating new drivers.

o The proposed special use is compatible with development on adjacent or neighboring property.

Yes, it is compatible.

o The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.

All of our vehicles are equipped with a second brake and are clearly marked "Student Driver." All of the instructors are licensed by the Illinois Secretary of State.

o The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.

Students are picked up and dropped off by their parents. Parking spaces would only be utilized for the Behind the Wheel vehicles and the instructors personal vehicles, in accordance with the requirements of this Ordinance.

o The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.

I do not foresee a need for any increased utilities, drainage, road access, public safety, and other necessary facilities.

o The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

Yes, the special use conforms with the requirements of this Ordinance and other applicable regulations.

### Additional Questions

- How many instructors will be on site? How many at any given time will be the max?  
One classroom instructor for each class. Behind the wheel (BTW) instructors would come to the location to get a BTW vehicle and then go to the students home. The max instructors on site at any one time would be 4.
- How many company vehicles will be parked in the lot? Does your lease allow a certain amount of allocated parking spaces for this tenant space?  
The max amount of company vehicles parked in the lot would be 4. The lease allows these vehicles in the parking spaces.
- Will there be a waiting room or designated area for drop offs and pickups?  
The majority of students will be picked up and dropped off at their individual homes for the BTWs.  
For the classroom, there will not be a designated area for drop-off/pickup. Parents usually park, drop-off/pickup their child and then leave.
- What are the hours of operation for each day of the week?  
Classes are typically Monday thru Thursday 6pm-8pm, Sundays range from 1pm-5pm. BTW operations are typically from 8am-9pm during the entire week.  
The BTWs are performed on the public roads and do not involve the location, besides pickup/drop-off of the BTW vehicle or student in the parking lot.

PINS	Property Owner	Mailing Address
15-05-251-031	EMRO MARKETING COMPANY % PROPERTY TAX RECORDS	539 SOUTH MAIN ST FINDLAY, OH, 45840
15-05-255-055	UNITED STATES POSTAL SERVICE %GREAT LAKES FACILITIES SVC CTR STEVENS	222 S RIVERSIDE PLAZA STE 1200 CHICAGO, IL, 60606-6150
15-05-255-053	OAK STREET CAR WASH LLC	88 N DUGAN RD STE A SUGAR GROVE, IL, 60554-5122
15-05-255-057	CLOCK TOWER NORTH AURORA IL LLC & NORTH AURORA IL CLOCK TOWER LLC	371 HOES LN STE 201 PISCATAWAY, NJ, 08854-4143
15-05-205-001	OLD KENT BANK, TRUST: 5132 MOUROUKAS DEVELOPERS, T MOUROUKAS	1649 MONTGOMERY RD STE 1 AURORA, IL, 60504-4363
15-05-135-004	RANDALL COMMONS PHASE I ASSOC INC SEQUOIA REALTY GROUP	1900 S HIGHLAND AVE STE 104 LOMBARD, IL, 60148-4998
15-05-135-007	ALDI INC RYAN TAX COMPLIANCE SERVICES LLC	PO BOX 460049 DEPT 501 HOUSTON, TX, 77056-8049
15-05-135-008	POCONO PROPERTY GROUP LLC AETNA DEVELOPMENT CORP	200 W MADISON ST STE 4200 CHICAGO, IL, 60606
15-05-180-006	CASEYS RETAIL COMPANY	1 SE CONVENIENCE BLVD ANKENY, IA, 50021-9672
12-32-380-006	RANDALL HOLDINGS LLC	1051 KETTLE AVE NORTH AURORA, IL, 60542-2020
12-32-380-004	RANDALL M.C.B.D. LLC	1051 KETTEL AVE SUITE 200 NORTH AURORA, IL, 60542
15-05-100-016	NORTH AURORA LAND COMPANY LLC	17 N FIRST ST GENEVA, IL, 60134
15-05-100-018	NORTH AURORA LAND COMPANY LLC	17 N FIRST ST GENEVA, IL, 60134
15-05-255-026	RUDD, STANLEY A & SHIRLEY J	62 SILVER TRL NORTH AURORA, IL, 60542
15-05-255-025	LIVINGSTON, JERRY A & SHARON E	68 SILVER TRL NORTH AURORA, IL, 60542-1581
15-05-255-024	YODER, MARIA V LIVING TRUST, TRUSTEE	72 SILVER TRL NORTH AURORA, IL, 60542-1581
15-05-255-023	ESCHENBACHER, CAROL F	78 SILVER TRL NORTH AURORA, IL, 60542
15-05-255-022	SHARP, JAMES R	82 SILVER TRL NORTH AURORA, IL, 60542-1581
15-05-255-021	HENZLIK, DONALD & BARBARA	88 SILVER TRL NORTH AURORA, IL, 60542-1581
15-05-255-020	OSWALT, WILLIAM H & LENETTE H	92 SILVER TRL NORTH AURORA, IL, 60542-1581
15-05-255-019	ALVIS, AMANDA L	98 SILVER TRL NORTH AURORA, IL, 60542-1581
15-05-255-044	HERMAN, THERESE	63 SILVER TRL NORTH AURORA, IL, 60542-1580
15-05-255-043	MCNEAL, TOMMIE	1209 GOLDFIELD LN JOLETT, IL, 60431-7971
15-05-255-042	MORGANO, RUTH A, TRUST, TRUSTEE	73 SILVER TRL NORTH AURORA, IL, 60542-1580
15-05-255-041	WELLS, KEYONNA K	77 SILVER TRL NORTH AURORA, IL, 60542-1580
15-05-255-040	THORGESEN, MARJORIE A	83 SILVER TRAIL NORTH AURORA, IL, 60542
15-05-255-039	SKODI, CLIFFORD L & KATHLEEN M	87 SILVER TRL NORTH AURORA, IL, 60542-1580
15-05-255-038	MATHEY, CLARENCE A & EILEEN M	93 SILVER TRAIL NORTH AURORA, IL, 60542
15-05-255-037	SHUMWAY, DAVID A & DEBORAH K	97 SILVER TRL NORTH AURORA, IL, 60542-1580
15-05-254-018	MORTON FAMILY REVOCABLE LIV TRUST DAPHNE S MORTON, TRUSTEE	744 HARMONY CT NORTH AURORA, IL, 60542-1578
15-05-254-017	ANDERSON, PAUL & MAUREEN	746 HARMONY CT NORTH AURORA, IL, 60542-1578
15-05-254-001	LOPEZ, CRISPIN & RAQUEL	748 HARMONY CT NORTH AURORA, IL, 60542-1578
15-05-254-002	MILLER, ROXY D REVOC TR & MILLER, LAWRENCE ROXY D MILLER	750 HARMONY CT NORTH AURORA, IL, 60542-1578
15-05-251-020	BLESSED SACRAMENT CHURCH OF NORTH AURORA	801 W OAK ST PO BOX D NORTH AURORA, IL, 60542
15-05-202-005	YOUNG, DAVID J & CHERYL L TRUSTS, TRUSTEES	100 ACORN DR NORTH AURORA, IL, 60542-1010
15-05-202-004	VARGAS, JOSE & ELIZABETH	102 ACORN DR NORTH AURORA, IL, 60542
15-05-202-003	BALTUSIS, MARK J	104 ACORN DR NORTH AURORA, IL, 60542
15-05-202-002	DROESKE, WALTER J & TERESA A	106 ACORN DR NORTH AURORA, IL, 60542
15-05-202-001	DIONISIO, EDGAR M & SHERRY L	108 ACORN DR NORTH AURORA, IL, 60542
15-05-203-015	KELLY, LINDA S	101 ACORN DR NORTH AURORA, IL, 60542-1009
15-05-203-014	CASILLAS, LORETTA N DECLRN OF TRUST LORETTA N CASILLAS, TRUSTEE	103 ACORN DR NORTH AURORA, IL, 60542
15-05-203-013	GRIFFITH, CHARIS J	105 ACORN DR NORTH AURORA, IL, 60542-1009

15-05-203-012	PADILLA, CLARESSA & ALBERTO	107 ACORN DR NORTH AURORA, IL, 60542-1009
15-05-203-011	DRAVES, CHARLES A & JUANITA NICKY, TRUSTEES	109 ACORN DR NORTH AURORA, IL, 60542
15-05-203-010	SCHMIDT, JACQUELINE R	111 ACORN DR NORTH AURORA, IL, 60542-1009
15-05-203-009	TRATTNER, JOSEPH M & DEBORAH C	113 ACORN DR NORTH AURORA, IL, 60542
15-05-203-008	NEVAREZ, PEDRO L & LAURA P	201 ACORN DR NORTH AURORA, IL, 60542-1011
15-05-201-006	INTILE, PATRICIA A & MICHAEL L	200 ACORN DR NORTH AURORA, IL, 60542-1012
15-05-201-013	TRUST # L999-010 J DALUGA	203 MAGNOLIA DR NORTH AURORA, IL, 60542-3041
15-05-201-012	FERREIRO, R ANTHONY & BRIANNE	205 MAGNOLIA DR NORTH AURORA, IL, 60542
15-05-201-011	RAUCH, MELVIN W JR TR, TRUSTEE	209 MAGNOLIA DR NORTH AURORA, IL, 60542-3041
15-05-201-010	GILL, BIKRAMJI T S	215 MAGNOLIA DR NORTH AURORA, IL, 60542
15-05-201-009	MKH TRUST MICHAEL E & KAREN R HARKNESS, TRUSTEES	219 MAGNOLIA DR NORTH AURORA, IL, 60542-3041
15-05-201-014	CARLSON, KENNETH E & KELLY R	221 MAGNOLIA DR NORTH AURORA, IL, 60542-3041
12-32-453-027	CARLSON, KENNETH E & KELLY R	221 MAGNOLIA DR NORTH AURORA, IL, 60542-3041
15-05-201-007	AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200 AGOURA HILLS, CA, 91301-2148
12-32-453-010	AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200 AGOURA HILLS, CA, 91301-2148
12-32-453-011	FUNKE, MEGAN A & WOLZ, MARK A	225 MAGNOLIA DR NORTH AURORA, IL, 60542-3041
15-05-201-005	DISANTIS, MICHAEL D & VICTORIA L	204 ACORN DR NORTH AURORA, IL, 60542
15-05-201-004	FRENCH, DONALD L JR & TERESA D	206 ACORN DR NORTH AURORA, IL, 60542-1012
15-05-201-001	TINSLEY, TINA M	208 ACORN DR NORTH AURORA, IL, 60542-1012
15-05-204-001	VARGAS-CASTILLO, ALFREDO & VARGAS, ISELA	202 MAGNOLIA DR NORTH AURORA, IL, 60542-3035
15-05-204-002	OLD SECOND NATL BANK AURORA TR # 8332 DIANA MICHALAK	204 MAGNOLIA DR NORTH AURORA, IL, 60542-3035
15-05-204-003	BALLIU, XHEIAL & SOFIKA	206 MAGNOLIA DR NORTH AURORA, IL, 60542
15-05-204-004	VARGAS, JOSE F	208 MAGNOLIA DR NORTH AURORA, IL, 60542-3035
15-05-204-005	STIMAGE, LEONARD & SVIETLANA	210 MAGNOLIA DR NORTH AURORA, IL, 60542-3035
15-05-204-006	DAUM, TOD J & CHRISTINA M	212 MAGNOLIA DR NORTH AURORA, IL, 60542
15-05-204-007	CHAU, MUOI T & MA T	214 MAGNOLIA DR NORTH AURORA, IL, 60542
15-05-204-008	MITCHELL, SHERYL A	216 MAGNOLIA DR NORTH AURORA, IL, 60542-3035
15-05-204-009	SUAREZ, MELQUIADES, MARIA L & RODRIGO	218 MAGNOLIA DR NORTH AURORA, IL, 60542-3035
15-05-204-010	FREILINK, ANDREW J & REBECCA LYNN A	220 MAGNOLIA DR NORTH AURORA, IL, 60542
15-05-204-011	VALLER, LETICIA	222 MAGNOLIA DR NORTH AURORA, IL, 60542-3035
12-32-459-001	VALLER, LETICIA	222 MAGNOLIA DR NORTH AURORA, IL, 60542-3035
12-32-459-002	JASKOLA, TIMOTHY & VIVIAN A	224 MAGNOLIA DR NORTH AURORA, IL, 60542
12-32-459-003	RAMIREZ, PEDRO & HERNANDEZ, MARGARITA	226 MAGNOLIA DR NORTH AURORA, IL, 60542-3035
12-32-459-004	BEAUCHAMP, NICOLE M	300 MAGNOLIA DR NORTH AURORA, IL, 60542-3036

To the North Aurora Zoning Board,

I am writing to formally propose the use of 937 Oak St within North Aurora for the establishment of COOP'S Driving School. Our school is dedicated to providing comprehensive driver education to new drivers, specifically focusing on teenagers who are learning how to drive.

Here are the key details regarding our proposal:

1. Purpose and Mission:

- **COOP'S Driving School** aims to equip young drivers with essential skills, knowledge, and safe driving practices.
- Our mission is to foster responsible and confident drivers who prioritize safety on the roads.

2. Target Audience:

- Our primary focus is on **teenagers** who are eligible for learner's permits or driver's licenses.
- We recognize that this age group requires specialized training due to their unique developmental needs and lack of experience.

3. Educational Approach:

- Our curriculum adheres to the **official ADTSEA (American Driver & Traffic Safety Education) Curriculum**, which covers essential topics such as traffic laws, defensive driving, and emergency maneuvers.
- We emphasize practical skills, hazard perception, and decision-making abilities.

4. Classroom Capacity:

- Each class at **COOP'S Driving School** will accommodate a maximum of **35 students**.
- This limit ensures personalized attention and effective learning outcomes.

5. Classroom Hours:

- **Evenings (Regular Schedule):**
  - i. Classes are held during the evenings on weekdays.
  - ii. This schedule accommodates students who attend school during the day.
- **Weekends (Regular Schedule):**
  - i. Weekend classes are available for those with busy weekday schedules.
  - ii. Students can attend classes on Saturdays and Sundays.
- **Summer (Daytime Schedule):**
  - i. During the summer months, we offer daytime classes.



- ii. These classes take advantage of longer daylight hours and provide flexibility for students

6. Building Utilization:

- o The proposed building will serve as our **educational classroom** for theoretical instruction.
- o We will conduct classroom sessions covering topics such as road signs, rules, and safe driving practices.
- o The facility will also host discussions on defensive driving strategies and situational awareness.

7. Additional Information:

- o Our 14 instructors are state-certified and some have extensive experience in law enforcement and driver education.
- o We believe that a well-informed and skilled generation of drivers contributes to safer roads and communities.

Contact Information:

- **COOP'S Driving School**
- Address: 40W222 LaFox Rd Ste O-2, St Charles, IL, 60175
- Phone: (630) 584-2667 Cell: (630) 309-7482

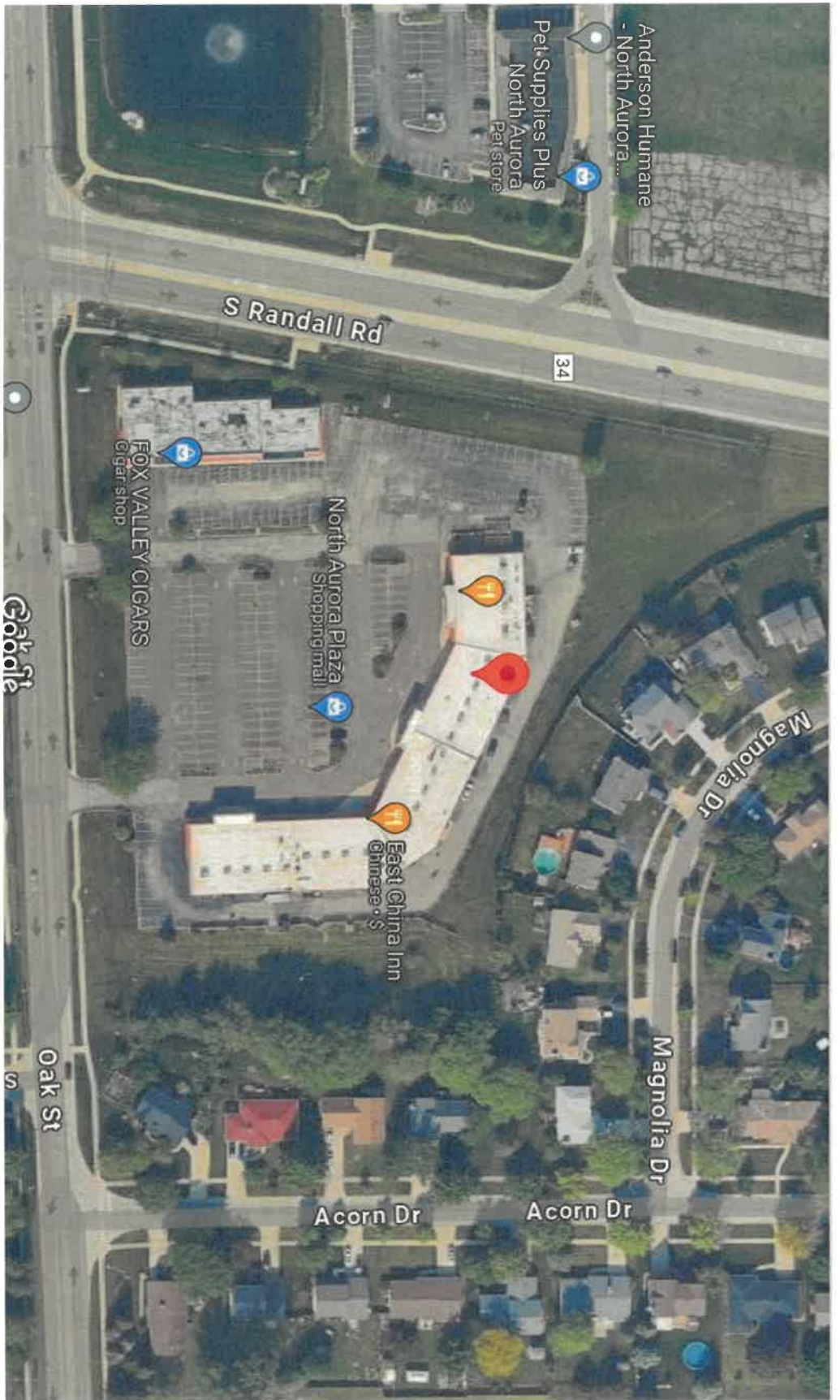
We kindly request the North Aurora Zoning Board's approval for the use of the specified building. Your support will enable us to fulfill our mission of creating responsible and safety-conscious drivers.

Thank you for your consideration.

Sincerely,

Erick Cooper

COOP'S Driving School



Anderson Humane  
- North Aurora...

Pet Supplies Plus  
North Aurora  
Pet store

S Randall Rd

34

FOX VALLEY CIGARS  
Cigars shop

North Aurora Plaza  
Shopping mall

East China Inn  
Chinese

Magnolia Dr

Magnolia Dr

Acorn Dr

Acorn Dr

Golf

Oak St

NEW TOILET ROOM  
SEE DETAILS

5/8" GYP. OVER 3 5/8"  
22 GA. MTL. STUDS @ 16"  
O.C. TO B/ CLG

NEW DOOR:  
36x84 W/ SINGLE  
ACTION PRIVACY  
LEVER HANDLE

NEW DOOR:  
30x84 W/ SINGLE  
ACTION STORGE  
LEVER HANDLE

EXISTING DOORS  
VERIFY 36"W W/  
SINGLE ACTION  
LEVER HANDLE  
TYP OF 4



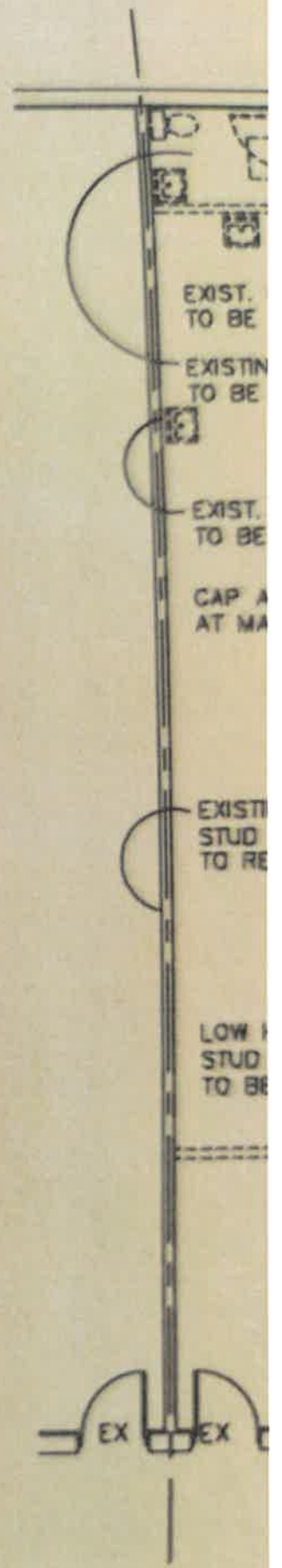
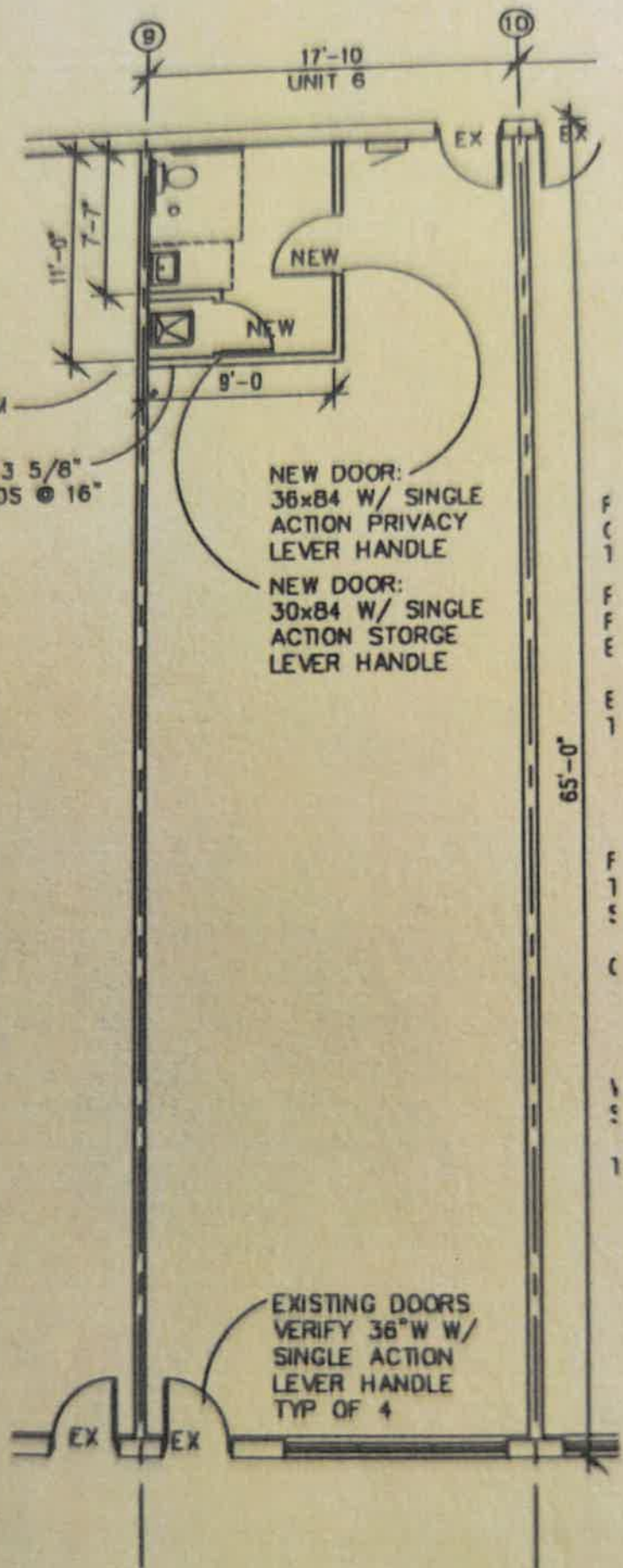
# FLOOR PLAN

Scale: 1/8" = 1'-0"



# DEMOC

Scale:





*Sandy Wegman*

Kane County Recorder  
719 S. Batavia Ave., Bldg. C  
Geneva Il, 60134  
Phone: 630-232-5935  
Fax: 630-232-5945

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )  
COUNTY OF KANE )<sup>ss</sup>

James J. Bromberak, being duly sworn on oath,  
states that affiant resides at 533 Boardman Circle Bolingbrook, IL 60440  
And further states that: (please check the appropriate box)

A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or  
B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that   he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 24<sup>th</sup> day of April, 2011.

Verma M. Ogara  
Signature of Notary Public



James J. Bromberak  
Signature of Affiant

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as successor trustee as Aforesaid

By: [Signature]  
Harriet Denisevicz  
Assistant Vice President

State of Illinois  
County of DuPage

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 22nd day of April, 2011.

**"OFFICIAL SEAL"**  
COLLEEN KLEIN  
Notary Public, State of Illinois  
My commission expires 09/17/14  
[Signature]  
NOTARY PUBLIC

PROPERTY ADDRESS:  
905-945 Oak Street Road  
North Aurora, Illinois 60542

This instrument was prepared by:  
Harriet Denisevicz  
CHICAGO TITLE LAND TRUST COMPANY  
1725 S. Naperville Road  
Wheaton, Illinois 60189

AFTER RECORDING, PLEASE MAIL TO:

NAME JAMES Brouberick  
ADDRESS 300 E 5th Ave #380  
CITY, STATE NAPERVILLE IL 60563

Exempt under provisions of Paragraph 4e  
35 ILCS 200/31-45, Property Tax Code  
4-26-11 [Signature]  
Date Buyer, Seller or Representative

SEND TAX BILLS TO:

NAME: 4m NORTH AURORA Plaza, LLC  
ADDRESS: 1649 Montgomery Rd. #1  
CITY, STATE, ZIP CODE Aurora IL 60504



**SENT VIA EMAIL:**

May 20, 2024

Village of North Aurora  
Planning Division  
25 E. State Street  
North Aurora, Illinois 60542

Re: 937 Oak Street authorization to apply for special use

Dear Members of the North Aurora Planning Division,

I, THOMAS MOUROUKAS of 4M NORTH AURORA PLAZA, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, hereby authorize the Applicant ERICK COOPER of COOP'S DRIVING SCHOOL, to apply for a special use to allow for a driver education center at the B-2 zoned premises of 937 Oak Street, North Aurora, IL 60542.

Ownership hereby authorizes the Applicant to apply for a special use with the Village and requests from the Applicant to procure the special use no later than September 30, 2024. Should the Applicant be rejected by the Village and/or the Applicant not be able to procure the special use by September 30, 2024, ownership shall withdraw and terminate its authorization to the Applicant.

I firmly believe that the Applicant's proposed use of the premises will be a positive addition to the Village and surrounding community. I thank you for your consideration and continued support over the years.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Thomas Mouroukas'.

Thomas Mouroukas

---

---

**VILLAGE OF NORTH AURORA  
BOARD REPORT**

---

---

**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR

**FROM:** NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** PETITION 24-10: 119 BUTTERFIELD ROAD SPECIAL USE FOR A MOTOR VEHICLE DEALERSHIP

**AGENDA:** AUGUST 5, 2024, REGULAR VILLAGE BOARD AGENDA

---

**ITEM**

Ordinance approving a Special Use to allow a Motor Vehicle Dealership in the I-1 Limited Industrial District for the property located at 119 Butterfield Road, North Aurora, Illinois

**DISCUSSION**

A motor vehicle dealership is classified as a special use in the I-1 limited industrial district. The subject property is currently improved with a 9,700 square foot office/ warehouse. The petitioner is proposing to designate 9 spaces in front for cars for sales. They are also proposing to pave the rear area of the lot for additional parking for vehicles waiting for repair. The anticipated hours of operation for Red's Garage would remain the same as their current operation, which would be 8:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 2:00 p.m. on Saturdays, and closed on Sundays. The Motor Vehicle Repair and/or Service use requires 2 parking spaces per service bay + 1 parking space per 500 square feet of office and public waiting area. Motor Vehicle Sales and/or service requires 1 parking space per 1,000 square feet of public sales and display area (indoor + outdoor). According to the petitioner, the facility would include 40 parking spaces (excludes 9 parking spaces for sales) once the parking lot is refinished and restriped. No cars for sale will be displayed indoors. As such, the Zoning Ordinance would require a total of 30 parking spaces. The subject property currently provides a total of thirty-four (34) parking spaces.

A Public Hearing was held before the Plan Commission at their July 2, 2024 meeting. The Plan Commission unanimously recommended approval of Petition #24-10 with the conditions that the rear area be paved and striped and the cars for sale are limited to the 9 spaces shown on the plan.

Staff solicited feedback from the Village Board on the proposed special use at the July 15, 2024, Committee of the Whole meeting. The Village Board was generally supportive of the use with the concern for parking and signage. Conditions on those items are included in the ordinance.



VILLAGE OF  
**NORTH**  
AURORA

VILLAGE OF NORTH AURORA  
KANE COUNTY, ILLINOIS

Ordinance No. \_\_\_\_\_

---

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW A MOTOR VEHICLE  
DEALERSHIP IN THE I-1 LIMITED INDUSTRIAL DISTRICT FOR THE PROPERTY  
LOCATED AT 119 BUTTERFIELD ROAD, NORTH AURORA, ILLINOIS**

---

Adopted by the  
Board of Trustees and President  
of the Village of North Aurora  
this \_\_\_\_ day of \_\_\_\_\_, 2024

Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of North Aurora, Kane County, Illinois,  
this \_\_\_\_ day of \_\_\_\_\_, 2024  
by \_\_\_\_\_.

Signed \_\_\_\_\_



ORDINANCE NO. \_\_\_\_\_

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW A MOTOR VEHICLE DEALERSHIP IN THE I-1 LIMITED INDUSTRIAL DISTRICT FOR THE PROPERTY LOCATED AT 119 BUTTERFIELD ROAD, NORTH AURORA, ILLINOIS**

**(Petition #24-10; 119 Butterfield Road)**

**WHEREAS**, the President and Board of Trustees of the Village of North Aurora have heretofore adopted the North Aurora Zoning Ordinance, otherwise known as Title 17 of the Code of North Aurora, Illinois (the “Code”); and,

**WHEREAS**, an application has been filed by Derek Knuth (the “Applicant”) requesting approval of a special use pursuant to Title 17, Chapter 9 of the North Aurora Zoning Ordinance (the “Code”) to allow for a Motor Vehicle Dealership for the property located at 119 Butterfield Road, North Aurora, Illinois (the “Property”) in the I-1 Limited Industrial District as described in the application materials attached as Exhibit A; and,

**WHEREAS**, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on July 2, 2024, pursuant legal notice as required by State law and the Code; and,

**WHEREAS**, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the special use described herein; and,

**WHEREAS**, the President and Board of Trustees determine that the findings and recommendations of the Plan Commission are reasonable and appropriate and that the approval of the requested special use for the Subject Property is consistent with the criteria for special use approval and 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:**

**SECTION 1:** The recitals set forth above are incorporated in this Ordinance as material finding of the President and the Board of Trustees.

**SECTION 2:** The application for special use for a Motor Vehicle Dealership is hereby approved for the Property, subject to the following conditions:

1. The rear area must be paved and striped according to the plan attached in Exhibit A.
2. Vehicles for sale are limited to the 9 spaces marked as such on the plan attached in Exhibit A.
3. All temporary signage shall conform to the regulations in section 15.48 of the municipal code of North Aurora.

**SECTION 3:** That this Ordinance is limited and restricted to the Applicant and shall not be transferred to any other party. This Ordinance is further limited and restricted to the property located at 119 Butterfield Road, North Aurora, Illinois and legally described as follows:

PIN: 15-03-101-013 - PART OF THE NORTHWEST 1/4 OF SECTION 3, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PIN: 15-03-101-016 – PART OF THE NORTHWEST 1/4 OF SECTION 3, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PIN: 15-03-101-020 – PART OF THE NORTHWEST 1/4 OF SECTION 3, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED IN DOC 2003K019642, IN KANE COUNTY, ILLINOIS.

**SECTION 4:** Each and every provision of this Ordinance is severable from each and every other provision of this Ordinance; and if any provision of this Ordinance is deemed invalid and/or unenforceable, such provision shall be deemed severed from this Ordinance, leaving each and every other provision in this Ordinance in full force and effect.

**SECTION 5:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

Jason Christiansen \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2024, A.D.

\_\_\_\_\_  
Mark Gaffino, Village President

ATTEST:

\_\_\_\_\_  
Jessi Watkins, Village Clerk

Exhibit A

Application Materials



25 East State Street, North Aurora, IL 60542  
P: 630.897.1457 F: 630.897.0269  
Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)  
Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

## APPLICATION FOR SPECIAL USE

Project Name:	<u>Red's Garage Auto Sales</u>		
Subject Property/Location:	<u>119 Butterfield Rd. North Aurora, IL 60542</u>		
PIN(s):	<u>15-03-101-013, 15-03-101-016, 15-03-101-020</u>		
Current Zoning District:	<u>I-1 Limited Industrial District</u>	Present Use:	<u>Automotive Service &amp; Repair</u>
Proposed Special Use:	<u>Automotive Sales</u>		

### CONTACT INFORMATION:

Applicant Name: Derek Knuth Phone: 630-550-3850  
Applicant Address: 338 W. Center St. Sandwich IL 60548  
Applicant Email: Theredsgarage@gmail.com  
Signature of Applicant: \_\_\_\_\_ Signature Date: \_\_\_\_\_  
Property Owner(s): Burgess Commercial Real Estate Phone: 630-585-0021  
Owner Address: 1585 Beverly Court #121 Aurora, IL 60502  
Owner Email: Becky@burgesscommercial.com  
Signature of Owner\*: \_\_\_\_\_ Signature Date: \_\_\_\_\_

\*A signed letter by the owner authorizing the applicant to apply for a special use may be submitted in lieu of signing this form. If Applicant is other than owner, please attach letter of authorization from Owner.

### Instructions:

- Please see the submittal checklist regarding required submittals for special uses.
- Provide all submitted documents electronically in PDF format.
- Provide a written letter of introduction and narrative describing the proposed special use.
- Provide the following plans for the site: site plan, building elevations, signage, and a plat of survey.
- Application shall include the submittal fee as required by Title 17, Appendix B of the Municipal Code (\$300.00). See submittal checklist for additional details.
- Please see Sections 4.3.F, 4.3.G, and 4.2.H of the Village's Zoning Ordinance for additional information on special use regarding no presumption of approval, conditions on special uses and limitations special uses.
- Applicant is required to follow public hearing and notice requirements outlined in Title 17, Chapter 3.4 of the Municipal Code. Please see public hearing and notice requirements on page 5 of this application.
- Staff may request the applicant provide additional materials in order to process and complete application review.



25 East State Street, North Aurora, IL 60542  
P: 630.897.1457 F: 630.897.0269  
Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)  
Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

## REQUIRED SUBMITTAL CHECKLIST

- Introduction Letter. Please include information relevant to the proposed use of the property and its business operations (hours of operation, number of employees, etc.). *Please note any large water user (over 5,000 gallons per day) must provide information for a water impact study and pay an impact fee per section 13.24.060 of the North Aurora Municipal Code.*
- Proof of ownership of the zoning lot in question. If applicant is not the owner, a statement signed by the owner must be submitted certifying that the owner is jointly filing the application for a special use.
- A plat of survey of the parcel or parcels of land comprising the zoning lot, drawn to scale showing the actual dimensions of said zoning lot, including all parcels or lots contained therein, and drawn in accordance with the recorded plat of such land. Plat must include a legal description and show any existing structures on the lot. This includes any setbacks to the principal building, accessory buildings and all other relevant dimensions.
- A site location map drawn to an appropriate scale indicating existing land use and zoning of all property within two hundred (200) feet of the subject property. *Please note, all special uses are subject to site plan review and the requirements of that procedure.*
- Filing fee in the amount of \$300.00; if paid by check make payable to the 'Village of North Aurora'. Please note, a separate escrow deposit may be required to establish an escrow account for the project. Any unused portion of the escrow will be returned to the payer upon completion of the project. Please see the Village's Escrow Application for more info.
- Disclosure of beneficiaries of land trust, if applicable.
- A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the amendment is requested. See full public hearing and notice requirements on page 5.
- A statement indicating the manner in which the requested special use supports each of the following conclusions. See Special Use Standards section on the following page.

### FOR OFFICE USE

Petition Number: 24-10

File Name: 119 Butterfield Rd SU

Filing Date: 5/23/2024

Fee Received: YIS ✓



25 East State Street, North Aurora, IL 60542  
P: 630.897.1457 F: 630.897.0269  
Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)  
Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

## **SPECIAL USE STANDARDS**

Attach a statement indicating the manner in which the requested special use supports each of the following standards:

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.
2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.
3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.
4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.
  - The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
  - The proposed special use is deemed necessary for the public convenience at that location.
  - The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
  - The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.
  - The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
  - The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
  - The proposed special use is compatible with development on adjacent or neighboring property.



25 East State Street, North Aurora, IL 60542  
P: 630.897.1457 F: 630.897.0269  
Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)  
Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

- The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
- The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
- The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
- The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.



25 East State Street, North Aurora, IL 60542  
P: 630.897.1457 F: 630.897.0269  
Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)  
Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

**PUBLIC HEARING AND NOTICE REQUIREMENTS**

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for sending mail notices to properties within 250 feet of the property line of the subject property, excluding street rights-of-way, and posting a sign(s) on the property advertising the public hearing. The Village will publish a legal notice in the newspaper, which the applicant shall reimburse the Village for any fees associated with it. Please see Chapter 3.3 and 3.4 of the Village Zoning Ordinance, Title 17, for all public hearing and notice requirements.

The undersigned hereby also agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

*[Signature]*  
Applicant or Authorized Agent

5-30-24  
Date

STATE OF ILLINOIS )  
) SS  
COUNTY OF KANE )

I, \_\_\_\_\_, being first duly sworn on oath depose and say that I am trust officer of \_\_\_\_\_ and that the following are all of the beneficiaries of the \_\_\_\_\_

\_\_\_\_\_  
**TRUST OFFICER**

SUBSCRIBED AND SWORN TO  
Before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**A Notary Public in and for such County**





25 East State Street, North Aurora, IL 60542  
P: 630.897.1457 F: 630.897.0269  
Website: [www.northaurora.org/forms/](http://www.northaurora.org/forms/)  
Email: [cdinfo@northaurora.org](mailto:cdinfo@northaurora.org)

Below is a template for PINs, names and mailing addresses of all property owners within 250 feet of the property in questions for which the Special Use is being requested. An attached spreadsheet or list matching the template below also is permitted.

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

I, Derek Knuth, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

[Handwritten Signature]  
Applicant Signature

5-30-24  
Date



May 10, 2024

Village of North Aurora  
25 East State Street  
North Aurora, IL 60542

RE: Special Use request for Red's Garage  
119 Butterfield Road  
North Aurora, IL 60542

To whom it may concern:

As the Trustee of the Thomas Burgess GST Trust dated December 18, 2020, owner of the building and land for the property commonly known as 119 Butterfield Road, North Aurora, I hereby authorize the tenant, Derek Knuth of Red's Garage, to apply for a special use relating to automotive sales at the property.

Signed: CHARLES RADOVICH, Trustee  
Member: Thomas Burgess GST Trust dated December 18, 2020  
Address: PO Box 252, Geneva IL 60134

Hey David,

We plan on adding automotive sales to our current repair facility and are glad to hear that the parking lot will meet the Village's Zoning Ordinance standards. That's great news!

We anticipate to sell between 5-9 cars a month, which would put our anticipated annual number of car sales between 60-108 units.

We have 9 dedicated parking spaces for the vehicles that will be for sale. Those 9 spots are located directly against the front of our building on the North side of our front lot.

Also along the North/East side of the front lot, we have 1 Handicap parking spot as well as one additional parking spot for visitors.

We have 9 dedicated spots for Service vehicles to be dropped off and picked up on the South side of our front lot, located against Butterfield Rd, as well as 5 additional spot for service drop off, pick up and visitors located on the West side of our front lot located against the grass.

We currently have 9 spots for employee parking located on the West side of our rear lot.

We plan to create 10 spots along the North side of the rear lot as well as 5 additional spots on the North/East side of the rear lot to accommodate Service vehicles/overflow of vehicle that will have parts on order or waiting on approvals, as well . These will be added when we pave the rear Lot/gravel section.

The rear North side of the lot is currently a stone base.

The plan:

1. The area under consideration for a new asphalt surface comprises approx. 5,523 sq ft.
2. Grade existing stone base. We will be creating correct grade for drainage.
3. We will dispose of spoils at approved dump site.
4. We will install 2.50" inches binder course material and compact with a dual head vibratory roller.

The onsite flow of car drop off and pick up includes visitors and customers parking in the front along the South side of the lot as well as the additional handicap and parking spot on the North/East side of the front lot.

When vehicles are dropped off for service, employees will transfer the vehicles to the rear lot parking spots or will be entered into the building for immediate service. The transfer of vehicle will happen through our designated drive aisle which is located on the East side of the building. This is strictly a drive aisle and will not have any parking. Vehicles will enter into the building through the rear overhead door which is 12h X 16w. This door is located against the rear of the building (North East side of the building).

Inside the building we have 7 Lifts/bays, 1 alignment machine bay as well as 3 additional flat bays. Upon completion, vehicles will be then parked in the front lot for pick-up.

The square footage of the building is 9,723 sq. ft.

The square footage of the garage for all car repairs is 8,300 sq. ft. with 12' clear height.

Office space includes multiple areas/rooms- (and will be utilized for car sales)

1 Private office approx. 10x12= 120 sq. Ft.

1 General office approx. 17x20= 340 sq. Ft.

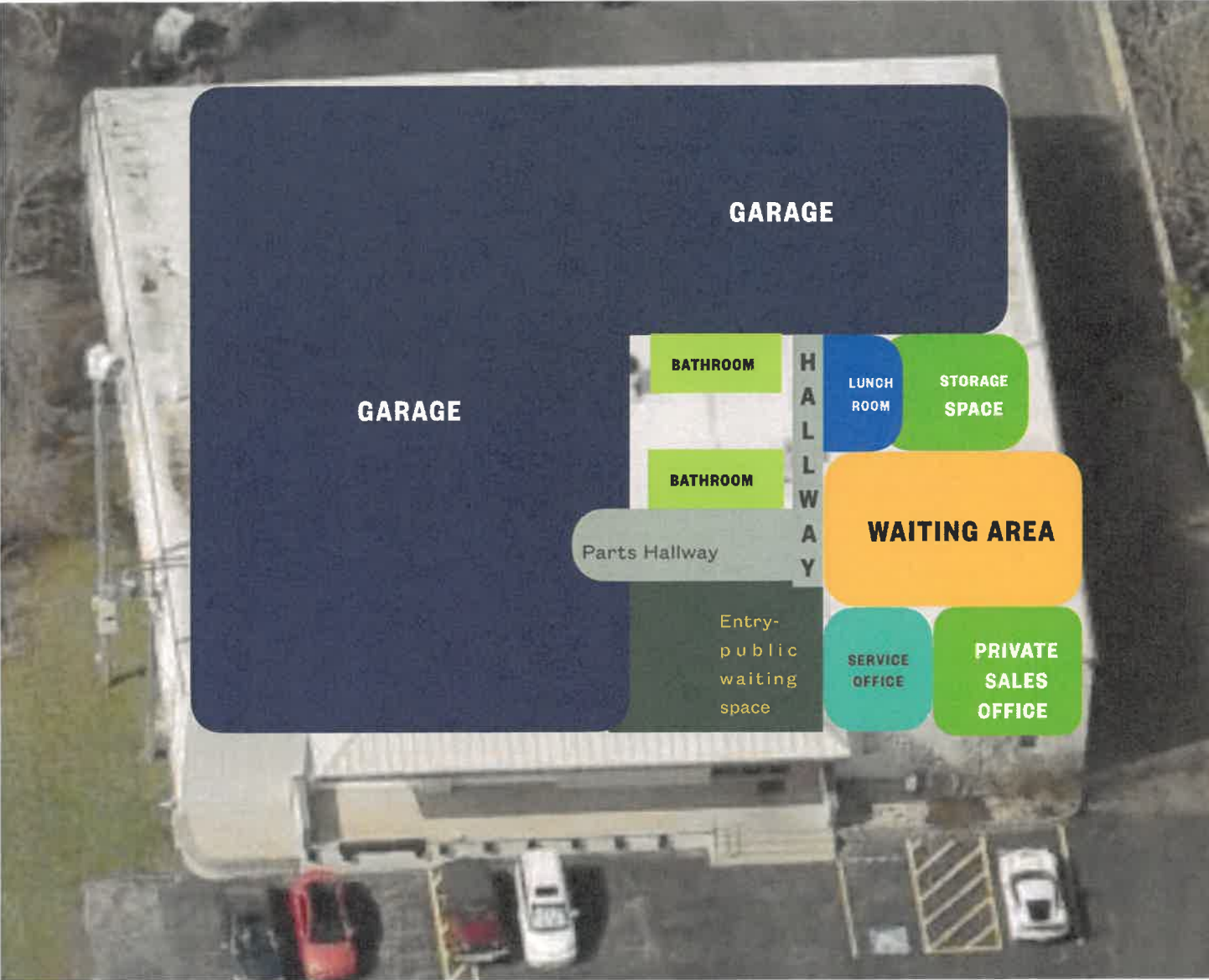
Customer Lounge/waiting area/public waiting space approx. 26x27= 702sq. Ft.

Reception/Entry/public waiting space approx. 13x30= 390sq. Ft.

Employee break room approx. 8x20= 160 sq. Ft.

Men's and Women's bathrooms.





Attach a statement indicating the manner in which the requested special use supports each of the following standards:

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.

**Our automotive sales establishment is committed to upholding the highest standards of safety and compliance with local regulations. We understand the importance of ensuring that our operations do not pose any threat to the public health, safety, comfort, or general welfare of the community. Our automotive sales operation will not only meet but exceed the required standards for public safety and welfare.**

2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity.

**We recognize the importance of maintaining the integrity and character of the neighborhood while introducing our business to the area. We are committed to being responsible stewards of the local community and look forward to becoming valued members of the neighborhood.**

3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan.

**Our proposed special use of the specific location for automotive sales is fully consistent with the spirit and intent of both the Zoning Ordinance and the adopted Comprehensive Plan. We are committed to upholding the principles of responsible development and contributing positively to the long-term vitality of the community.**

4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually.

o The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

**We confirm that the proposed special use of our property for automotive sales is authorized within the zoning district where the property is located. Our intended use aligns with the zoning regulations and permitted uses outlined for the designated district, as specified in the zoning ordinance.**

o The proposed special use is deemed necessary for the public convenience at that location.

**The proposed special use of our location for automotive sales is deemed necessary for the public convenience at this specific location due to its accessibility, the fulfillment of a service gap, its positive economic impact, and the valuable benefits it offers to the community. We are confident that our establishment will become a valued asset to the neighborhood and enhance the overall convenience and well-being of residents.**

o The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

**The proposed special use of incorporating automotive sales into our existing automotive repair facility will not create excessive additional impacts at public expense. Instead, it promises to enhance the economic welfare of our community by increasing tax revenues, and providing greater convenience and choice to consumers.**

o The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

**the proposed addition of automotive sales to our automotive repair facility is in full conformance with the goals and policies of the Comprehensive Plan, as well as all Village codes and regulations. This expansion not only aligns with the community's vision for economic growth and land use compatibility but also adheres to the required standards for safety, environmental stewardship, and quality service provision.**

o The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

**The addition of automotive sales to our existing automotive repair facility will be designed, located, operated, and maintained to ensure it is harmonious and compatible with the existing and intended character of the general vicinity. Our commitment to aesthetic integration, efficient site utilization, professional operations, and community engagement will ensure that our expanded facility enhances the overall appeal and functionality of the area.**

o The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

**Adding automotive sales to our existing automotive repair facility will be implemented with careful consideration to ensure that it does not negatively impact the safety, use, enjoyment, and value of other properties in the neighborhood. We are committed to maintaining and enhancing the quality of the local environment for all residents and businesses.**

o The proposed special use is compatible with development on adjacent or neighboring property.

**the proposed addition of automotive sales to our existing automotive repair facility is compatible with development on adjacent or neighboring property. Through careful design, mitigation of potential impacts, respect for property boundaries, and collaboration with neighboring property owners, we aim to ensure that our expanded operations contribute positively to the overall development and cohesion of the surrounding area.**

o The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.

**the proposed special use of incorporating automotive sales into our existing automotive repair facility prioritizes traffic safety and provides adequate and safe access to the site.**

o The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.

**the proposed special use of incorporating automotive sales into our existing automotive repair facility includes the provision of the required number of parking spaces and maintenance of parking areas, in accordance with the requirements of the ordinance.**

o The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.

**Our proposal to incorporate automotive sales into our existing automotive repair facility ensures that all necessary services and infrastructure are adequately addressed.**

o The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

**Our proposal to incorporate automotive sales into our existing automotive repair facility is designed to fully comply with the requirements of the zoning ordinance and all other applicable local, state, and federal regulations.**





**BURGESS**  
COMMERCIAL REAL ESTATE

BUILDING BUSINESS INVESTMENTS SINCE 1995

**9,700 SF OFFICE/WAREHOUSE**  
119 Butterfield, North Aurora, IL 60542



At Butterfield and River Road – Intersection of Rt. 56 and 25  
Minutes away from the I-88 interchange



**8,300 SF WAREHOUSE**  
**1,659 SF Office**

2228 Ferry Road, Unit 101, Naperville, Illinois 60563

Office Phone 630-585-0021

Fax 630-386-8065

[sales@burgesscommercial.com](mailto:sales@burgesscommercial.com)

[www.burgesscommercial.com](http://www.burgesscommercial.com)



**BURGESS**  
COMMERCIAL REAL ESTATE

BUILDING BUSINESS INVESTMENTS SINCE 1995



Large, bright warehouse



Reception or show room

2228 Ferry Road, Unit 101, Naperville, Illinois 60563

Office Phone 630-585-0021

Fax 630-386-8065

[sales@burgesscommercial.com](mailto:sales@burgesscommercial.com)

[www.burgesscommercial.com](http://www.burgesscommercial.com)



**BURGESS**  
COMMERCIAL REAL ESTATE

BUILDING BUSINESS INVESTMENTS SINCE 1995



Spacious office areas



Large partially paved back lot

- Building 9,723 SF
- Lot size 37,026
- Zoned B-2 Light Industrial/Retail
- Built 1975, new roof 2019
- Warehouse 8,300 SF 12' clear height, 15' to ceiling
- Office/Showroom 1,659 SF
- \$7,500 per month plus utilities
- Overhead door 12 h x 16 w
- Two docks, 1 standard and 1 short
- Includes 13 x 30 reception or showroom, 10 x 12 private office, 17 x 20 general office, 26 x 27 general office, break room 8 x 20 and men's and women's bathrooms

2228 Ferry Road, Unit 101, Naperville, Illinois 60563

Office Phone 630-585-0021

Fax 630-386-8065

sales@burgesscommercial.com

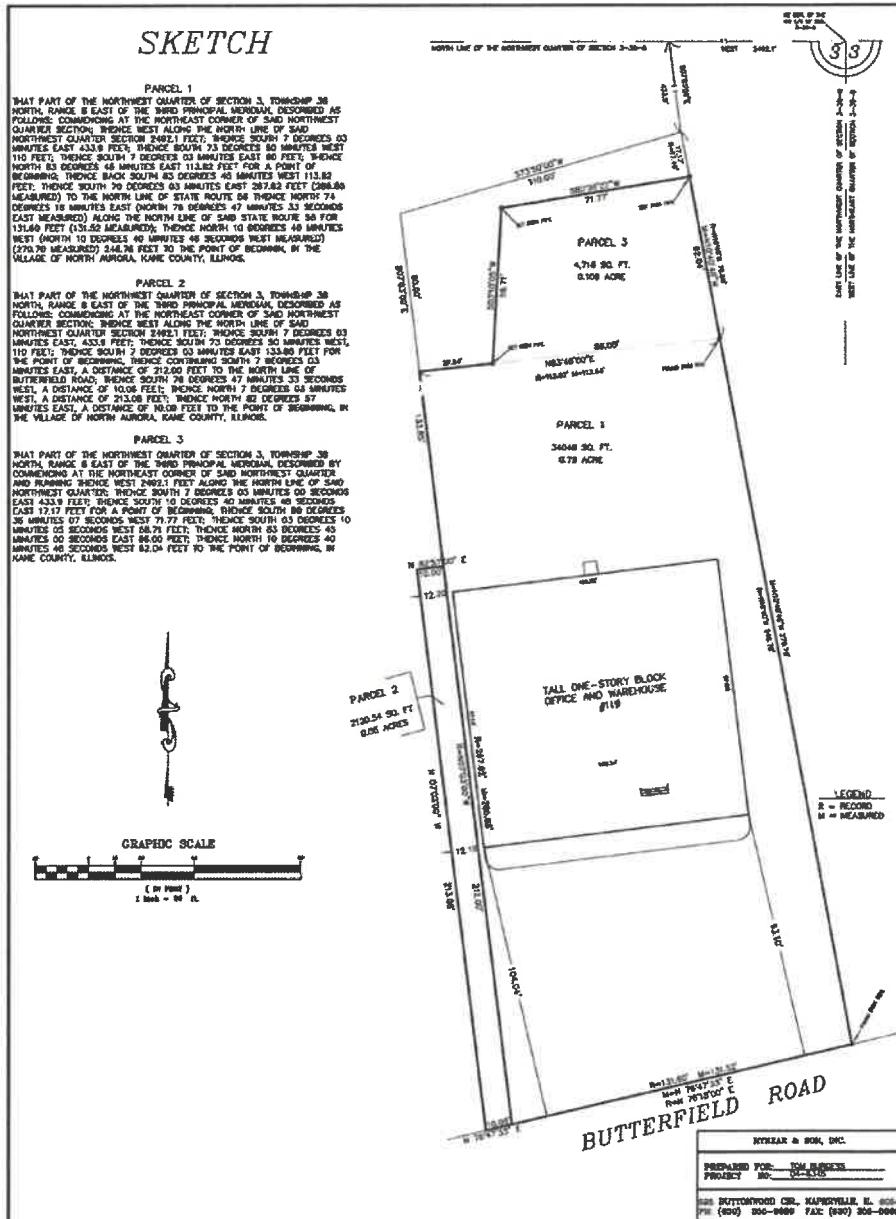
[www.burgesscommercial.com](http://www.burgesscommercial.com)



**BURGESS**  
COMMERCIAL REAL ESTATE

BUILDING BUSINESS INVESTMENTS SINCE 1995

**119 Butterfield**  
North Aurora, IL 60542  
8,300 SF Warehouse | 1,659 SF Office  
PIN 15-03-101-013, 016, 020



**Call for more information:  
630-585-0021**

2228 Ferry Road, Unit 101, Naperville, Illinois 60563

Office Phone 630-585-0021

Fax 630-386-8065

sales@burgesscommercial.com

www.burgesscommercial.com



# Memorandum

**To:** Village President and Village Board of Trustees

**Cc:** Steve Bosco, Village Administrator

**From:** Joseph DeLeo, Chief of Police

**Date:** August 5, 2024

**Re:** Full Time School Resource Officer

---

## Discussion

As discussed at the July 15, 2024, Committee of the Whole meeting, the Village had an agreement under review with School District 129 regarding the transition of our part-time school resource officer (SRO) at Jewel Middle School to a full-time position. Following review of the draft, School District 129 has approved and signed the agreement without any modifications. We are now seeking approval from the Village Board.

The proposed agreement stipulates that School District 129 would pay for 50% of the officer's base salary, medical insurance, and clothing allowance during this nine-month time frame, totaling \$51,761.25 for the 2024-2025 school year (costs based on current SRO's salary and benefit schedule). This is detailed in exhibit A of the agreement as follows:

One-half (1/2) SRO's salary & FICA for 2024-2025 school year: \$43,245.00

One half of nine months' cost of a Police Officer's annual clothing allowance: \$318.75

One half of nine months' cost of a Police Officer's medical-hospital plan coverage:  
\$8,197.50

Additionally, it contains language that any extracurricular activities which would result in overtime, would be covered by District 129. The SRO would begin full time duties for the next upcoming school year which starts August 14, 2024. The agreement is set to expire annually, requiring updated costs and approvals from each party.

As discussed, staff feels the assignment of a full time School Resource Officer within School District 129 would have a positive impact for North Aurora students and requests approval of the agreement. A copy of the agreement is attached for reference.

This Letter of Agreement is entered into by and between the **VILLAGE OF NORTH AURORA**, ("Village") and the **WEST AURORA SCHOOL DISTRICT 129**, ("SD 129").

**WHEREAS**, the Village of North Aurora Police Department (hereinafter referred to as the "NAPD") has evaluated current patrol operations and the effect of adding a School Resource Officer position on those standard operations necessary for patrol coverage throughout the Village; and

**WHEREAS**, prior to 2024, the Village provided a part-time School Resource Officer (hereinafter referred to as the "SRO") to Jewel Middle School located at 1501 Waterford Rd, North Aurora, IL 60542;

**WHEREAS**, the parties have engaged in discussion about expanding the School Resource Officer position into a full time role with other location assignments.

NOW THEREFORE, in consideration of the mutual benefits contained herein, the parties hereto agree as follows:

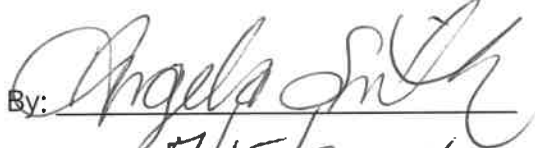
1. The NAPD agrees to provide to School District 129 a full-time uniformed police officer as to be appointed by the Chief of Police to act as a SRO for approximately eighty four (84) hours per two week schedule (i.e. five days per school week) beginning on the first day of school, August 14, 2024, and ending on the last day of the school year. SD 129 agrees that the officer assigned as the SRO is subject to the direction and discretion of the Chief of Police. The SRO shall be considered an employee of the NAPD; the SRO will be covered by NAPD liability, unemployment and workers compensation insurance, and the NAPD shall be responsible for the SRO's employment.
2. Each School Resource Officer shall be a person who has received specialized training to work with youth at a school site. While it is contemplated that each School Resource Officer shall consult and coordinate with the school administration, they function as police officers responsible for carrying out their duties and responsibilities as such, and shall not act as school disciplinarians, the latter being the responsibility of the school administration.
3. The NAPD agrees that the SRO shall primarily be assigned to Jewel Middle School. Upon request, the SRO may occasionally assist with operations at other schools attended by North Aurora students, such as Herget Middle School and West Aurora High School, subject to the needs and requirements of the School District 129 and the NAPD. SD 129 understands and agrees, however, that the SROs presence shall be dependent on the SRO's availability, holiday and/or other vacation schedules, and the needs of current patrol operations as determined by the Chief of Police. If

for any reason, the SRO is unavailable, SD129 will not be billed for time that the SRO is unavailable.

4. SD 129 will pay to the Village of North Aurora the following based on the schedule below per the terms of the Agreement. See Exhibit A. SD 129 agrees to pay the Village one-half (1/2) of the cost of the SRO. The Cost of the SRO shall be based on the SRO's salary for that year as determined by the Chief of Police.
  - a. One half of nine months' base annual salary of the SRO as defined by the collectively bargained agreement between the Village and its Officers.
  - b. One half of nine months' cost of a Police Officer's annual clothing allowance; and
  - c. One half of nine months' cost of a Police Officer's medical-hospital plan coverage.
  - d. All extracurricular or special event overtime worked by the SRO at the request of SD 129 will be paid by SD 129.
5. SD 129 understands and acknowledges that the SRO's cost is dependent on the SRO's experience, rank, and subject to a collectively bargained agreement between the Village and its Officers.
6. SD 129 shall be billed annually at the conclusion of each school year or before June 15th with payment due on or before July 15th.
7. The Parties agree that the services provided pursuant to this Agreement are in addition to general police services provided by the Village in the regular course of operating its Police Department.
8. The Village agrees to hold SD District 129, its Board of Education, Board members, agents and employees, free, harmless and indemnified from and against any and all claims, suits or causes of action arising from or in any way out of the performance of the duties of the police officers serving as School Resource Officers. District 129 agrees to hold the Village, its agents and employees, free, harmless and indemnified from and against any and all claims, suits, or causes of action arising from or in any way out of performance of duties by SD District 129 employees or which arise from the enforcement of any District policy, rule or regulation by the School Resource Officer to the extent said enforcement was specifically requested by District 129 school officials.
9. This Agreement shall automatically terminate at the conclusion of the school year or May 31, 2025, whichever is later. This Agreement may only be renewed in writing and by mutual agreement by both Parties.

10. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all other agreements, either oral or in writing, including, but not limited to, any offer or incentive provided in the Route 31 TIF Incentive. It shall not otherwise alter the other provisions of the Route 31 TIF Incentive or the provisions of any agreement between the parties not related to or effecting the SRO program.
11. No change or modification to this Agreement shall be valid unless the same be in writing and signed by all parties. No waiver of any provision of this Agreement shall be valid unless in writing and signed by all parties.
12. This Agreement shall be effective as of the date it is approved and executed by all of the duly authorized representatives of the Parties; and this Agreement shall remain in effect until it terminates as provided herein or is modified in writing by the Parties.
13. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. It shall not be necessary that any single counterpart be executed by all Parties provided that each party shall have executed at least one counterpart.

WEST AURORA SCHOOL DISTRICT 129

By:   
Date: 7/15/2024

Dr. Angela Smith  
Associate Superintendent of Operations  
School District 129

VILLAGE OF NORTH AURORA

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

Mark Gaffino  
Village President  
Village of North Aurora



## **Exhibit A**

One-half (1/2) SRO's salary & FICA for 2024-2025 school year:

\$43,245.00

One half of nine months' cost of a Police Officer's annual clothing allowance:

\$318.75

One half of nine months' cost of a Police Officer's medical-hospital plan coverage:

\$8,197.50