



**NORTH AURORA VILLAGE BOARD MEETING
MONDAY, FEBRUARY 17, 2025 – 7:00 P.M.
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**

ZOOM VIEWING INFORMATION

Website Address: <https://us02web.zoom.us/j/89069967021>

Meeting ID: 890 6996 7021 | **Dial In:** +1 312 626 6799

AGENDA

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

ROLL CALL

PUBLIC HEARING

Randall Crossing / Randall Highlands Annexation Agreement Amendment

PRESENTATION

National Pollutant Discharge Elimination System (NPDES)

AUDIENCE COMMENTS

CONSENT AGENDA

1. Village Board Minutes Dated 02/03/2025; Committee of the Whole Minutes Dated 02/03/2025
2. Bills List Dated 02/17/2025 in the Amount of **\$222,654.98**
3. Travel and Business Expenses in the Amount of **\$100.00**
4. Approval of an Intergovernmental Agreement with the Fox Valley Park District for North Aurora Days Fireworks on Fox Valley Park District Property
5. Approval of Resolution for Improvement Under the Illinois Highway Code for the 2025 Village of North Aurora Road Program
6. Approval of Resolution for Approval of a Joint Funding Agreement for Federally Funded Construction with the State of Illinois for the Orchard Gateway Boulevard Intersection Improvements and Resurfacing Project
7. Approval of Resolution for Improvement Under the Illinois Highway Code for the Use of Motor Fuel Tax Funds for the Orchard Gateway Boulevard Project
8. Approval of Resolution Acknowledging Substantial Completion Triggering the One-Year Maintenance Period and Reduction for the Surety for Public Improvements for River Front Ram

9. Approval of Resolution Authorizing Application for Kane County Community Development Funds and Execution of All Necessary Documents for Veterans Memorial Park Improvement Project

NEW BUSINESS

1. Approval of Ordinance Amending North Aurora Code Section 5.08.350 by Increasing the Number of Class C Liquor Licenses Authorized in the Village of North Aurora (Bruno's)
2. Approval of Ordinance Approving the Amendment to the Annexation Agreement Between the Village of North Aurora and Wiseman-Hughes Enterprises, Inc. Randall Highlands Subdivision Randall Crossing Lot 2 & 4 Mixed Use Development
3. Approval of Ordinance Approving an Amendment to the Special Use Multi-District Mixed Use Planned Development for the Randall Highlands Development Affect Lot 2 and Lot 4 of the Randall Crossing Commercial Development in the Village of North Aurora
4. Approval to Enter into Professional Services Agreement with Engineering Enterprises, Inc. for the Lead Service Line Replacement Program in the Amount of \$26,394.00

VILLAGE PRESIDENT

TRUSTEE COMMENTS

ADMINISTRATOR'S REPORT

VILLAGE DEPARTMENT REPORTS

ADJOURN

Initials: SB



Memorandum

To: Mark Gaffino, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: Brian Richter, Public Works Director
Date: February 17, 2025
Re: NPDES Public Hearing

The Illinois Environmental Protection Agency (IEPA) regulates pollutants entering waters in the State. The National Pollutant Discharge Elimination System (NPDES) is a program administered by the agency to improve water quality. In this program the Village of North Aurora is defined as a Municipal Separate Storm Sewer System (MS4) community. This designation requires that the Village obtain a General NPDES Permit ILR40 and operate and manage its stormwater system in compliance with the regulations outlined in this permit.

This permit requires that the Village submit a Notice of Intent (NOI) which outline the goals of the program and defines best management practices (BMP). There are six categories of BMP outlined by the ILR 40 permit that are developed by staff specific to the Village of North Aurora. The categories are: Public Education and Outreach, Public Involvement and Participation, Illicit Discharge Detection and Elimination, Construction Site Stormwater Runoff Control, Post Construction Stormwater Management and Pollution Prevention and Good Housekeeping for Municipal Operations. Activities are then developed under each of the BMP categories with the goal of improving water quality. An example of an activity the Village conducts under the Public Involvement and Participation best management practice is a public hearing. The public hearing will be conducted at the February 17, 2024, Board Meeting and provides the public the opportunity to comment on the program. Another example of a BMP is the partnership with Kane County. The Village has adopted the Kane County Stormwater Ordinance and signed an

intergovernmental agreement that authorizes Kane County to inspect construction sites greater than or equal to two acres for compliance with NPDES regulations. The NPDES program is a continuous program in which BMPs are conducted throughout the year. The NPDES reporting year runs from March of the previous year to March of the current year. At the conclusion of each reporting year the Village must submit an Annual Facilities Inspection Report (AFIR) to demonstrate compliance with the NOI and to demonstrate progress on BMPs. The current NOI and past year's AFIRs are available for review on the Village web site.

**NORTH AURORA VILLAGE BOARD MEETING
VILLAGE BOARD MEETING MINUTES
Monday, February 3, 2025**

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 Todd Niedzwiedz, Trustee Carolyn Salazar

Staff in attendance: Village Administrator Steve Bosco, Finance Director Jason Paprocki, Community Development Director Nathan Darga, Village Attorney Kevin Drendel, Public Works Director Brian Richter, Police Chief Joe DeLeo.

AUDIENCE COMMENTS – None

APPOINTMENT

Mike Toth – Aurora Area Convention and Visitors Bureau (AACVB)

Mayor Gaffino stated that Dale Berman had been serving as the Village's AACVB representative and had recently moved into an At-Large position. Mayor Gaffino appointed Mike Toth as the Village of North Aurora Board Representative.

The Village Board was in favor of this appointment.

CONSENT AGENDA

1. Village Board Minutes Dated 01/20/2025; Committee of the Whole Minutes Dated 01/20/2025
2. Bills List Dated 02/03/2025 in the Amount of \$785,859.14
3. Approval of Resolution Authorizing an Intergovernmental Agreement for Participation in the Illinois Public Works Mutual Aid Network (IPWMAN)
4. Approval of Resolution Acknowledging Substantial Completion Triggering the One-Year Maintenance Period and Reduction of the Surety for Public Improvements for the Euclid Beverage Expansion
5. Approval of Resolution Acknowledging Substantial Completion Triggering the One-Year Maintenance Period and Reduction of the Surety for Public Improvements for Park 88

Motion for approval made by Trustee Guethle and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Guethle – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes. **Motion approved (6-0).**

NEW BUSINESS

1. **Approval of Ordinance Amending North Aurora Code Section 5.08.350 by Decreasing the Number of Liquor Licenses Authorized in the Village of North Aurora (Los Girasoles, Taco Madre, Real Minas, Crave, Orchard Wine & Liquor)**

Administrator Bosco explained that this agenda item was a clean-up of liquor licenses of establishments that have gone out of business or do not currently utilize their liquor license.

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 Niedzwiedz – yes, Trustee Christiansen – yes, Trustee Salazar – yes. **Motion approved (6-0).**

2. Approval of Ordinance Amending North Aurora Code Section 5.08.350 by Increasing the Number of Class B Liquor Licenses Authorized in the Village of North Aurora (El Coronel Restaurant)

Administrator Bosco stated that this agenda item was before the Committee of the Whole in January. El Coronel is operating in the location previously inhabited by Real Minas on Route 56.

Motion for approval made by Trustee Niedzwiedz and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes. **Motion approved (6-0).**

3. Approval of Fleet Management Software Agreement with Fleetio in the Amount of \$15,840.00

IT Manager Dave Arndt explained that currently the fleet of Village vehicles and equipment were managed utilizing Microsoft Excel, while the Police Department utilized FileMaker, which was a software scheduled to be retired soon. He stated that to streamline these processes, Staff had explored several vendors to identify software that could centralize fleet management for the Public Works and Police Departments, as well as enhance parts inventory management and provide valuable insights into the health of the Village's fleet. After meeting with several vendors, staff determined that Fleetio was the best overall choice.

While the project was not budgeted, sufficient funding was available.

Motion for approval made by Trustee Lowery and seconded by Trustee Guethle. **Roll Call Vote:** Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Guethle – yes. **Motion approved (6-0).**

4. Approval of Agreement with Teska Associates, Inc. for the Veterans Memorial Project in the Amount of \$35,680.00

Public Works Director Brian Richter explained that this and the following agenda item was related. He stated that at the October 21, 2024 Committee of the Whole meeting Teska presented a concept drawing for the enhancements to the Veterans Memorial, and staff was directed to move forward with the project which was construction design. This phase would refine the proposed concept, including materials, installation and layout of the features at the Veterans Memorial site.

Staff reached out to Teska and WBK Engineering for proposals to finalize the concept and prepare construction documents.

Village staff was recommending approval of the agreement with Teska.

Motion for approval made by Trustee Salazar and seconded by Trustee Guethle. **Roll Call Vote:** Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Guethle – yes, Trustee Lowery – yes, Trustee Niedzwiedz – yes. **Motion approved (6-0).**

5. Approval of Proposal with WBK Engineering for the Veterans Memorial Project in the Amount of \$53,900.00

Director Richter stated that this item was related to the previous agenda item and staff was recommending the approval of the Proposal with WBK Engineering.

Motion for approval made by Trustee Lowery and seconded by Trustee Salazar. **Roll Call Vote:** Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Guethle – yes. **Motion approved (6-0).**

6. Approval of Resolution Authorizing the Entering into of a Contract for the Purchase of Electricity from the Lowest Cost Electricity Provider for a One, Two or Three year Term for Water Wells and Treatment Plants Through the NIMEC Bid Process

Finance Director Jason Paprocki explained that on March 4th NIMEC would be holding its' annual group bid. On that day the Village would be presented one, two, and three year prices for electricity services. In addition, pricing will be presented for both green and traditional energy options. For the past two bids the Village had opted for green energy options which was estimated at about \$15,000-\$20,000 additional a year.

Staff was requesting permission from the Board to allow the Administrator to sign the contract on that day, as well as whether or not the Board wanted to continue with green energy.

The Village Board stated that they would like to continue with green energy.

Trustee Curtis asked if there were any projections as to where energy prices were heading. Director Paprocki stated that for the past two cycles the Village had opted to sign one year contracts to avoid being locked into the pricing. The Village had the option of signing a one, two, or three year contract.

Motion for approval made by Trustee Lowery and seconded by Trustee Guethle. **Roll Call Vote:** Trustee Lowery – yes, Trustee Niedzwiedz – yes, Trustee Salazar – yes, Trustee Christiansen – yes, Trustee Curtis –yes, Trustee Guethle – yes. **Motion approved (6-0).**

VILLAGE PRESIDENT – None

TRUSTEES COMMENTS – Trustee Guethle stated that he and Administrator Bosco attended the IML Legislative Breakfast. He stated that they spoke about the fact that the Governor could not take away distributive funds on his own. That would have to be voted on by lawmakers.

ADMINISTRATOR'S REPORT – None

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 Guethle and seconded by Trustee Curtis. All in favor. **Motion approved.**

Respectfully Submitted,

Jessi Watkins
Village Clerk

**VILLAGE OF NORTH AURORA
COMMITTEE OF THE WHOLE MEETING MINUTES
Monday, February 3, 2025**

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 Todd Niedzwiedz, Trustee Carolyn Salazar

Staff in attendance: Village Administrator Steve Bosco, Finance Director Jason Paprocki, Community Development Director Nathan Darga, Village Attorney Kevin Drendel, Public Works Director Brian Richter, Police Chief Joe DeLeo.

AUDIENCE COMMENTS – None

TRUSTEE COMMENTS - None

DISCUSSION

1. Bruno's Class C Liquor License

Administrator Bosco explained that Bruno's was seeking a Class C Liquor License which would allow the establishment to serve beer and wine, but no liquor. Bruno's Cheesesteak had been in business for over eight years and have determined that their clientele was interested in having alcohol option. The establishment was not seeking video gaming.

Bruno's Cheesesteak is located at 17 S. Lincolnway.

The Board was in favor of moving forward with this request.

2. Riverview Townhomes Concept Plan

Administrator Bosco stated that this agenda item was in regard to a townhome development proposal to be located on three vacant lots. Bosco explained that this was a concept plan and would like to have the Board weigh in on the plan prior to heading to the Plan Commission.

Community Development Director Darga stated that the concept plan was for townhomes on Riverview Street, where currently there were three vacant lots along the north side of the street, east of Route 31.

The lots formerly had single family homes on them, which were demolished in the early 2000s, and the lots had been vacant ever since. The lots were previously owned by the commercial property owner who owns the commercial lots along Route 31, and was sold to Kim Timm. The property was zoned B-3 which is a commercial district, but does allow multi-family town home developments as a special use. Darga stated that the Comprehensive Plan for the area calls for "riverfront flex" which talks about a mix of uses including residential townhomes and apartment buildings.

The proposal was for a seven unit townhome development, with four on the west and three on the east with a common driveway down the middle. Everyone would share that driveway, and each unit would have a two car garage.

The property would need to be re-platted, and special use approved. The development would need to form an association for common area improvements. Because of the grade change, there would be some retaining walls and the three unit building would probably have walk-out basements.

Michael Feldman, the developer of the property was on hand to answer questions. He spoke about the original plans to build an apartment building on two of the three lots, but changed course when the third lot became available.

Some Trustees commented that they would prefer to see the townhomes located there, rather than apartments.

Trustee Curtis asked about an HOA for the development, she requested to know how it would be structured. Mr. Feldman stated that there would be an HOA to care for common areas, however the owners would be responsible for their own back yards.

Trustee Curtis expressed concern based on some of the issues that the Village had recently had with HOA going defunct and leaving the Village to care for common areas.

The Village Board was in favor of moving forward with the development.

EXECUTIVE SESSION – None

ADJOURNMENT

Motion to adjourn made by Trustee Niedzwiedz and seconded by Trustee Salazar. All in favor. **Motion approved.**

Respectfully Submitted,

Jessi Watkins
Village Clerk

Accounts Payable

To Be Paid Proof List

User: ablasr
Printed: 02/11/2025 - 12:56PM
Batch: 00502.02.2025



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
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Accurate Office Supply Co. 468923									
629916	1/30/2025	29.96	0.00	02/17/2025				No	0
01-430-4411 Office Expenses				Office Supplies					
		<hr/>							
629916 Total:		29.96							
629916-02	1/30/2025	29.96	0.00	02/17/2025				No	0
01-445-4411 Office Expenses				Office Supplies					
		<hr/>							
629916-02 Total:		29.96							
629916-03	1/30/2025	29.96	0.00	02/17/2025				No	0
60-445-4411 Office Expenses				Office Supplies					
		<hr/>							
629916-03 Total:		29.96							
629916-04	1/30/2025	29.97	0.00	02/17/2025				No	0
01-441-4411 Office Expenses				Office Supplies					
		<hr/>							
629916-04 Total:		29.97							
		<hr/>							
Accurate Office Supply Co		119.85							
<hr/>									
ACSI Mechanical Group									
468558									
30902	1/2/2025	4,975.00	0.00	02/17/2025				No	0
01-445-4520 Public Buildings Rpr & Mtce				Boiler Repair- VH					
		<hr/>							
30902 Total:		4,975.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
	ACSI Mechanical Group T	4,975.00							
Aflac 030540 829776	1/26/2025	716.74	0.00	02/17/2025				No	0
01-000-2053 AFLAC				AFLAC- Jan 2025					
	829776 Total:	716.74							
	Aflac Total:	716.74							
AIM 046510 1002728	2/1/2025	147.00	0.00	02/17/2025				No	0
01-435-4267 Finance Services				Flex- Jan 2025					
	1002728 Total:	147.00							
	AIM Total:	147.00							
Alarm Detection Systems of IL 000060 183240-1031	1/12/2025	833.94	0.00	02/17/2025				No	0
60-445-4567 Treatment Plant Repair/Maint				Alarm Monitoring- TPs					
	183240-1031 Total:	833.94							
	Alarm Detection Systems o	833.94							
American Water Works Assn. 007050 SO208608	1/10/2025	87.00	0.00	02/17/2025				No	0
60-445-4390 Dues & Meetings				AWWA Membership- Schwickerath					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
	SO208608 Total:	87.00							
	American Water Works Ass	87.00							
Amundsen Davis, LLC 039030									
797781	1/10/2025	350.00	0.00	02/17/2025				No	0
01-430-4260 Legal				Dec 24 Legal					
	797781 Total:	350.00							
797781-02	1/10/2025	175.00	0.00	02/17/2025				No	0
01-430-4260 Legal				Dec 24 Legal					
	797781-02 Total:	175.00							
	Amundsen Davis, LLC Tot	525.00							
AT&T Mobility 468386									
*** 287322262314	1/19/2025	313.10	0.00	02/17/2025				No	0
01-430-4652 Phones and Connectivity				Cell Phone- Admin 12/20 - 1/19					
	287322262314 Total:	313.10							
*** 287322262477	1/19/2025	126.48	0.00	02/17/2025				No	0
01-441-4652 Phones and Connectivity				Cell Phone- CommDev 12/20 - 1/19					
	287322262477 Total:	126.48							
*** 287322277733	1/19/2025	906.86	0.00	02/17/2025				No	0
01-445-4652 Phones and Connectivity				Cell Phone- PW 12/20 - 1/19					
	287322277733 Total:	906.86							
*** 287322279371	1/19/2025	567.03	0.00	02/17/2025				No	0
60-445-4652 Phones and Connectivity				Cell Phone- Water 12/20 - 1/19					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
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	287322279371 Total:	567.03							
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01-440-4652 Phones and Connectivity				Cell Phone- PD 12/20 - 1/19					
	287322279713 Total:	1,461.30							
	AT&T Mobility Total:	3,374.77							
Aurora Area Convention									
003770									
01272025	1/27/2025	3,112.04	0.00	02/17/2025				No	0
15-430-4752 90% Tourism Council				Red Roof Inn Hotel Tax/ Dec 2024					
	01272025 Total:	3,112.04							
02042025	2/4/2025	1,720.55	0.00	02/17/2025				No	0
15-430-4752 90% Tourism Council				NA Lodging Hotel Tax/ Dec 2024					
	02042025 Total:	1,720.55							
	Aurora Area Convention To	4,832.59							
B & F Construction									
015600									
20351	12/23/2024	6,013.08	0.00	02/17/2025				No	0
01-441-4276 Inspection Services				Inspection (86)- October 2024					
	20351 Total:	6,013.08							
20486	1/20/2025	3,340.00	0.00	02/17/2025				No	0
01-441-4276 Inspection Services				Inspection (45)- December 2024					
	20486 Total:	3,340.00							
67369	1/20/2025	1,369.26	0.00	02/17/2025				No	0
01-441-4276 Inspection Services				Plan Review- Gas N Wash					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	67369 Total:	1,369.26							
67372	1/20/2025	1,070.00	0.00	02/17/2025				No	0
01-441-4276	Inspection Services			Plan Review- Gas N Wash					
	67372 Total:	1,070.00							
67394	1/22/2025	1,009.40	0.00	02/17/2025				No	0
01-441-4276	Inspection Services			Plan Review- 427 Prairie Ridge					
	67394 Total:	1,009.40							
67399	1/22/2025	1,245.42	0.00	02/17/2025				No	0
01-441-4276	Inspection Services			Plan Review- 439 Prairie Ridge					
	67399 Total:	1,245.42							
67406	1/23/2025	300.00	0.00	02/17/2025				No	0
01-441-4276	Inspection Services			Plan Review- Thornton's					
	67406 Total:	300.00							
67425	1/27/2025	1,011.78	0.00	02/17/2025				No	0
01-441-4276	Inspection Services			Plan Review- 443 Prairie Ridge					
	67425 Total:	1,011.78							
	B & F Construction Total:	15,358.94							
Batteries Plus Bulbs									
468004									
P79532076	1/15/2025	40.30	0.00	02/17/2025				No	0
60-445-4564	SCADA Repair & Maintenance			Batteries					
	P79532076 Total:	40.30							
	Batteries Plus Bulbs Total:	40.30							

Bonnell Industries

AP-To Be Paid Proof List (02/11/2025 - 12:56 PM)

*** means this invoice number is a duplicate.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
035410									
0219903-IN	1/30/2025	1,463.63	0.00	02/17/2025				No	0
01-445-4511 Vehicle Repair and Maint				Couplers					
	0219903-IN Total:	1,463.63							
	Bonnell Industries Total:	1,463.63							
Camic Johnson, LTD.									
03989									
169	1/27/2025	350.00	0.00	02/17/2025				No	0
01-440-4260 Legal				Legal Fees 1/15/25					
	169 Total:	350.00							
	Camic Johnson, LTD. Tota	350.00							
Capital Printing & Die Cutting, Inc									
468305									
INV-5527	1/15/2025	1,447.70	0.00	02/17/2025				No	0
01-440-4511 Vehicle Repair and Maint				Squad Graphics					
	INV-5527 Total:	1,447.70							
INV-5554	1/24/2025	1,447.70	0.00	02/17/2025				No	0
01-440-4511 Vehicle Repair and Maint				Squad Graphics					
	INV-5554 Total:	1,447.70							
	Capital Printing & Die Cut	2,895.40							
Carus Corporation									
033300									
SLS 10118456	1/9/2025	4,551.12	0.00	02/17/2025				No	0
60-445-4437 Chemicals - Water Treatment				HMO Chemicals- WTP					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
<hr/>									
SLS 10118456 Total:		4,551.12							
SLS 10118457	1/9/2025	1,724.48	0.00	02/17/2025				No	0
60-445-4437 Chemicals - Water Treatment		HMO Chemicals- ETP							
SLS 10118457 Total:		1,724.48							
Carus Corporation Total:		6,275.60							
<hr/>									
CDS Office Technologies									
025560									
*** INV1650695	10/23/2024	100.66	0.00	02/17/2025				No	0
01-430-4870 Equipment		Freight- Squad Computer Docking Support Arm							
INV1650695 Total:		100.66							
CDS Office Technologies T		100.66							
<hr/>									
Certified Laboratories Division									
048600									
9011740	1/24/2025	498.34	0.00	02/17/2025				No	0
01-445-4511 Vehicle Repair and Maint		Frost Away, Citrus Cleaner							
9011740 Total:		498.34							
Certified Laboratories Divi		498.34							
<hr/>									
Cintas Corporation									
041590									
5249596305	1/17/2025	74.53	0.00	02/17/2025				No	0
60-445-4422 Safety Supplies		First Aid Supplies- ETP							
5249596305 Total:		74.53							
5249596306	1/17/2025	53.51	0.00	02/17/2025				No	0
60-445-4422 Safety Supplies		First Aid Supplies- WTP							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
5249596306 Total:		53.51							
5250614507	1/24/2025	420.39	0.00	02/17/2025				No	0
01-445-4422 Safety Supplies					First Aid Supplies- PW Garage				
5250614507 Total:		420.39							
Cintas Corporation Total:		548.43							
City of Aurora 027870									
238076	1/14/2025	574.00	0.00	02/17/2025				No	0
60-445-4562 Testing (water)					Monthly Water Testing- Dec 2024				
238076 Total:		574.00							
City of Aurora Total:		574.00							
Cloudpermit Inc. 468924									
2216	1/31/2025	500.00	0.00	02/17/2025				No	0
01-441-4513 Software Maintenance					Software				
2216 Total:		500.00							
Cloudpermit Inc. Total:		500.00							
Clow Valve 468493									
IHY-000494	1/31/2025	3,300.00	0.00	02/17/2025				No	0
60-445-4563 Fire Hydrant Repair/maint					iHydrant Subscription				
IHY-000494 Total:		3,300.00							
Clow Valve Total:		3,300.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
CMA/ Flodyne/ Hydradyne 468928									
6178853	2/3/2025	10,964.64	0.00	02/17/2025				No	0
60-445-4567 Treatment Plant Repair/Maint				VFD Fans (3)					
6178853 Total:		10,964.64							
CMA/ Flodyne/ Hydradyn		10,964.64							
Colliflower Inc- Baltimore 032030									
02552016	2/4/2025	169.34	0.00	02/17/2025				No	0
60-445-4870 Equipment				Fill Hose For Vactor					
02552016 Total:		169.34							
Colliflower Inc- Baltimore		169.34							
Commonwealth Edison 000330									
*** 0048252222	12/10/2024	51.43	0.00	02/17/2025				No	0
60-445-4662 Utility				Water Tower Electric					
*** 0048252222	1/10/2025	59.58	0.00	02/17/2025				No	0
60-445-4662 Utility				Water Tower Electric					
0048252222 Total:		111.01							
*** 1100211222	1/9/2025	47.61	0.00	02/17/2025				No	0
10-445-4660 Street Lighting and Poles				Streetlight/ Deerpath & Orchard Gateway					
1100211222 Total:		47.61							
*** 1392693000	1/17/2025	3,372.99	0.00	02/17/2025				No	0
10-445-4660 Street Lighting and Poles				Streetlight/ 211 River Rd					
1392693000 Total:		3,372.99							
*** 1715162000	1/9/2025	113.01	0.00	02/17/2025				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description				Reference		
10-445-4660 Street Lighting and Poles					Streetlight/ Orchard & White Oak				
1715162000 Total:		113.01							
*** 1982048000	1/16/2025	12.42	0.00	02/17/2025				No	0
10-445-4660 Street Lighting and Poles					Streetlight/ 355 Moorfield				
1982048000 Total:		12.42							
*** 2223921222	1/9/2025	236.83	0.00	02/17/2025				No	0
10-445-4660 Street Lighting and Poles					Streetlight/ Orchard & Oak				
2223921222 Total:		236.83							
*** 2640852222	1/9/2025	148.01	0.00	02/17/2025				No	0
10-445-4660 Street Lighting and Poles					Streetlight/ 1200 Orchard Gateway				
2640852222 Total:		148.01							
*** 3059412222	1/9/2025	126.67	0.00	02/17/2025				No	0
01-445-4660 Street Lighting					Silo Lighting- 8 W State Street				
3059412222 Total:		126.67							
*** 4475962222	1/13/2025	152.35	0.00	02/17/2025				No	0
10-445-4660 Street Lighting and Poles					Streetlight/ Rt56 & Rt25				
4475962222 Total:		152.35							
*** 4479349000	1/16/2025	12.42	0.00	02/17/2025				No	0
10-445-4660 Street Lighting and Poles					Streetlight/ 1197 Comiskey				
4479349000 Total:		12.42							
*** 4966085000	1/9/2025	94.55	0.00	02/17/2025				No	0
10-445-4660 Street Lighting and Poles					Streetlight/ 1802 Orchard Gateway				
4966085000 Total:		94.55							
*** 5673211222	1/16/2025	12.42	0.00	02/17/2025				No	0
10-445-4660 Street Lighting and Poles					Streetlight/ 1193 Comiskey				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	5673211222 Total:	12.42							
*** 5818778000	1/8/2025	62.01	0.00	02/17/2025				No	0
10-445-4660	Street Lighting and Poles			Streetlight/ 1901 Orchard Gateway					
	5818778000 Total:	62.01							
*** 6292668000	1/9/2025	53.36	0.00	02/17/2025				No	0
10-445-4660	Street Lighting and Poles			Streetlight/ 19 N Lincolnway					
	6292668000 Total:	53.36							
*** 6997063000	1/16/2025	2,777.67	0.00	02/17/2025				No	0
10-445-4660	Street Lighting and Poles			Streetlight					
	6997063000 Total:	2,777.67							
*** 7192223333	1/8/2025	22.93	0.00	02/17/2025				No	0
10-445-4660	Street Lighting and Poles			Streetlight/ 1051 Kettle Ave					
	7192223333 Total:	22.93							
*** 7866272222	1/9/2025	95.72	0.00	02/17/2025				No	0
10-445-4660	Street Lighting and Poles			Streetlight/ 4 S Willowway					
	7866272222 Total:	95.72							
*** 8845681222	1/9/2025	130.59	0.00	02/17/2025				No	0
10-445-4660	Street Lighting and Poles			Streetlight/ Orchard & Comiskey					
	8845681222 Total:	130.59							
*** 9193234586	1/9/2025	4,166.96	0.00	02/17/2025				No	0
10-445-4660	Street Lighting and Poles			Streetlight/ 2 Monroe					
	9193234586 Total:	4,166.96							
*** 9669222000	1/9/2025	105.41	0.00	02/17/2025				No	0
10-445-4660	Street Lighting and Poles			Streetlight/ 1600 Orchard Gateway					
	9669222000 Total:	105.41							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
*** 9954382000	1/9/2025	254.74	0.00	02/17/2025				No	0
10-445-4660	Street Lighting and Poles			Streetlight/ Orchard & Orchard Gateway					
9954382000 Total:		254.74							
Commonwealth Edison Tot		12,109.68							
Compsych 032850									
25030001	2/3/2025	1,950.00	0.00	02/17/2025				No	0
01-435-4799	Misc.			Compsych- Employee Assistance Program					
25030001 Total:		1,950.00							
Compsych Total:		1,950.00							
Core & Main 039040									
W277019	1/13/2025	716.08	0.00	02/17/2025				No	0
60-445-4568	Watermain Rprs. & Rplcmnts.			6" Repair Coupling (2)					
W277019 Total:		716.08							
W281090	1/14/2025	293.00	0.00	02/17/2025				No	0
60-445-4568	Watermain Rprs. & Rplcmnts.			12" Repair Clamp					
W281090 Total:		293.00							
Core & Main Total:		1,009.08							
DACRA Adjudication Systems 467842									
DT 2025-01-005	1/31/2025	2,500.00	0.00	02/17/2025				No	0
01-440-4513	Software Maintenance			Adjudication					
DT 2025-01-005 Total:		2,500.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
	DACRA Adjudication Syst	2,500.00							
Display Sales 017010									
INV5788	1/21/2025	1,837.00	0.00	02/17/2025				No	0
01-445-4530 Public Grounds/Parks Maint					US & IL State Flags				
	INV5788 Total:	1,837.00							
	Display Sales Total:	1,837.00							
Drendel & Jansons Law Group 028580									
12767	12/31/2024	573.33	0.00	02/17/2025				No	0
60-445-4260 Legal					Legal Services- Water/ Dec 2025				
	12767 Total:	573.33							
	Drendel & Jansons Law Gr	573.33							
Duke & Lee's Johnson's Garage & Towing, Inc. 045190									
083464	1/20/2025	1,248.65	0.00	02/17/2025				No	0
01-445-4511 Vehicle Repair and Maint					Repair- Truck #176				
	083464 Total:	1,248.65							
	Duke & Lee's Johnson's Ga	1,248.65							
Engineering Enterprises, Inc. 467917									
82199	12/19/2024	6,929.25	0.00	02/17/2025				No	0
60-445-4255 Engineering					LSLR Project Plan				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
82199 Total:		6,929.25							
82200	12/19/2024	1,275.50	0.00	02/17/2025				No	0
60-445-4255 Engineering			Treatment Plant Electrical Engineering						
82200 Total:		1,275.50							
Engineering Enterprises, In		8,204.75							
Feece Oil									
031060									
4143561	1/23/2025	2,409.89	0.00	02/17/2025				No	0
71-000-1340 Gas/Diesel Escrow			Diesel Fuel						
4143561 Total:		2,409.89							
4143563	1/23/2025	2,926.03	0.00	02/17/2025				No	0
71-000-1340 Gas/Diesel Escrow			Mid-Grade Fuel						
4143563 Total:		2,926.03							
Feece Oil Total:		5,335.92							
FER-PAL Construction USA									
468784									
1626	2/4/2025	29,944.50	0.00	02/17/2025				No	0
60-460-4875 Capital Improvements			Water Main Lining						
1626 Total:		29,944.50							
FER-PAL Construction US		29,944.50							
Fox Metro									
029650									
01312025	1/31/2025	140.00	0.00	02/17/2025				No	0
60-445-4480 New Meters,rprs. & Rplcmts.			New Service Inspections (4)						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
	01312025 Total:	140.00							
	Fox Metro Total:	140.00							
Frank Marshall Electric 028510 92295	12/20/2024	783.63	0.00	02/17/2025				No	0
60-445-4567 Treatment Plant Repair/Maint					Generator Heater Replacement- ETP				
	92295 Total:	783.63							
	Frank Marshall Electric To	783.63							
FullLife Safety Center 041360 71258	12/30/2024	77.00	0.00	02/17/2025				No	0
01-445-4422 Safety Supplies					Safety Clothes				
	71258 Total:	77.00							
71258-02	12/30/2024	87.20	0.00	02/17/2025				No	0
60-445-4422 Safety Supplies					Safety Clothes				
	71258-02 Total:	87.20							
	FulLife Safety Center Tota	164.20							
Great Lakes Water & Safety 468352 1648	1/15/2025	180.43	0.00	02/17/2025				No	0
60-445-4568 Watermain Rprs. & Rplcmnts.					Sample Station Repair Parts				
	1648 Total:	180.43							
1659	2/3/2025	506.31	0.00	02/17/2025				No	0
60-445-4563 Fire Hydrant Repair/maint					De-Chlor Basket				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
	1659 Total:	506.31							
	Great Lakes Water & Safety	686.74							
Hach Company									
014100									
14298924	12/18/2024	3,392.00	0.00	02/17/2025				No	0
60-445-4562 Testing (water)				Replacement CL-17					
	14298924 Total:	3,392.00							
14322891	1/10/2025	115.58	0.00	02/17/2025				No	0
60-445-4562 Testing (water)				pH Solution					
	14322891 Total:	115.58							
14326642	1/14/2025	23.75	0.00	02/17/2025				No	0
60-445-4562 Testing (water)				Pot. Chloride- pH Storage					
	14326642 Total:	23.75							
14330890	1/16/2025	4,590.40	0.00	02/17/2025				No	0
60-445-4562 Testing (water)				Chem Keys					
	14330890 Total:	4,590.40							
14331982	1/16/2025	317.05	0.00	02/17/2025				No	0
60-445-4562 Testing (water)				CL017 Tubing					
	14331982 Total:	317.05							
14338643	1/22/2025	23.75	0.00	02/17/2025				No	0
60-445-4562 Testing (water)				Reagents/ Supplies					
	14338643 Total:	23.75							
14357285	2/4/2025	2,124.98	0.00	02/17/2025				No	0
60-445-4562 Testing (water)				Chem Keys, pH Supplies					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
14357285 Total:		2,124.98							
14357369	2/4/2025	652.65	0.00	02/17/2025				No	0
60-445-4562 Testing (water)				Chem Key					
14357369 Total:		652.65							
2232825	2/5/2025	-3,392.00	0.00	02/17/2025				No	0
60-445-4562 Testing (water)				Replacement CL-17 Return					
2232825 Total:		-3,392.00							
Hach Company Total:		7,848.16							
Heartland Business Systems, LLC									
468486									
763981-H	1/21/2025	608.40	0.00	02/17/2025				No	0
01-430-4870 Equipment				Mobile Device Manager					
763981-H Total:		608.40							
Heartland Business System		608.40							
Henderson Products, Inc.									
044440									
414194	1/21/2025	89.19	0.00	02/17/2025				No	0
01-445-4511 Vehicle Repair and Maint				Bearing, Flange, Bolt					
414194 Total:		89.19							
Henderson Products, Inc. T		89.19							
Hollywood Tools, LLC									
468498									
01302547736	1/30/2025	263.15	0.00	02/17/2025				No	0
01-445-4511 Vehicle Repair and Maint				Jacket					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
	01302547736 Total:	263.15							
	Hollywood Tools, LLC To	263.15							
Hydrox Laboratories 468419									
0247679-IN	1/28/2025	63.00	0.00	02/17/2025				No	0
60-445-4567 Treatment Plant Repair/Maint				Peroxide (6)					
	0247679-IN Total:	63.00							
	Hydrox Laboratories Total:	63.00							
Illinois Section American WWA 025350									
200093983	1/13/2025	450.00	0.00	02/17/2025				No	0
60-445-4370 Conferences & Travel				WaterCon- Hake					
	200093983 Total:	450.00							
	Illinois Section American W	450.00							
Industrial Door Company 044430									
1317	1/24/2025	842.15	0.00	02/17/2025				No	0
01-445-4520 Public Buildings Rpr & Mtce				Door C Repair- PD					
	1317 Total:	842.15							
	Industrial Door Company T	842.15							
J & S Construction 029060									
2500801	1/24/2025	13,259.00	0.00	02/17/2025				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. & Rplcmts.					Emergency WMG- Rt31 & Sullivan 1/12/25				
2500801 Total:		13,259.00							
J & S Construction Total:		13,259.00							
JSN Contractors Supply 041440									
87542	1/28/2025	134.00	0.00	02/17/2025				No	0
01-445-4870 Equipment					48" Steel Tile Probe (2)				
87542 Total:		134.00							
JSN Contractors Supply T		134.00							
JULIE 013400									
2025-1248	1/7/2025	4,343.05	0.00	02/17/2025				No	0
60-445-4652 Phones and Connectivity					2025 JULIE Assessment				
2025-1248 Total:		4,343.05							
JULIE Total:		4,343.05							
Kimball Midwest 467916									
102993267	1/22/2025	477.87	0.00	02/17/2025				No	0
01-445-4423 Tools					PW Tools				
102993267 Total:		477.87							
103008937	1/28/2025	210.28	0.00	02/17/2025				No	0
01-445-4511 Vehicle Repair and Maint					Truck Parts				
103008937 Total:		210.28							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Kimball Midwest Total:		688.15							
Konica Minolta									
024860									
500029937	1/20/2025	45.90	0.00	02/17/2025				No	0
01-440-4510 Equipment/IT Maint				Copier Maintenance- PD					
500029937 Total:		45.90							
9010286025	1/20/2025	71.15	0.00	02/17/2025				No	0
01-445-4411 Office Expenses				Copier Maintenance- PW Garage					
9010286025 Total:		71.15							
Konica Minolta Total:		117.05							
Language Line Services									
468915									
11522805	1/31/2025	5.52	0.00	02/17/2025				No	0
01-440-4799 Misc.				Language Line					
11522805 Total:		5.52							
Language Line Services Tot		5.52							
Lee Jensen Sales Co., Inc.									
044070									
0031386-00	1/21/2025	1,105.00	0.00	02/17/2025				No	0
60-445-4422 Safety Supplies				Harness & Winch Repair					
0031386-00 Total:		1,105.00							
Lee Jensen Sales Co., Inc. T		1,105.00							

LionHeart Critical Power Specialists Inc.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
468857									
66436	1/16/2025	1,607.32	0.00	02/17/2025				No	0
60-445-4567	Treatment Plant Repair/Maint			Generator Troubleshooting & Repairs- WTP					
66436 Total:		1,607.32							
66644	1/22/2025	1,229.82	0.00	02/17/2025				No	0
60-445-4567	Treatment Plant Repair/Maint			Generator Troubleshooting- WTP					
66644 Total:		1,229.82							
66947	1/31/2025	2,758.00	0.00	02/17/2025				No	0
60-445-4567	Treatment Plant Repair/Maint			Generator Repair / Maintenance- WTP					
66947 Total:		2,758.00							
LionHeart Critical Power S		5,595.14							
Meade Electric Company, Inc.									
027140									
711717	1/21/2025	277.56	0.00	02/17/2025				No	0
01-445-4545	Traffic Signs & Signals			Cable Locate- Randall & Ice Cream Dr					
711717 Total:		277.56							
Meade Electric Company,		277.56							
Menards									
016070									
40919	12/13/2024	213.71	0.00	02/17/2025				No	0
01-445-4520	Public Buildings Rpr & Mtce			Garage Supplies					
40919 Total:		213.71							
41130	12/18/2024	86.44	0.00	02/17/2025				No	0
01-445-4520	Public Buildings Rpr & Mtce			Supplies- 22 Monroe					
41130 Total:		86.44							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
41130-02	12/18/2024	22.99	0.00	02/17/2025				No	0
60-445-4567	Treatment Plant Repair/Maint		Heat Tape						
41130-02 Total:		22.99							
41130-03	12/18/2024	29.98	0.00	02/17/2025				No	0
60-445-4423	Tools		Adjust Ratchet Bar- Truck #158						
41130-03 Total:		29.98							
41219	12/19/2024	59.92	0.00	02/17/2025				No	0
60-445-4567	Treatment Plant Repair/Maint		Tote, Outlet Cover						
41219 Total:		59.92							
41219-02	12/19/2024	15.99	0.00	02/17/2025				No	0
01-445-4520	Public Buildings Rpr & Mtce		20A GFCI						
41219-02 Total:		15.99							
41219-03	12/19/2024	4.58	0.00	02/17/2025				No	0
60-445-4569	Water Tower Rpr & Mtce		Outdoor Faucet Cover						
41219-03 Total:		4.58							
41459	12/26/2024	41.94	0.00	02/17/2025				No	0
01-445-4520	Public Buildings Rpr & Mtce		Faucet, 2 Wing Handle- 22 Monroe						
41459 Total:		41.94							
41495	12/27/2024	146.34	0.00	02/17/2025				No	0
01-445-4520	Public Buildings Rpr & Mtce		Paint & Supplies- 22 Monroe						
41495 Total:		146.34							
41498	12/27/2024	48.68	0.00	02/17/2025				No	0
01-445-4520	Public Buildings Rpr & Mtce		Supplies- 22 Monroe						
41498 Total:		48.68							
41884	1/6/2025	15.25	0.00	02/17/2025				No	0
60-445-4562	Testing (water)		Bleach						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	41884 Total:	15.25							
41884-02	1/6/2025	15.25	0.00	02/17/2025				No	0
60-445-4568	Watermain Rprs. & Rplcmnts.			Bleach					
	41884-02 Total:	15.25							
41884-03	1/6/2025	117.40	0.00	02/17/2025				No	0
01-445-4520	Public Buildings Rpr & Mtce			Salt, Clock, Tote, Hose- 22 Monroe					
	41884-03 Total:	117.40							
41884-04	1/6/2025	46.68	0.00	02/17/2025				No	0
60-445-4567	Treatment Plant Repair/Maint			WTP Supplies					
	41884-04 Total:	46.68							
42004	1/8/2025	156.51	0.00	02/17/2025				No	0
60-445-4567	Treatment Plant Repair/Maint			WTP Supplies					
	42004 Total:	156.51							
42030	1/8/2025	12.39	0.00	02/17/2025				No	0
60-445-4568	Watermain Rprs. & Rplcmnts.			Block For Sample Station					
	42030 Total:	12.39							
42133	1/10/2025	241.03	0.00	02/17/2025				No	0
01-445-4520	Public Buildings Rpr & Mtce			Ice Melt & Spreader					
	42133 Total:	241.03							
42309	1/13/2025	6.99	0.00	02/17/2025				No	0
60-445-4423	Tools			WD40- Truck #125					
	42309 Total:	6.99							
42309-02	1/13/2025	69.81	0.00	02/17/2025				No	0
60-445-4567	Treatment Plant Repair/Maint			Skid Strips For Generators					
	42309-02 Total:	69.81							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
42309-03	1/13/2025	49.46	0.00	02/17/2025				No	0
60-445-4870 Equipment				Equipment Parts					
42309-03 Total:		49.46							
42309-04	1/13/2025	90.92	0.00	02/17/2025				No	0
60-445-4568 Watermain Rprs. & Rplcmts.				Storage For WM Parts					
42309-04 Total:		90.92							
42350	1/14/2025	83.04	0.00	02/17/2025				No	0
60-445-4567 Treatment Plant Repair/Maint				Parts For MIOX, Garbage Bags					
42350 Total:		83.04							
42442	1/15/2025	184.99	0.00	02/17/2025				No	0
60-445-4567 Treatment Plant Repair/Maint				New Shop Vac					
42442 Total:		184.99							
42644	1/20/2025	217.07	0.00	02/17/2025				No	0
01-445-4520 Public Buildings Rpr & Mtce				Hose Cart, PVC Couplers					
42644 Total:		217.07							
42692	1/21/2025	159.98	0.00	02/17/2025				No	0
01-445-4520 Public Buildings Rpr & Mtce				Light Bulbs					
42692 Total:		159.98							
*** 43070	1/28/2025	53.97	0.00	02/17/2025				No	0
01-445-4799 Misc. Expenditures				400 Gallon Tote					
43070 Total:		53.97							
43070-02	1/28/2025	54.72	0.00	02/17/2025				No	0
01-445-4421 Custodial Supplies				Custodial Supplies					
43070-02 Total:		54.72							
43136	1/29/2025	69.76	0.00	02/17/2025				No	0
60-445-4567 Treatment Plant Repair/Maint				Pressure Gauge Install- ETP					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	43136 Total:	69.76							
43171	1/30/2025	397.99	0.00	02/17/2025				No	0
01-445-4532	Tree Service			Forestry Safety Equipment					
	43171 Total:	397.99							
43171-02	1/30/2025	94.69	0.00	02/17/2025				No	0
01-445-4421	Custodial Supplies			Custodial Supplies					
	43171-02 Total:	94.69							
43172	1/30/2025	7.99	0.00	02/17/2025				No	0
01-445-4520	Public Buildings Rpr & Mtce			Light Bulbs					
	43172 Total:	7.99							
43441	2/4/2025	25.58	0.00	02/17/2025				No	0
60-445-4567	Treatment Plant Repair/Maint			Ball Valves					
	43441 Total:	25.58							
	Menards Total:	2,842.04							
METRONET									
467874									
01242025-01	1/24/2025	851.27	0.00	02/17/2025				No	0
01-430-4652	Phones and Connectivity			Phone, Internet 1/24 - 2/23					
	01242025-01 Total:	851.27							
01242025-02	1/24/2025	655.05	0.00	02/17/2025				No	0
01-445-4652	Phones and Connectivity			Phone, Internet 1/24 - 2/23					
	01242025-02 Total:	655.05							
01242025-03	1/24/2025	775.78	0.00	02/17/2025				No	0
60-445-4652	Phones and Connectivity			Phone, Internet 1/24 - 2/23					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
01242025-03 Total:		775.78							
01242025-04	1/24/2025	628.77	0.00	02/17/2025				No	0
01-441-4652 Phones and Connectivity			Phone, Internet 1/24 - 2/23						
01242025-04 Total:		628.77							
01242025-05	1/24/2025	1,836.58	0.00	02/17/2025				No	0
01-440-4652 Phones and Connectivity			Phone, Internet 1/24 - 2/23						
01242025-05 Total:		1,836.58							
METRONET Total:		4,747.45							
Mid American Water									
013680									
242131A-1	12/1/2024	419.62	0.00	02/17/2025				No	0
60-445-4563 Fire Hydrant Repair/maint			Hydrant Parts						
242131A-1 Total:		419.62							
Mid American Water Total:		419.62							
MidAmerican Technology, Inc.									
049550									
18876	1/21/2025	1,175.00	0.00	02/17/2025				No	0
01-445-4870 Equipment			Locator						
18876 Total:		1,175.00							
MidAmerican Technology,		1,175.00							
Midwest Occupational Health M.S.									
051110									
212777	2/6/2025	175.00	0.00	02/17/2025				No	0
01-445-4799 Misc. Expenditures			DOT Screenings (2)						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	212777 Total:	175.00							
	Midwest Occupational Hea	175.00							
Monroe Truck Equipment, Inc. 031330									
344903	11/22/2024	1,332.83	0.00	02/17/2025				No	0
01-445-4510 Equipment/IT Maint				Lift Arm/ Hitch					
	344903 Total:	1,332.83							
	Monroe Truck Equipment,	1,332.83							
Mooney & Thomas, Pc 001040									
9218781	1/31/2025	4,450.00	0.00	02/17/2025				No	0
01-435-4267 Finance Services				Payroll Processing- Jan 2025					
	9218781 Total:	4,450.00							
9218783	1/31/2025	530.00	0.00	02/17/2025				No	0
80-430-4581 Banking Services/Fees				Police Pension- Feb 2025					
	9218783 Total:	530.00							
	Mooney & Thomas, Pc To	4,980.00							
MSC Industrial Supply 051190									
63254869	1/13/2025	8.78	0.00	02/17/2025				No	0
01-445-4511 Vehicle Repair and Maint				Adapter					
	63254869 Total:	8.78							
	MSC Industrial Supply To	8.78							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
North Aurora NAPA, Inc.									
038730									
480736	12/19/2024	19.12	0.00	02/17/2025				No	0
60-445-4870 Equipment				Trailer Hitch- Truck #158					
480736 Total:		19.12							
481882	1/9/2025	229.99	0.00	02/17/2025				No	0
60-445-4511 Vehicle Repair and Maint				Battery					
481882 Total:		229.99							
482326	1/16/2025	101.64	0.00	02/17/2025				No	0
01-445-4511 Vehicle Repair and Maint				Plow Parts					
482326 Total:		101.64							
482566	1/20/2025	170.58	0.00	02/17/2025				No	0
01-445-4870 Equipment				Digital Gauges					
482566 Total:		170.58							
482580	1/20/2025	60.84	0.00	02/17/2025				No	0
01-445-4511 Vehicle Repair and Maint				Miniature Bulbs					
482580 Total:		60.84							
482582	1/20/2025	9.56	0.00	02/17/2025				No	0
01-445-4511 Vehicle Repair and Maint				Miniature Bulbs					
482582 Total:		9.56							
482623	1/20/2025	96.36	0.00	02/17/2025				No	0
60-445-4511 Vehicle Repair and Maint				Parts- Truck #158					
482623 Total:		96.36							
482640	1/21/2025	72.20	0.00	02/17/2025				No	0
01-440-4511 Vehicle Repair and Maint				Squad Parts					
482640 Total:		72.20							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
482739	1/22/2025	52.14	0.00	02/17/2025				No	0
01-445-4511	Vehicle Repair and Maint		Washer Nozzles						
482739 Total:		52.14							
482745	1/22/2025	59.95	0.00	02/17/2025				No	0
01-445-4511	Vehicle Repair and Maint		Hose						
482745 Total:		59.95							
482780	1/22/2025	61.96	0.00	02/17/2025				No	0
01-445-4511	Vehicle Repair and Maint		Hose Repair						
482780 Total:		61.96							
482848	1/23/2025	459.98	0.00	02/17/2025				No	0
01-440-4511	Vehicle Repair and Maint		Squad Parts						
482848 Total:		459.98							
482872	1/23/2025	90.31	0.00	02/17/2025				No	0
01-445-4511	Vehicle Repair and Maint		Bit Set, Clamps						
482872 Total:		90.31							
482927	1/24/2025	19.98	0.00	02/17/2025				No	0
01-445-4511	Vehicle Repair and Maint		WD40						
482927 Total:		19.98							
483129	1/28/2025	26.96	0.00	02/17/2025				No	0
01-445-4511	Vehicle Repair and Maint		Oil Filters						
483129 Total:		26.96							
483137	1/28/2025	185.78	0.00	02/17/2025				No	0
01-445-4511	Vehicle Repair and Maint		Light Strobes- Truck #175						
483137 Total:		185.78							
483140	1/28/2025	170.68	0.00	02/17/2025				No	0
01-445-4511	Vehicle Repair and Maint		Light Strobes- Truck #175						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	483140 Total:	170.68							
483172	1/28/2025	50.80	0.00	02/17/2025				No	0
01-445-4423 Tools				Tools					
	483172 Total:	50.80							
	North Aurora NAPA, Inc. T	1,938.83							
Office Depot 039370									
407129092001	1/22/2025	5.23	0.00	02/17/2025				No	0
01-430-4411 Office Expenses				Office Supplies					
	407129092001 Total:	5.23							
407129092001-02	1/22/2025	5.23	0.00	02/17/2025				No	0
01-445-4411 Office Expenses				Office Supplies					
	407129092001-02 Total:	5.23							
407129092001-03	1/22/2025	5.23	0.00	02/17/2025				No	0
60-445-4411 Office Expenses				Office Supplies					
	407129092001-03 Total:	5.23							
407129092001-04	1/22/2025	5.23	0.00	02/17/2025				No	0
01-441-4411 Office Expenses				Office Supplies					
	407129092001-04 Total:	5.23							
407129241001	1/22/2025	10.71	0.00	02/17/2025				No	0
01-430-4411 Office Expenses				Office Supplies					
	407129241001 Total:	10.71							
407129241001-02	1/22/2025	10.71	0.00	02/17/2025				No	0
01-445-4411 Office Expenses				Office Supplies					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
407129241001-02 Total:		10.71							
407129241001-03	1/22/2025	10.72	0.00	02/17/2025				No	0
60-445-4411 Office Expenses				Office Supplies					
407129241001-03 Total:		10.72							
407129241001-04	1/22/2025	10.72	0.00	02/17/2025				No	0
01-441-4411 Office Expenses				Office Supplies					
407129241001-04 Total:		10.72							
407138979001	1/15/2025	33.56	0.00	02/17/2025				No	0
01-430-4411 Office Expenses				Office Supplies					
407138979001 Total:		33.56							
407138979001-02	1/15/2025	33.56	0.00	02/17/2025				No	0
01-445-4411 Office Expenses				Office Supplies					
407138979001-02 Total:		33.56							
407138979001-03	1/15/2025	33.56	0.00	02/17/2025				No	0
60-445-4411 Office Expenses				Office Supplies					
407138979001-03 Total:		33.56							
407138979001-04	1/15/2025	33.57	0.00	02/17/2025				No	0
01-441-4411 Office Expenses				Office Supplies					
407138979001-04 Total:		33.57							
407825270001	1/20/2025	34.70	0.00	02/17/2025				No	0
01-430-4411 Office Expenses				Office Supplies					
407825270001 Total:		34.70							
407825270001-02	1/20/2025	5.75	0.00	02/17/2025				No	0
01-445-4411 Office Expenses				Office Supplies					
407825270001-02 Total:		5.75							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
407825270001-03	1/20/2025	5.76	0.00	02/17/2025				No	0
60-445-4411 Office Expenses				Office Supplies					
407825270001-03 Total:		5.76							
407825270001-04	1/20/2025	5.76	0.00	02/17/2025				No	0
01-441-4411 Office Expenses				Office Supplies					
407825270001-04 Total:		5.76							
408057346001	1/20/2025	28.99	0.00	02/17/2025				No	0
01-441-4411 Office Expenses				Computer Stand- Harris					
408057346001 Total:		28.99							
408057496001	1/17/2025	9.90	0.00	02/17/2025				No	0
01-430-4411 Office Expenses				Office Supplies					
408057496001 Total:		9.90							
408057496001-02	1/17/2025	9.90	0.00	02/17/2025				No	0
01-445-4411 Office Expenses				Office Supplies					
408057496001-02 Total:		9.90							
408057496001-03	1/17/2025	9.90	0.00	02/17/2025				No	0
60-445-4411 Office Expenses				Office Supplies					
408057496001-03 Total:		9.90							
408057496001-04	1/17/2025	9.90	0.00	02/17/2025				No	0
01-441-4411 Office Expenses				Office Supplies					
408057496001-04 Total:		9.90							
408719210001	1/23/2025	33.91	0.00	02/17/2025				No	0
01-430-4411 Office Expenses				Office Supplies					
408719210001 Total:		33.91							
408719210001-02	1/23/2025	4.96	0.00	02/17/2025				No	0
01-445-4411 Office Expenses				Office Supplies					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
408719210001-02 Total:		4.96							
408719210001-03	1/23/2025	4.96	0.00	02/17/2025				No	0
60-445-4411 Office Expenses				Office Supplies					
408719210001-03 Total:		4.96							
408719210001-04	1/23/2025	4.97	0.00	02/17/2025				No	0
01-441-4411 Office Expenses				Office Supplies					
408719210001-04 Total:		4.97							
408719345001	1/24/2025	3.77	0.00	02/17/2025				No	0
01-430-4411 Office Expenses				Office Supplies					
408719345001 Total:		3.77							
408719345001-02	1/24/2025	3.78	0.00	02/17/2025				No	0
01-445-4411 Office Expenses				Office Supplies					
408719345001-02 Total:		3.78							
408719345001-03	1/24/2025	3.78	0.00	02/17/2025				No	0
60-445-4411 Office Expenses				Office Supplies					
408719345001-03 Total:		3.78							
408719345001-04	1/24/2025	3.78	0.00	02/17/2025				No	0
01-441-4411 Office Expenses				Office Supplies					
408719345001-04 Total:		3.78							
Office Depot Total:		382.50							
R. J. O'Neil, Inc.									
029370									
200061	1/23/2025	563.64	0.00	02/17/2025				No	0
01-445-4520 Public Buildings Rpr & Mtce				Toilet Repair- VH					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
200061 Total:		563.64							
200099	1/24/2025	620.00	0.00	02/17/2025				No	0
01-445-4520 Public Buildings Rpr & Mtce			Heat Repair- PD Shooting Dept						
200099 Total:		620.00							
200167	1/28/2025	387.50	0.00	02/17/2025				No	0
01-445-4520 Public Buildings Rpr & Mtce			Heater Repair- PW Garage						
200167 Total:		387.50							
R. J. O'Neil, Inc. Total:		1,571.14							
RAY O'HERRON Co., INC									
044220									
2391276	1/29/2025	858.00	0.00	02/17/2025				No	0
01-440-4160 Uniform Allowance			New Vest						
2391276 Total:		858.00							
RAY O'HERRON Co., INC		858.00							
Santacruz Land Acquisitions									
468815									
4243	2/3/2025	120.00	0.00	02/17/2025				No	0
19-438-4255 Engineering			ROW Acquisition Services IL31						
4243 Total:		120.00							
Santacruz Land Acquisition		120.00							
Schaefer Greenhouses, Inc.									
029340									
785092/1	8/1/2024	86.37	0.00	02/17/2025				No	0
01-490-4761 Beautification Committee			Miracle Grow Soil						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
785092/1 Total:		86.37							
Schaefer Greenhouses, Inc.		86.37							
Seiler Instrument & Mfg. Co. Inc. 467829									
INV45812	1/31/2025	3,622.64	0.00	02/17/2025				No	0
01-440-4496 DUI Prevention (DUI Fines)					Traffic Investigation Equipment				
INV45812 Total:		3,622.64							
Seiler Instrument & Mfg. C		3,622.64							
Service Industrial Supply 468930									
142622	2/3/2025	941.12	0.00	02/17/2025				No	0
60-445-4870 Equipment					Hoses				
142622 Total:		941.12							
Service Industrial Supply T		941.12							
Springbrook Software LLC 467920									
INV019727	1/31/2025	164.00	0.00	02/17/2025				No	0
60-445-4510 Equipment/IT Maint					IVR Payments- Jan 2025				
INV019727 Total:		164.00							
Springbrook Software LLC		164.00							
St. Charles Trading, Inc. 033210									
IN2500330	1/18/2025	5,648.00	0.00	02/17/2025				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description				Reference		
60-445-4438 Salt - Treatment									
	IN2500330 Total:	5,648.00							
	St. Charles Trading, Inc. To	5,648.00							
Superior Asphalt Materials LLC 031440									
20250031	1/29/2025	403.56	0.00	02/17/2025				No	0
01-445-4540 Streets & Alleys Rpr & Mtce					Pothole Asphalt				
	20250031 Total:	403.56							
	Superior Asphalt Materials	403.56							
Technology Management Rev Fund 007390									
T2510319	12/23/2024	316.90	0.00	02/17/2025				No	0
01-440-4652 Phones and Connectivity					LEADS				
	T2510319 Total:	316.90							
T2512748	1/21/2025	396.37	0.00	02/17/2025				No	0
01-440-4652 Phones and Connectivity					LEADS				
	T2512748 Total:	396.37							
T2514548	1/21/2025	482.08	0.00	02/17/2025				No	0
01-440-4652 Phones and Connectivity					LEADS				
	T2514548 Total:	482.08							
	Technology Management R	1,195.35							
Terminix Anderson 468912									
72604476	1/5/2025	101.15	0.00	02/17/2025				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
60-445-4567 Treatment Plant Repair/Maint					Pest Control- TPs				
72604476 Total:		101.15							
73107288	1/14/2025	60.00	0.00	02/17/2025				No	0
01-445-4520 Public Buildings Rpr & Mtce					Pest Control- PD				
73107288 Total:		60.00							
73793729	2/2/2025	101.15	0.00	02/17/2025				No	0
60-445-4567 Treatment Plant Repair/Maint					Pest Control- TPs				
73793729 Total:		101.15							
Terminix Anderson Total:		262.30							
Third Millennium Assoc. , Inc.									
033470									
32414	1/30/2025	577.02	0.00	02/17/2025				No	0
60-445-4507 Printing					Late/ Final Bills- Jan 2025				
32414 Total:		577.02							
Third Millennium Assoc. ,		577.02							
Tri-County Excavation & Construction									
027350									
25-01-9323	1/24/2025	760.00	0.00	02/17/2025				No	0
01-445-4538 Snow Removal					Snow Plowing- 1/22				
25-01-9323 Total:		760.00							
Tri-County Excavation & C		760.00							
TRI-R Systems Incorporated									
468416									
006291	1/24/2025	1,080.00	0.00	02/17/2025				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
60-445-4564 SCADA Repair & Maintenance					SCADA Service Work				
006291 Total:		1,080.00							
TRI-R Systems Incorporat		1,080.00							
Uline, Inc 468220									
186910483	12/16/2024	935.13	0.00	02/17/2025				No	0
60-445-4567 Treatment Plant Repair/Maint					Lab Bench				
186910483 Total:		935.13							
188313706	1/24/2025	162.95	0.00	02/17/2025				No	0
01-445-4520 Public Buildings Rpr & Mtce					Battiers, Trash Liners- PD				
188313706 Total:		162.95							
Uline, Inc Total:		1,098.08							
USABBlueBook 035680									
INV00596640	1/17/2025	1,866.00	0.00	02/17/2025				No	0
60-445-4562 Testing (water)					Chem Keys				
INV00596640 Total:		1,866.00							
INV00610779	1/31/2025	812.87	0.00	02/17/2025				No	0
60-445-4567 Treatment Plant Repair/Maint					Drum Pump Motor				
INV00610779 Total:		812.87							
USABBlueBook Total:		2,678.87							
Water Products Company 001170									
0327003	1/9/2025	228.00	0.00	02/17/2025				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number			Description				Reference		
01-445-4423 Tools					Sewer Hooks				
	0327003 Total:	228.00							
0327059	1/15/2025	428.00	0.00	02/17/2025				No	0
60-445-4563 Fire Hydrant Repair/maint					Hydrant Grease				
	0327059 Total:	428.00							
0327059-02	1/15/2025	35.00	0.00	02/17/2025				No	0
60-445-4423 Tools					Repair Clamp Tool				
	0327059-02 Total:	35.00							
0327262	1/29/2025	89.50	0.00	02/17/2025				No	0
60-445-4423 Tools					Probe				
	0327262 Total:	89.50							
0327361	2/5/2025	429.59	0.00	02/17/2025				No	0
60-445-4568 Watermain Rprs. & Rplcmts.					1.25" Couplers (8)				
	0327361 Total:	429.59							
	Water Products Company T	1,210.09							
WBK Engineering, LLC									
467655									
26488	1/10/2025	2,662.78	0.00	02/17/2025				No	0
21-452-4255 Engineering					Constuction Design- PW Facility				
	26488 Total:	2,662.78							
	WBK Engineering, LLC To	2,662.78							
Williams Associates Architects, Ltd.									
024930									
0023100	1/27/2025	18,886.44	0.00	02/17/2025				No	0
21-452-4501 Contractual Services					Construction Architecture Services- PW Facility				

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

0023100 Total:	18,886.44
Williams Associates Archit	18,886.44
Report Total:	222,654.98

17-Feb-25

Village Board Meeting

Travel and Expenses for Business Purposes

NAME	EVENT	EXPENSE or REIMBURSEMENT	DATE	AMOUNT
Mark Gaffino	Metro West Legislative Breakfast	Expense	1/23/2025	\$ 50.00
Mark Guethle	Metro West Legislative Breakfast	Expense	1/23/2025	\$ 50.00
TOTAL				\$ 100.00

Metro West Council of Government
40W270 Lafox Rd Ste A
Campton Hills, IL 60175 USA
SRussell@metrowestcog.org

Invoice

Metro West

COUNCIL OF GOVERNMENT

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
5729	02/03/2025	\$150.00	03/05/2025	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Legislative Breakfast	Legislative Breakfast registrations Mark Gaffino Steve Bosco Mark Guethle	3	50.00	150.00

Thank you from Metro West!!!

BALANCE DUE

\$150.00

Pay invoice

VONA APPROVED
DATE 2-10-25 AMOUNT 150.00
DESCRIPTION metro west legislative breakfast
ACCOUNT # 01.410.4390
SIGNATURE [Signature]

VONA APPROVED
DATE 2-10-25 AMOUNT 50.00
DESCRIPTION metro west legislative breakfast
ACCOUNT # 01.430.4390
SIGNATURE [Signature]

Memorandum



To: Steve Bosco, Village Administrator

From: Natalie Stevens, Community Relations Coordinator

Date: February 11, 2025

Re: North Aurora Days Fireworks Intergovernmental License Agreement

North Aurora Days will be hosting a fireworks display at this year's event to be held in North Aurora Riverfront Park. Since the trail is owned by the Fox Valley Park District, an intergovernmental license agreement between the Village and Fox Valley Park District is needed for the use of their property to conduct the firework display. The attached one-year agreement was approved at the January 13, 2025, Fox Valley Park District Board of Commissioners meeting. This year's fireworks display will take place on Saturday, August 2. Should there be a rain out, the Village will work with the Fox Valley Park District to find a secondary date.

Please find attached a license agreement with the Fox Valley Park District, to allow the Village permission to use the Fox River Trail as the launch location for this year's North Aurora Days fireworks display, and a map to show the launch site location.

**INTERGOVERNMENTAL LICENSE AGREEMENT
FOR NORTH AURORA DAYS FIREWORKS ON FOX VALLEY PARK DISTRICT
PARK DISTRICT PROPERTY**

This Agreement is made effective as of _____, 2025, by and between **The Fox Valley Park District** (hereinafter "Park District"), and the **Village of North Aurora** (hereinafter "Village").

In consideration of the mutual covenants, agreements, and stipulations contained in this agreement, the parties agree as follows:

I. LICENSE

A. The Park District grants to the Village the non-exclusive right and privilege for the term specified below of using the Park District's property located along the east side of the Fox River in the area between the North Aurora Village Hall and the Red Oak Nature Center in Village of North Aurora for the staging of the equipment and operation of shooting off fireworks (hereinafter "Park District Property").

II. OPERATION

A. The Village shall not allow any activities at the Park District Property except for activities authorized by this Agreement, all of which shall be overseen by the Village according to the terms of this Agreement.

B. The Village shall conduct activities at the Park District Property on August 2, 2025, as part of the Village's North Aurora Days, to stage and display fireworks and to clean up the Park District Property after the fireworks display (hereinafter "Activities"). If there is a rain date, the Village and the Park District shall mutually agree on an alternative date. The Village shall only allow Village's employees, agents, and volunteers to access the Park District Property who are authorized for purposes of staging and preparing for the fireworks display, conducting the fireworks display and cleaning the Park District Property. Authorized parties shall include employees, agents and volunteers of the Village and the North Aurora Fire District (hereinafter "Fire District") and employees and agents of the private entity that has been engaged by the Village to conduct the fireworks display.

III. SCOPE OF USE

A. The Village shall use that area of the Park District Property that is determined to be the best and safest staging areas as directed by the Fire District (identified as "New Location: Southern Point" on the exhibit attached to this agreement).

B. It shall be the responsibility of the Village to supply and furnish all the necessary furniture, fixtures, equipment, and appliances needed for the fireworks display, and the Village shall bear all expenses of using the Park District Property for the fireworks display.

C. Upon permission of the Park District, the Village shall be allowed to trim any bushes or trees to clear ample room for the fireworks to be shot up to avoid getting caught in the brush or

trees, providing that the Village shall only trim the brush and trees that are necessary to be cleared and the Village chooses a location so as to minimize the amount of brush and trees to be trimmed. Proposed trimming shall first be coordinated between the Village of North Aurora and the Park District prior to any such work occurring.

IV. SERVICES PROVIDED TO VILLAGE

The Park District shall not be required to provide any services to the Park District Property for the Village. Village shall bear all expenses for supplies necessary for the fireworks display, including the provision of all employees, agents and volunteers to oversee the Activities.

V. MAINTENANCE AND UPKEEP OF PARK DISTRICT PROPERTY AND SURROUNDING AREA

The Village shall keep the Park District Property and surrounding area in a clean, sanitary, and orderly condition. The Park District Property shall be kept clean. All trash and litter shall be cleaned up after the fireworks display is finished, and the Park District Property shall be returned to its original condition. The Village will repair any damage to the Park District Property.

VI. ACTIVITIES FIREWORKS DISPLAY

A. The Village shall have the right to use the Park District Property for the staging and conduct of the Activities on the date specified herein.

B. The Village shall have the right to contract with third parties to oversee the staging and operation of the fireworks display, including the Fire District, providing that the Village shall be solely responsible for the contractual obligations to the third parties and shall be responsible to the Park District for the conduct of the third parties and observance of the terms of this Agreement. The Park District shall not be liable or responsible, in any way, for any debts or liabilities contracted by the Village.

C. The Village shall not block access to and close the bike path or put signage to route users of the bike path from the staging area until the afternoon of the fireworks display, and the Village shall leave the bike path open and refrain from putting up signage to route bike path traffic until safety requires that the closure and traffic routing. The Village will only block access to the bike path and put up the signage in the vicinity of the staging area as is necessary and appropriate for safety of the public. The village shall coordinate with the Park District staff to create the plan for temporary closure of the bike path, for temporary signage to re-route the bike path traffic, and to notify the public in advance of the date of Activities.

D. The fireworks display will be conducted in compliance with all relevant laws and regulations, including all relevant regulations set forth by the Illinois Department of Natural Resources, and the Village shall be solely liable for compliance with all such laws and regulations.

VII. EMPLOYEES, AGENTS, AND VOLUNTEERS

A. All employees, agents and volunteers of the Village shall conform to the terms and conditions prescribed in this Agreement and shall conduct themselves at all times in an orderly, peaceful, and lawful manner.

B. The Park District shall have the right to require the removal from the Park District's Property any employee, agent and volunteer or invitee of the Village whose conduct is unsatisfactory to the Park District.

C. The Village shall maintain employees, agents and volunteers, including police and/or other security personnel, sufficient to conduct the fireworks display activities in a safe, orderly and peaceful manner and to prevent uninvited persons from entering or remaining in the staging area.

D. The Village shall be responsible to provide that its employees, agents and volunteers, and the employees, agents, and volunteers of the Fire District and of the private fireworks operator do not trespass on any area of the Park District Property not covered by this Agreement or onto adjoining properties without the consent of the Park District or owners of such adjoining properties.

VIII. COMPLAINTS AND ADJUSTMENTS

Claims for damages arising from the Activities shall be tendered to the Village immediately, and the Village shall exercise due diligence in affecting settlement or other resolution of such claims.

IX. INSURANCE

The Village agrees at all times to carry adequate casualty insurance naming the Park District Property and its employees as additional insured and shall require the fireworks operators also to have and maintain commercial general liability of a minimum of \$1,000,000 per occurrence and \$2,000,000 in the aggregate with an umbrella policy of a minimum of \$4,000,000, and Workers' Compensation insurance of a minimum of \$1,000,000. The commercial general liability insurance maintained by the fireworks operator(s) must specifically provide coverage for pyrotechnic displays and name both the Park District and Village as additional insureds.

X. LICENSES, AND PERMITS

The Village shall obtain or cause its invitees to obtain all required licenses and permits required for operation of the Activities prior to the beginning of Activities.

XI. EMPLOYEES' WAGES AND BENEFITS

The Village agrees to assume exclusive liability for the payment of all wages and any sums imposed by federal, state, and local authorities on its employees or others, for or relating to unemployment insurance, pensions and retirement benefits, health or life insurance, or the social security of employees or other persons who perform work or services for the Village.

XII. ASSIGNMENT

It is expressly agreed that the Village shall not have the right to assign its rights under this agreement except on the prior, express, and written consent of the Park District.

XIII. INDEMNIFICATION OF PARK DISTRICT

The Village shall at all times defend, indemnify and hold harmless the Park District and its employees, agents or volunteers, officers and directors from and against all actions, claims, demands, liabilities, and damages that may in any manner be imposed on or incurred by the Park District as a consequence of or arising out of any negligent act, default, or omission on the part of the Village or any of its employees, agents or volunteers.

XIV. NO PARTNERSHIP AGENCY OR JOINT VENTURE

It is understood and agreed that nothing contained in this Agreement shall be considered as in any way constituting the Park District and the Village as agents for each other or that a partnership or joint venture exists between the Park District and the Village. The Village shall state in its published materials that the Activities are being operated by the Village pursuant to a license agreement with the Park District.

XVII. SURRENDER OF POSSESSION AT END OF TERM

Within one (1) day after the end of the Activities, the Village (unless alternative arrangements are made with the Park District) shall remove all the Village's and Village's invitees' equipment, and other Village property from the Park District Property, and return possession of the Park District Property to the Park District in clean condition.


XVIII. NO THIRD-PARTY BENEFICIARY

This License Agreement is entered into solely for the benefit of the contracting parties, and nothing in this agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person or entity who is not a party to this Agreement, or to acknowledge, establish or impose any legal duty to any third party.

THE VILLAGE OF NORTH AURORA

FOX VALLEY PARK DISTRICT

By its President


By its President

Dated _____

Dated January 13, 2025

Memorandum



To: Mark Gaffino, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: Brandon Tonarelli, Assistant Public Works Director / Village Engineer
Date: February 7, 2025
Re: MFT Resolution for Construction of the 2025 Road Program

For the 2025 Road Program the Village will be using Motor Fuel Tax (MFT) funds for a portion of the project funding. The Village must authorize use of the remaining Rebuild Illinois (RBI) Bond funds (\$766,287) that have been distributed to the Village by July 31, 2025, or be at risk of losing the RBI funds. Originally, the RBI funds were planned to be used for the Orchard Gateway Boulevard Project, but due to potential delays of the project for right-of-way acquisition the funds are being moved to the 2025 Road Program.

RBI funds are required to be deposited into the MFT account and follow all the MFT fund requirements with some additional requirements. The additional requirements include the project being a "Bondable Capital Improvement" which requires a pavement design to have a lifespan a minimum of 13 years and requires the project to follow Illinois Department of Transportation (IDOT) procedures for a construction section instead of a general maintenance section.

The pavement rehabilitation that was planned for 2025 already met the "Bondable Capital Improvement" definition and Village staff is completing the additional design and coordination with IDOT to follow the construction section procedures. One of the added procedures includes the Village passing an MFT Resolution for Improvement for this specific project.

The 2025 Road Program is budgeted at \$1,800,000 with \$766,287 coming from the MFT fund and the remainder coming from the Capital Fund.

In order to expend MFT funds, the Village Board must pass a resolution for approval by the Illinois Department of Transportation. Once the project has been bid, a separate item will be brought forward to the Village Board for award of the contract to the contractor.



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

Section Number

25-00059-00-RS

BE IT RESOLVED, by the President and Board of Trustees

Governing Body Type

of the Village

Local Public Agency Type

of North Aurora

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Various Local Roads (See Location Map)	2.65			

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

spot combination concrete curb and gutter and sidewalk removal and replacement. Full depth HMA pavement removal, aggregate base repair and preparation, and HMA Binder and Surface placement to match the existing 4" or 5" pavement. Drainage structure adjustments, thermoplastic pavement markings, and driveway and grass restoration, as necessary. All ADA ramps within project area will be upgraded.

2. That there is hereby appropriated the sum of Seven hundred sixty-six thousand two hundred eighty-seven

and 00/100

Dollars (\$766,287.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Jessi Watkins

Name of Clerk

Village

Local Public Agency Type

Clerk in and for said Village

Local Public Agency Type

of North Aurora

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of North Aurora

Governing Body Type

Name of Local Public Agency

at a meeting held on February 17, 2025

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 17th day of February, 2025

Day

Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

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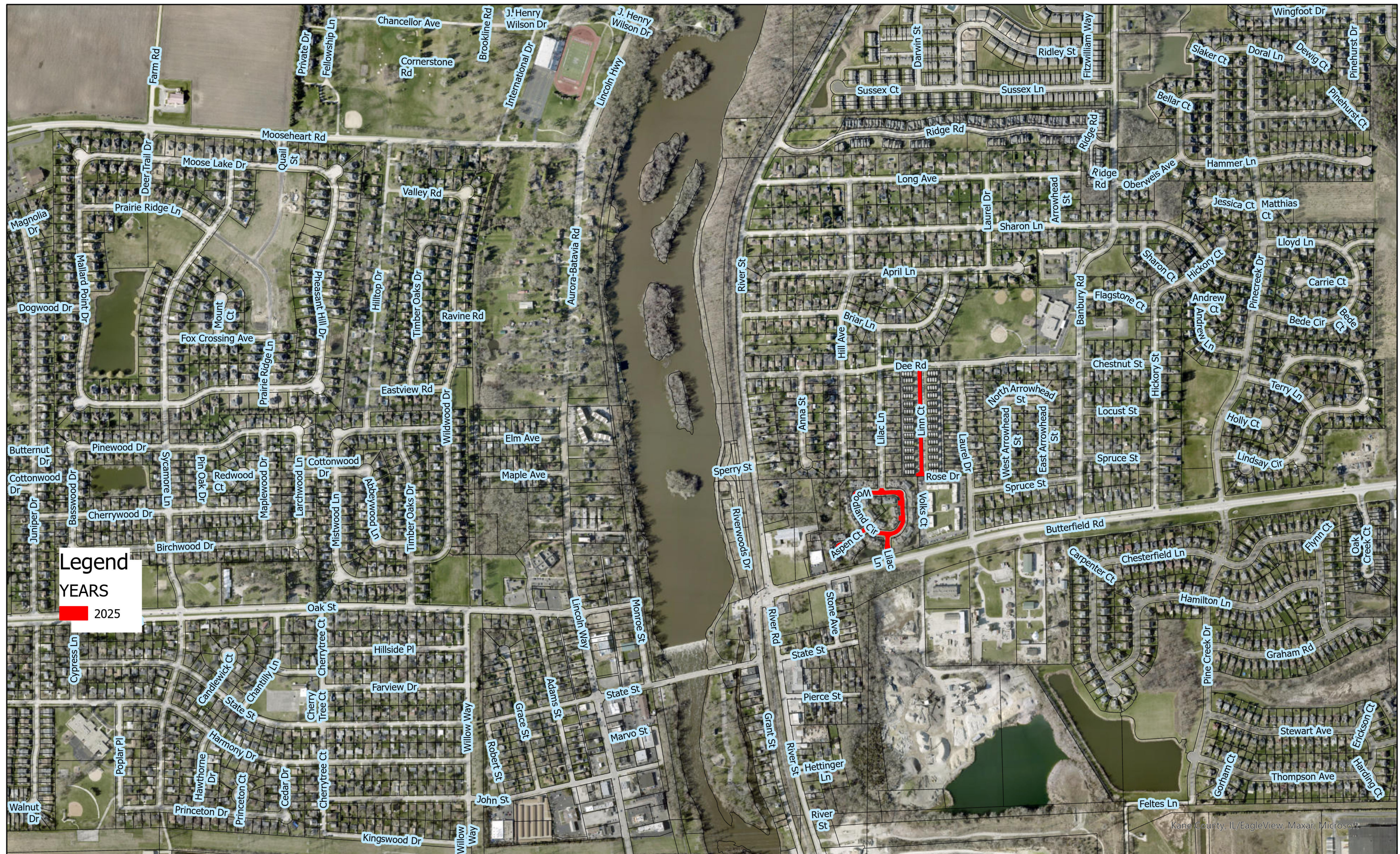
Approved

Regional Engineer Signature & Date

Department of Transportation

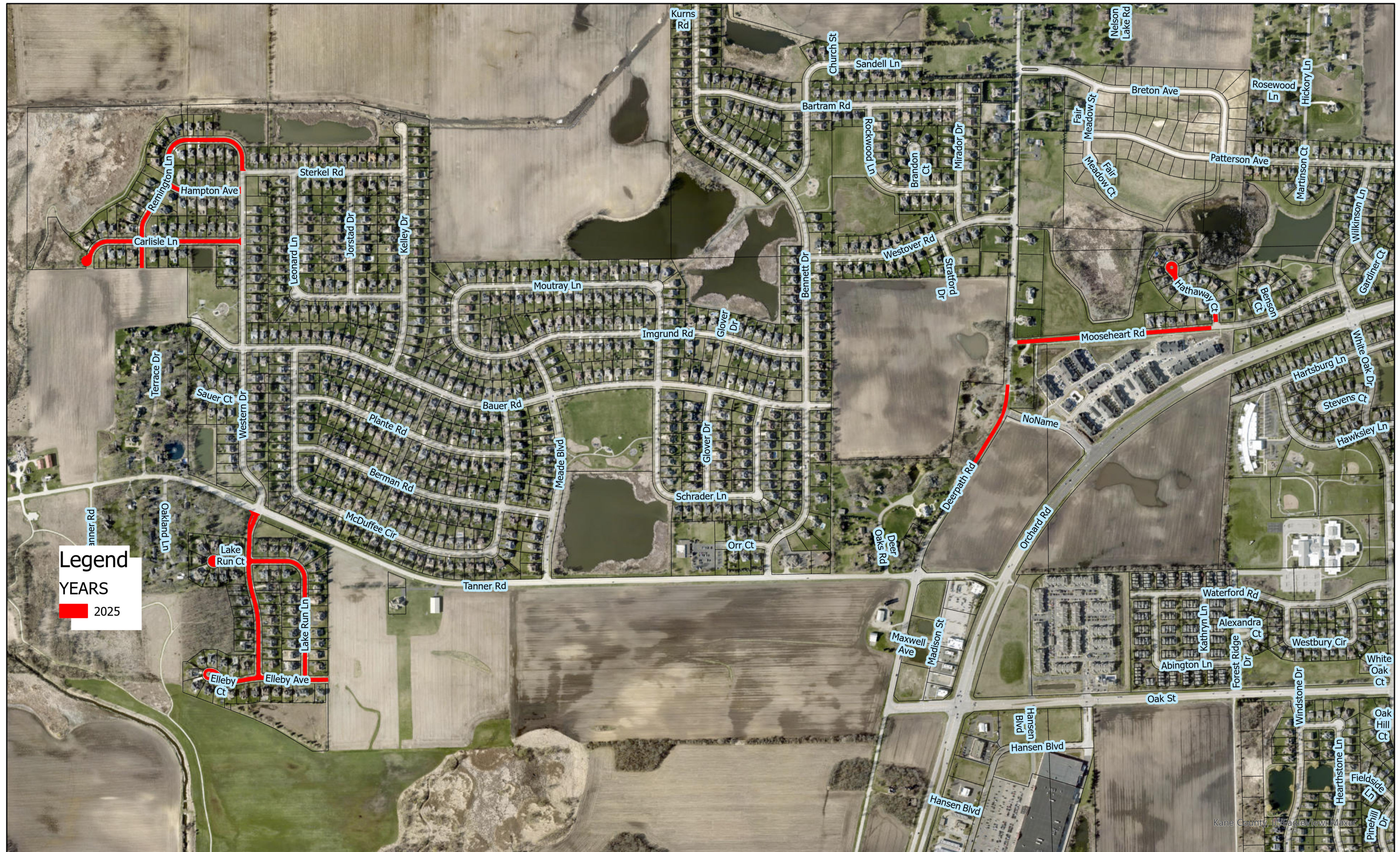
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2025 ROAD PROGRAM LOCATION MAP - EAST AREA



Kane County, IL/EagleView, Maxar, Microsoft

2025 ROAD PROGRAM LOCATION MAP - WEST AREA





Memorandum

To: Mark Gaffino, Village President & Board of Trustees

Cc: Steven Bosco, Village Administrator

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

Date: February 7, 2025

Re: Resolution and Approval of a Joint Funding Agreement for Federally Funded Construction with the State of Illinois for the Orchard Gateway Boulevard Intersection Improvements and Resurfacing Project & Resolution for Improvement Under the Illinois Highway Code for the Use of Motor Fuel Tax Funds for the Project

The Village had obtained federal funding for this project through the Kane County Council of Mayors (KKCOM) and Chicago Metropolitan Planning Agency (CMAP) in 2020 with partial funding from the federal Surface Transportation Project (STP) in the amount of \$1,888,890.

In 2022, Village staff requested additional funding for the project's construction due to KKCOM showing an unobligated balance of funds for fiscal year 2024. The Village was given an additional \$179,167 in funding, bringing the total grant funds to \$2,068,057.

In June of 2024, Village staff again requested additional funding for the project's construction due to more funding being available and the project now has the maximum federal share (80%) allowable through the STP program.

A summary of the estimated construction phases of the project cost and grant funds is shown in the table below:

	Construction	Phase 3 Eng.
Village Funds	\$642,402	\$340,800
Grant Funds	\$2,569,603	-
Total	\$3,212,005	\$340,800

This project includes pavement rehabilitation of Orchard Gateway from Orchard Road to Randall Road. It also includes the installation of a traffic signal and widening at the

intersection of Hansen Boulevard and Orchard Gateway, replacing the existing four way stop sign.

Additional right-of-way (ROW) and easements are necessary near the intersection of Orchard Gateway and Hansen to accommodate the installation of the traffic signal equipment and widening the intersection for additional turn lanes. Right-of-way acquisition following federal property acquisition requirements is underway for three parcels.

The grant funds are administered by the Illinois Department of Transportation (IDOT) and the project is currently scheduled for the April IDOT letting requiring the Village to pass a Resolution and execute the Joint Funding Agreement for the project. However, acquisition of all the ROW and easements may not be finished by IDOT's deadline for the April letting. The bidding of the project is likely to be moved back to later in the Summer.

The local share of the construction portion of the project is being funded from the Motor Fuel Tax fund in the amount of \$642,402. A Resolution for Improvement Under the Illinois Highway Code is required to be passed to use the MFT funds as the local match for the project.

Village staff recommends passing the resolution and executing the joint funding agreement to allow the project to be bid and receive the federal grant funds and passing the Resolution for Improvement to use MFT funds for the Orchard Gateway Boulevard Intersection Improvements and Resurfacing Project.

SCHEDULE NUMBER 5

RESOLUTION NO. R_____

A Resolution for:

Section No.: 21-00057-00-CH

Job No.: C9111121

Project No.: Z1JM(510)

WHEREAS, the Village of North Aurora is proposing to improve Orchard Gateway Boulevard from Orchard Road to Randall Road with a new traffic signal and widening at the intersection with Hansen Boulevard and resurfacing the project area; and

WHEREAS, the above stated improvement will necessitate the use of funding provided through the Illinois Department of Transportation (IDOT); and signee

WHEREAS, the use of these funds requires a joint funding agreement (AGREEMENT) with IDOT; and

WHEREAS, the improvement requires matching funds; and

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

Section 1: The President and Board of Trustees hereby appropriates \$642,402.00 (Six hundred forty-two thousand four hundred two and 00/100 or as much as may be needed to match the required funding to complete the proposed improvement from Motor Fuel Tax funds and furthermore agree to pass a supplemental resolution if necessary to appropriate additional funds for completion of the project.

Section 2: The Village President is hereby authorized to execute an AGREEMENT with IDOT for the above-mentioned project.

Section 3: This resolution will become Schedule 5 of the AGREEMENT.

Section 4: The Village Clerk of the Village of North Aurora is directed to transmit 3 (three) copies of the AGREEMENT and Resolution to IDOT District 1 Bureau of Local Roads and Streets.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2025, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2025, 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 _____, 2025, A.D.

Mark Gaffino, Village President

I, Jessi Watkins Village Cleark in and for said Village of North Aurora, Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the forgoing to be a true, perfect and complete copy of the resolution approved by the President and Board of Trustees at its meeting on the _____ day of _____, 2025, A.D.

IN TESTIMONY WEREOF; I have unto set my hand and seal, at my office, this _____ day of _____, 2025, A.D.

ATTEST:

Jessi Watkins, Village Clerk



LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
Village of North Aurora	Kane	21-00057-00-CH

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STU	N/A	CMAQ	09-20-0098

Construction

State Job Number	Project Number
C9111121	Z1JM(510)

☐ Local Let/Day Labor ☒ Construction on State Letting ☐ Construction Engineering ☐ Utilities ☐ Railroad Work

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Orchard Gateway Boulevard	FAU 0054	1.33	0.08	1.41

Location Termini
Orchard Road to Randall Road

Current Jurisdiction	Existing Structure Number(s)	
Village of North Aurora		<button>Remove</button>

PROJECT DESCRIPTION

New traffic signal and widening to accommodate new auxiliary lanes at the intersection of Orchard Gateway Boulevard and Hansen Boulevard, pavement rehabilitation and resurfacing on Orchard Gateway Boulevard from Orchard Road to Randall Road, ADA improvements as necessary and spot curb and gutter and sidewalk removal and replacement as necessary.

Local Public Agency	Section Number	State Job Number	Project Number
Village of North Aurora	21-00057-00-CH	C9111121	Z1JM(510)

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as the "**STATE**". The **STATE** and **LPA** jointly proposes to improve the designated location as described in the Location and Project Description sections of this agreement. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereby referred to as "**FHWA**".

I. GENERAL

- 1.1 Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. The **STATE** may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to the **LPA** by the **STATE** or the federal funding source, (ii) the Governor or **STATE** reserves funds, or (iii) the Governor or **STATE** determines that funds will not or may not be available for payment. The **STATE** shall provide notice, in writing, to **LPA** of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the date of the written notice unless otherwise indicated.
- 1.2 Domestic Steel Requirement. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Build America-Buy America provisions.
- 1.3 Federal Authorization. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.
- 1.4 Severability. If any provision of this Agreement is declared invalid, its other provisions shall not be affected thereby.
- 1.5 Termination. This Agreement may be terminated, in whole or in part, by either Party for any or no reason upon thirty (30) calendar days' prior written notice to the other Party. If terminated by the **STATE**, the **STATE** must include the reasons for such termination, the effective date, and, in the case of a partial termination, the portion to be terminated. If the **STATE** determines in the case of a partial termination that the reduced or modified portion of the funding award will not accomplish the purposes for which the funding award was made, the **STATE** may terminate the Agreement in its entirety.

This Agreement may be terminated, in whole or in part, by the **STATE** without advance notice:

- a. Pursuant to a funding failure as provided under Article 1.1.
- b. If **LPA** fails to comply with the terms and conditions of this funding award, application or proposal, including any applicable rules or regulations, or has made a false representation in connection with the receipt of this or any award.

II. REQUIRED CERTIFICATIONS

By execution of this Agreement and the **LPA's** obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and State laws, including, without limitation, federal regulations, State administrative rules and any and all license requirements or professional certification provisions.

- 2.1 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200). The **LPA** certifies that it shall adhere to the applicable Uniform Administrative Requirements, Cost Principles, and Audit Requirements, which are published in Title 2, Part 200 of the Code of Federal Regulations, and are incorporated herein by reference.
- 2.2 Compliance with Registration Requirements. **LPA** certifies that it: (i) is registered with the federal SAM system; (ii) is in good standing with the Illinois Secretary of State, if applicable; (iii) have a valid DUNS Number; (iv) have a valid UEI, if applicable. It is **LPA's** responsibility to remain current with these registrations and requirements.
- 2.3 Bribery. The **LPA** certifies to the best of its knowledge that its officials have not been convicted of bribery or attempting to bribe an officer or employee of the state of Illinois, nor made an admission of guilt of such conduct which is a matter of record (30 ILCS 500/50-5).
- 2.4 Bid Rigging. **LPA** certifies that it has not been barred from contracting with a unit of state or local government as a result of a violation of Paragraph 33E-3 or 33E-4 of the Criminal Code of 1961 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).
- 2.5 Debt to State. **LPA** certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because the **LPA**, or its affiliate(s), is/are delinquent in the payment of any debt to the **STATE**, unless the **LPA**, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt, and **STATE** acknowledges the **LPA** may declare the Agreement void if the certification is false (30 ILCS 500/50-11).
- 2.6 Debarment. The **LPA** certifies to the best of its knowledge and belief that its officials:
 - a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
 - b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or

Local Public Agency	Section Number	State Job Number	Project Number
Village of North Aurora	21-00057-00-CH	C9111121	Z1JM(510)

commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;

c. are not presently indicated for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and

d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.

- 2.7 Construction of Fixed Works. The **LPA** certifies that all Programs for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) unless the provisions of that Act exempt its application. In the construction of the Program, the **LPA** shall comply with the requirements of the Prevailing Wage Act including, but not limited to, inserting into all contracts for such construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the Program shall be paid to all laborers, workers, and mechanics performing work under the Award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract.
- 2.8 Criminal Convictions. The **LPA** certifies that neither it nor any managerial agent of **LPA** has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction. The **LPA** further certifies that it is not barred from receiving an funding award under 30 ILCS 500/50-10.5 and acknowledges that **STATE** shall declare the Agreement void if this certification is false (30 ILCS 500/50-10.5).
- 2.9 Improper Influence. The **LPA** certifies that no funds have been paid or will be paid by or on behalf of the **LPA** to any person for influencing or attempting to influence an officer or employee of any government agency, a member of Congress or Illinois General Assembly, an officer or employee of Congress or Illinois General Assembly, or an employee of a member of Congress or Illinois General Assembly in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. 31 USC 1352. Additionally, the **LPA** certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.
- 2.10 Telecom Prohibition. The **LPA** certifies that it will comply with Section 889 of the FY 2019 National Defense Authorization Act (NDAA) that prohibits the use of telecommunications or video surveillance equipment or services produced or provided by the following companies: Dahua Technology Company, Hangzhou Hikvision Digital Technology Company, Huawei Technologies Company, Hytera Communications Corporation, and ZTE Corporation. Covered equipment and services cannot be used as substantial or essential component or any system, or as critical technology as part of any system.
- 2.11 Personal Conflict of Interest - (50 ILCS 105/3, 65 ILCS 5/3.1-55-10, 65 ILCS 5/4-8-6) The **LPA** certifies that it shall maintain a written code or standard of conduct which shall govern the performance of its employees, officers, board members, or agents engaged in the award and administration of contracts supported by state or federal funds. Such code shall provide that no employee, officer, board member or agent of the **LPA** may participate in the selection, award, or administration of a contract supported by state or federal funds if a conflict of interest, real or apparent would be involved. Such a conflict would arise when any of the parties set forth below has a financial or other interest in the firm selected for award:
- the employee, officer, board member, or agent;
 - any member of his or her immediate family;
 - his or her partner; or
 - an organization which employs, or is about to employ, any of the above.

The conflict of interest restriction for former employees, officers, board members and agents shall apply for one year.

The code shall also provide that **LPA's** employees, officers, board members, or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to subcontracts. The **STATE** may waive the prohibition contained in this subsection, provided that any such present employee, officer, board member, or agent shall not participate in any action by the **LPA** relating to such contract, subcontract, or arrangement. The code shall also prohibit the officers, employees, board members, or agents of the **LPA** from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

- 2.12 Organizational Conflict of Interest - The **LPA** certifies that it will also prevent any real or apparent organizational conflict of interest. An organizational conflict of interest exists when the nature of the work to be performed under a proposed third party contract or subcontract may, without some restriction on future activities, result in an unfair competitive advantage to the third party contractor or **LPA** or impair the objectivity in performing the contract work.
- 2.13 Accounting System. The **LPA** certifies that it has an accounting system that provides accurate, current, and complete disclosure of all financial transactions related to each state and federally funded program. Accounting records must contain information

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pertaining to state and federal pass-through awards, authorizations, obligations, unobligated balances, assets, outlays, and income. To comply with 2 CFR 200.305(b)(7)(i), the **LPA** shall use reasonable efforts to ensure that funding streams are delineated within **LPA's** accounting system. See 2 CFR 200.302.

III. AUDIT AND RECORD RETENTION

- 3.1 **Single Audits:** The **LPA** shall be subject to the audit requirements contained in the Single Audit Act Amendments of 1996 (31 USC 7501-7507) and Subpart F of 2 CFR Part 200.

If, during its fiscal year, **LPA** expends \$750,000 or more in Federal Awards (direct federal and federal pass-through awards combined), **LPA** must have a single audit or program-specific audit conducted for that year as required by 2 CFR 200.501 and other applicable sections of Subpart F of 2 CFR Part 200. A copy of the audit report must be submitted to the **STATE** (IDOT's Financial Review & Investigations Section, Room 126, 2300 South Dirksen Parkway, Springfield, Illinois, 62764) within 30 days after the completion of the audit, but no later than one year after the end of the **LPA's** fiscal year.

Assistance Listing number (formally known as the Catalog of Federal Domestic Assistance (CFDA) number) for all highway planning and construction activities is **20.205**.

Federal funds utilized for construction activities on projects let and awarded by the **STATE** (federal amounts shown as "Participating Construction" on Schedule 2) are not included in a **LPA's** calculation of federal funds expended by the **LPA** for Single Audit purposes.

- 3.2 **STATE Audits:** The **STATE** may, at its sole discretion and at its own expense, perform a final audit of the Project (30 ILCS 5, the Illinois State Auditing Act). Such audit may be used for settlement of the Project expenses and for Project closeout purposes. The **LPA** agrees to implement any audit findings contained in the **STATE's** authorized inspection or review, final audit, the **STATE's** independent audit, or as a result of any duly authorized inspection or review.
- 3.3 **Record Retention.** The **LPA** shall maintain for three (3) years from the date of final project closeout by the **STATE**, adequate books, records, and supporting documents to verify the amounts, recipient, and uses of all disbursements of funds passing in conjunction with this contract. adequate to comply with 2 CFR 200.334. If any litigation, claim or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken.
- 3.4 **Accessibility of Records.** The **LPA** shall permit, and shall require its contractors and auditors to permit, the **STATE**, and any authorized agent of the **STATE**, to inspect all work, materials, payrolls, audit working papers, and other data and records pertaining to the Project; and to audit the books, records, and accounts of the **LPA** with regard to the Project. The **LPA** in compliance with 2 CFR 200.337 shall make books, records, related papers, supporting documentation and personnel relevant to this Agreement available to authorized **STATE** representatives, the Illinois Auditor General, Illinois Attorney General, any Executive Inspector General, the **STATE's** Inspector General, federal authorities, any person identified in 2 CFR 200.337, and any other person as may be authorized by the **STATE** (including auditors), by the state of Illinois or by federal statute. The **LPA** shall cooperate fully in any such audit or inquiry.
- 3.5 **Failure to maintain the books and records.** Failure to maintain the books, records and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the terms of this contract.

IV. LPA FISCAL RESPONSIBILITIES

- 4.1 To provide all initial funding and payment for construction engineering, utility, and railroad work
- 4.2 **LPA Appropriation Requirement.** By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as Schedule 5.
- 4.3 **Reimbursement Requests:** For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.
- 4.4 **Financial Integrity Review and Evaluation (FIRE) program:** **LPA's** and the **STATE** must justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months. To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.
- 4.5 **Final Invoice:** The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice

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may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice for engineering projects.

- 4.6 **Project Closeout:** The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result in the immediate close-out of the project and loss of further funding.
- 4.7 **Project End Date:** The period of performance (end date) for state and federal obligation purposes is five (5) years for projects under \$1,000,000 or seven (7) years for projects over \$1,000,000 from the execution date of the agreement. Requests for time extensions and joint agreement amendments must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.

V. THE LPA AGREES

- 5.1 To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.
- 5.2 To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.
- 5.3 To provide on-site engineering supervision and inspection during construction of the proposed improvement.
- 5.4 To retain jurisdiction of the completed improvement unless specified otherwise by schedule (schedule should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional schedule is required.
- 5.5 To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by schedule) in a manner satisfactory to the **STATE** and the **FHWA**.
- 5.6 To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
- 5.7 To regulate parking and traffic in accordance with the approved project report.
- 5.8 To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.
- 5.9 To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.
- 5.10 For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA's** DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **STATE** awarded contracts, this agreement shall be administered under the provisions of the **STATE'S** USDOT approved Disadvantaged Business Enterprise Program.
- 5.12 That execution of this agreement constitutes the **LPA's** concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.

VI. THE STATE AGREES

- 6.1 To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA's** certification of compliance with Title II and III Requirements.
- 6.2 To receive bids for construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid.
- 6.3 To provide all initial funding and payments to the contractor for construction work let by the **STATE**. The **LPA** will be invoiced for their share of contract costs per the method of payment selected under Method of Financing based on the Division of Costs shown on Schedule 2.

Local Public Agency	Section Number	State Job Number	Project Number
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- 6.4 For agreements with federal and/or state funds in local let/day labor construction, construction engineering, utility work and/or railroad work:
- To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
 - To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

SCHEDULES

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

<input checked="" type="checkbox"/>	1.	Division of Cost
<input checked="" type="checkbox"/>	2.	Location Map
<input checked="" type="checkbox"/>	3.	Risk Assessment
<input checked="" type="checkbox"/>	4.	Attestations
<input checked="" type="checkbox"/>	5.	Resolution*
<input checked="" type="checkbox"/>	6.	Resolution for Improvement Under the Illinois Highway Code
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

*Appropriation and signature authority resolution must be in effect on, or prior to, the execution date of the agreement.

Local Public Agency	Section Number	State Job Number	Project Number
Village of North Aurora	21-00057-00-CH	C9111121	Z1JM(510)

AGREEMENT SIGNATURES EXECUTION

The LPA agrees to accept and comply with the applicable provision set forth in this agreement including attached schedules.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Mark Gaffino

Title of Official

Village President

Signature

Date

The above signature certifies the agency's TIN number is

366009508 conducting business as a Governmental Entity.

DUNS Number 032324675

UEI LKDRLFKJHBU9

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation

Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets

Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer

Date

Michael Prater, Chief Counsel

Date

Vicki Wilson, Chief Fiscal Officer

Date

NOTE: A resolution authorizing the local official (or their delegate) to execute this agreement and appropriation of local funds is required and attached as Schedule 5. The resolution must be approved prior to, or concurrently with, the execution of this agreement. If BLR 09110 or BLR 09120 are used to appropriate local matching funds, attach these forms to the signature authorization resolution.

☐ Please check this box to open a fillable Resolution form within this form.

SCHEDULE NUMBER 1

Local Public Agency	County	Section Number	State Job Number	Project Number
Village of North Aurora	Kane	21-00057-00-CH	C-91-111-21	Z1JM(510)

DIVISION OF COST

	Federal Funds		State Funds		Local Public Agency	
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%
Participating Construction	STU	\$2,569,603.00	80%	MFT	\$642,401.36	20%
Construction Engineering	STU	\$0.00		Local	\$340,800.00	
	Total	\$2,569,603.00	Total	Total	\$983,201.36	\$3,552,804.36

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

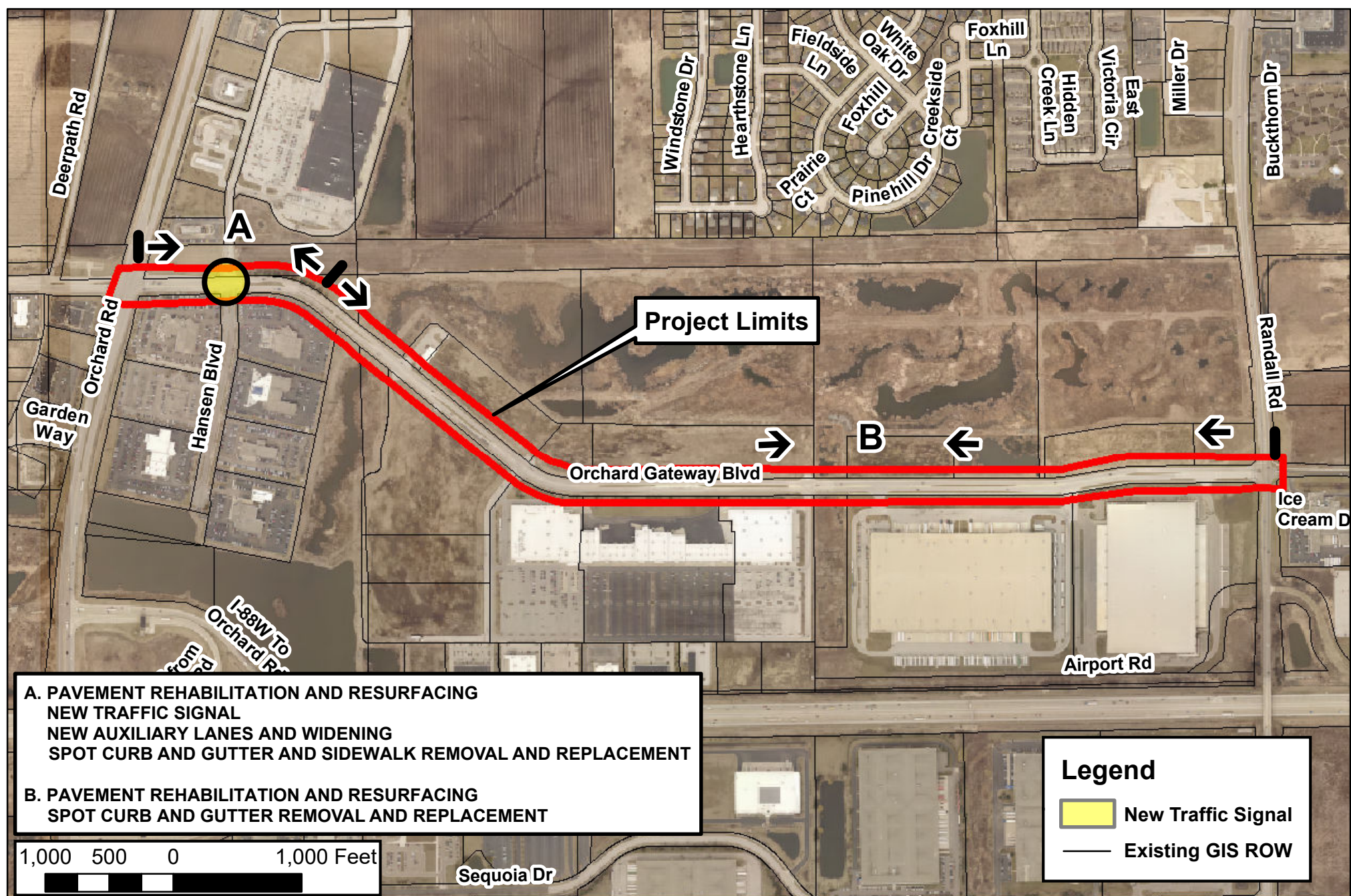
Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☒ METHOD C - LPA's Share \$642,401.36 divided by estimated total cost multiplied by actual progress payment.

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.



Engineering Enterprises, Inc.



52 Wheeler Road
 Sugar Grove, Illinois 60554
 (630) 466-6700
www.eeiweb.com



Village of North Aurora

25 East State Street
 North Aurora, IL 60542
 630-897-8228

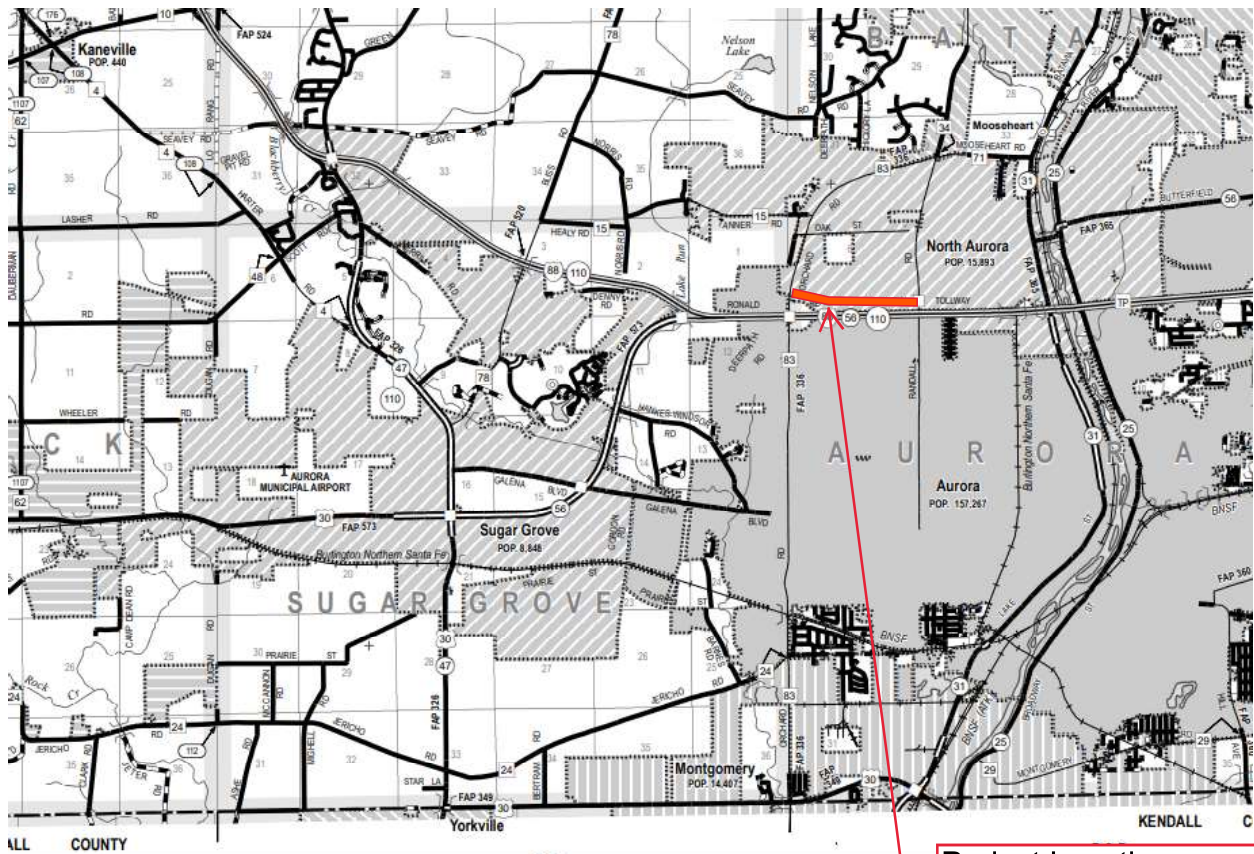
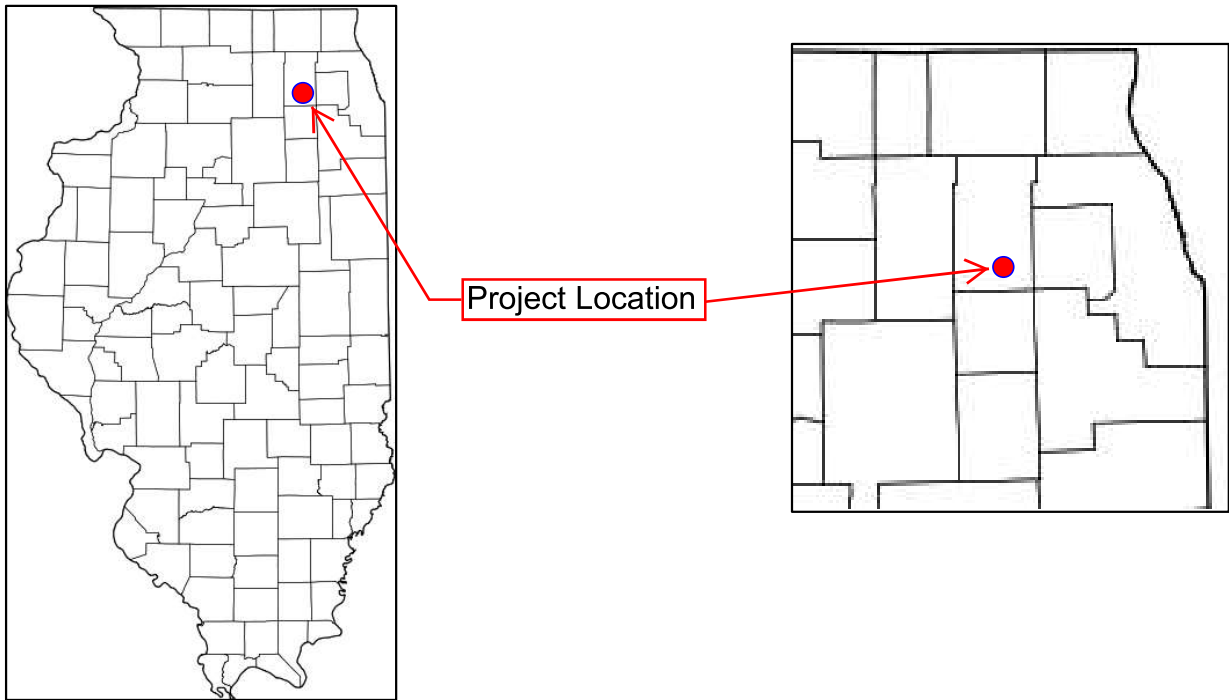
DATE:	November 2020
PROJECT NO.:	NO1902
BY:	MJT
PATH:	H:\GIS\PUBLIC\NORTH AURORA\
FILE:	NO1902_Orchard Gateway Blvd.MXD

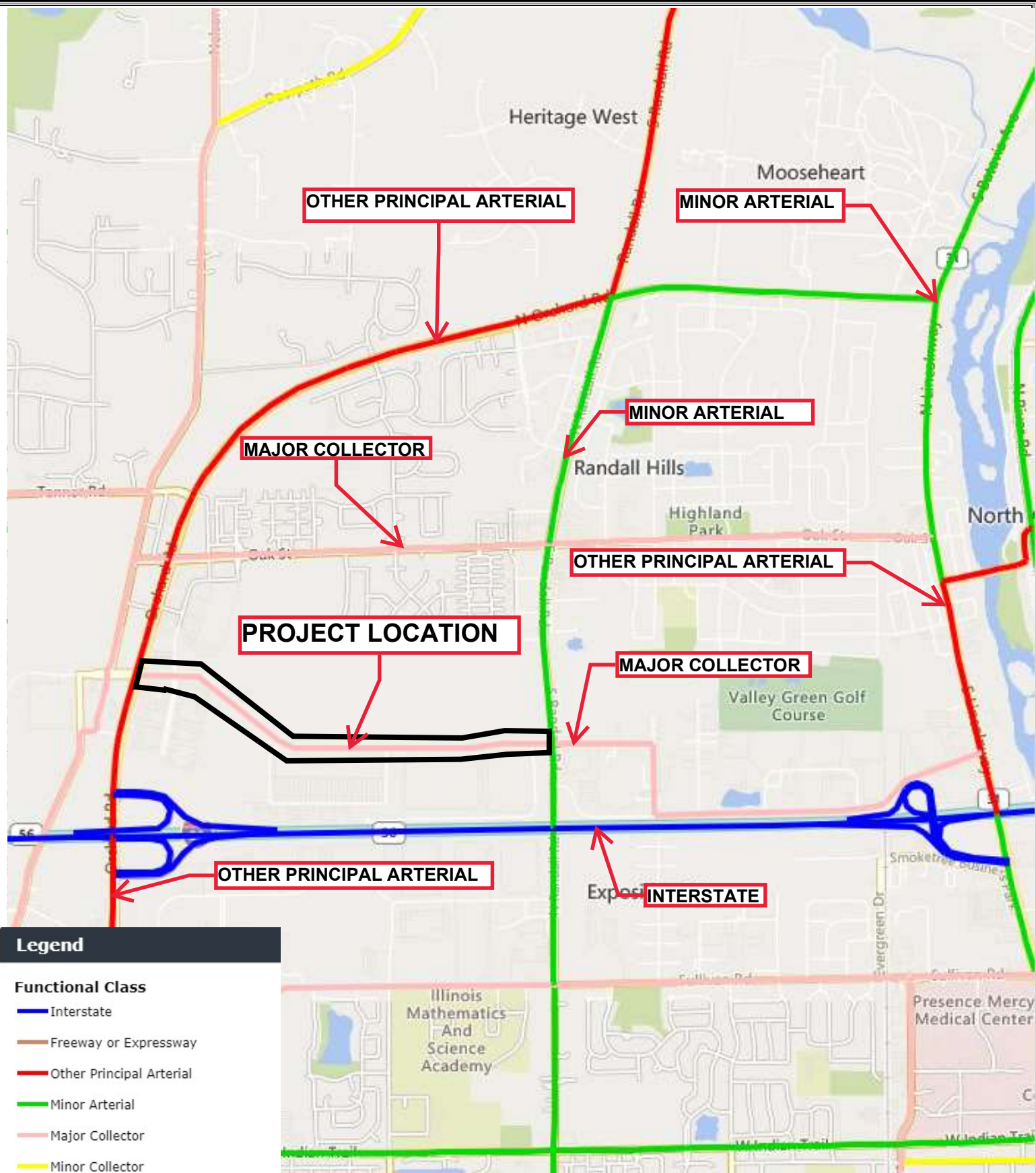
ORCHARD GATEWAY BOULEVARD ROADWAY IMPROVEMENTS EXHIBIT A PROJECT LOCATION MAP



Location Map

Orchard Gateway Boulevard, North Aurora, IL





Engineering Enterprises, Inc.
 52 Wheeler Road
 Sugar Grove, Illinois 60554
 (630) 466-6700
www.eeiweb.com

DATE:	MARCH 2024
PROJECT NO.:	NO1902
BY:	MJT
PATH:	H:\GIS\PUBLIC\NO1902
FILE:	d

**ORCHARD GATEWAY BOULEVARD
 ROADWAY IMPROVEMENTS
 PROJECT LOCATION MAP**



SCHEDULE NUMBER 3

Local Public Agency	Section Number	County	State Job Number	Project Number
Village of North Aurora	21-00057-00-CH	Kane		

LRS Federal Funds RISK ASSESSMENT				
Risk Factor	Description	Definition of Scale (time frames are based on LPA fiscal year)		Points
General History of Performance	Have there been any changes in key organizational staff or leadership, such as Fiscal and Administrative Management, Transportation Related Program/Project Management, and/or Elected Officials?	0 points - no significant changes in the last 4 or more years; 1 point - minor changes, but majority of key staff and officials have not changed in the last 4 years; 2 points - significant key staff or elected leadership changes within the last 3 years; 3 points - significant key staff and elected leadership changes within the last 3 years		1
	What is the LPA's history with federal-aid funded transportation projects?	0 points - One or more federal-aid funded transportation projects initiated per year; 1 point - At least one project initiated within the past three years; 2 points - AT least one project initiated within the past 5 years; 3 points - None or more than 5 years		1
	Does LPA have qualified technical staff with experience managing federal-aid funded transportations through IDOT?	0 points - Full-time employee with experience designated as being in "responsible charge"; 1 point - LPA has qualified technical staff, but will be utilizing an engineering consultant to manage day-to-day with LPA technical staff oversight; 2 points - LPA has no technical staff and all technical work will be completed by consultant, but LPA staff has prior experience with federal-aid projects; 3 points - LPA staff have no prior experience or technical expertise and relying solely on consultant		0
	Has the LPA been untimely in submitting invoicing, reporting on federal-aid projects as required in 2 CFR 200, and or audits as required?	0 points - No; 1 point - Delays of 6 or more months; 2 points - Delays of up to 1 year; 3 points - 1 year or more years of delay		0
Financial Controls	Are the annual financial statements prepared in accordance with Generally Accepted Accounting Principles or on a basis acceptable by the regulatory agency?	0 points - yes; 3 points - no		0
	What is the LPA's accounting system?	0 points - Automated accounting software; 1 point - Spreadsheets; 2 points - paper only; 3 points - none		0
	Does the organization have written policies and procedures regarding proper segregation of duties for fiscal activities that include but are not limited to: a) authorization of transactions; b) recordkeeping for receipts and payments; and c) cash management?	0 points - yes; 3 points - no		0
	When was the last time a financial statement audit was conducted?	0 points - in the past year; 1 point - in the past two years; 2 points - in the past three years; 3 points - 4 years or more, or never		0
Audits	What type of financial statement audit has the organization had conducted?	0 points - Single Audit/Program Specific Audit in accordance with 2 CFR 200.501 or Financial audit conducted in accordance with Generally Accepted Auditing Standards or Generally Accepted Government Auditing Standards; 1 point - Financial review; 2 points Other type? or no audit required; 3 points - none		0
	Did the most recent audit disclose findings considered to be significant deficiencies or material weaknesses?	0 points - no; 3 points - yes, or no audits required		0
	Have the findings been resolved?	0 points - yes or no findings; 1 point - in progress; 3 points - no		0
				0

Summary of Risk		District Review Signature & Date		Central Office Review Signature & Date	
General History of Performance	2				
Financial Controls	0				
Audits	0				
Total	2				
		Additional Requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No			

Local Public Agency	Section Number	State Job Number	Project Number
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SCHEDULE NUMBER 4
Attestation on Single Audit Compliance

1. In the prior fiscal year, did Village of North Aurora LPA expend more than \$750,000 in federal funds in aggregate from all federal sources?

☒ Yes ☐ No

2. Does the Village of North Aurora LPA anticipate expending more than \$750,000 in federal funds in aggregate from all federal sources in the current Village of North Aurora LPA fiscal year?

☐ Yes ☒ No

If answers to question 1 and 2 are no, please proceed to the signature section.

If answer to question 1 is yes, please answer question 3a.

If answer to question 2 is yes, please answer question 3b.

3. A single audit must be conducted in accordance with Subpart F of 2 CFR 200 if \$750,000 or more in federal funds are expended in a single fiscal year.

a. Has the Village of North Aurora LPA performed a single audit for their previous fiscal year?

☒ Yes ☐ No

i. If yes, has the audit be filed with the Illinois Office of the Comptroller in accordance with 50 ILCS 310 (*see also 55 ILCS 5 & 65 ILCS 5 & 60 ILCS 1/80*)?

☒ Yes ☐ No

b. For the current fiscal year, does the Village of North Aurora LPA intend to comply with Subpart F of 2 CFR 200?

☐ Yes ☐ No

By completing this attestation, I certify that I have authority to sign this attestation on behalf of the LPA; and that the foregoing information is correct and complete to the best of my knowledge and belief.

Name	Title	LPA
Jason Paprocki	Finance Director	Village of North Aurora

Signature & Date

 1/13/25



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

Section Number

21-00057-00-CH

BE IT RESOLVED, by the President and Board of Trustees

Governing Body Type

of the Village

Local Public Agency Type

of North Aurora

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Orchard Gateway Boulevard	1.33	FAU 0054	Orchard Road	Randall Road

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

New traffic signal and widening to accommodate new auxiliary lanes at the intersection of Orchard Gateway Boulevard and Hansen Boulevard, pavement rehabilitation and resurfacing on Orchard Gateway Boulevard from Orchard Road to Randall Road, ADA improvements as necessary and spot curb and gutter and sidewalk removal and replacement as necessary.

2. That there is hereby appropriated the sum of Six hundred forty-two thousand four hundred two and 00/100

Dollars (\$642,402.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Jessi Watkins

Name of Clerk

Village

Local Public Agency Type

Clerk in and for said Village

Local Public Agency Type

of North Aurora

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of North Aurora

Governing Body Type

Name of Local Public Agency

at a meeting held on February 17, 2025

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 17th day of February, 2025

Day

Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date

Department of Transportation

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: NATHAN DARGA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RIVER FRONT RAM SUBSTANTIAL COMPLETION
AGENDA: FEBRUARY 17, 2025, 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 River Front Ram

DISCUSSION

The new River Front Ram dealership located at 1851 Orchard Gateway Blvd is now substantially complete. This is located on the north side of Orchard Gateway Blvd next to the Sherwin Williams store. The developer is requesting a reduction of the development security from \$472,591.80 to \$78,765.30 as determined by the Village Engineer. This will begin the one-year maintenance period.

RESOLUTION No. _____

RESOLUTION ACKNOWLEDGING SUBSTANTIAL COMPLETION
TRIGGERING THE ONE-YEAR MAINTENANCE PERIOD
AND REDUCTION OF THE SURETY FOR PUBLIC IMPROVEMENTS FOR RIVER
FRONT RAM

WHEREAS, River Front Ram (the “Developer”) has substantially completed the public improvements associated with the new dealership located at 1851 Orchard Gateway 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 punch-list 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 \$472,591.80 to \$78,765.30 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 punch-list 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 _____, 2025, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this
____ day of _____, 2025, 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 _____, 2025, 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: February 7, 2025
Re: Kane County Community Development Fund (CDF) Grant Application

Kane County Community Development Funding is available to municipalities in the County through the County’s Community Development Block Grant (CDBG). Areas that have been identified as low to moderate income areas from the United States Census are eligible to apply for funding.

The Veterans Memorial located on Willow Way near Farview Drive is within an eligible area and park improvements are eligible for funding. Phase 1 of the Veterans Memorial Park Improvement Project construction is currently estimated to cost approximately \$672,000. Staff would like to prepare and submit an application to the County for CDF funding for this project.

The table below estimates the construction cost associated with the project and cost breakdown if the Village were to obtain the full 75% requested grant amount from the County.

<u>Project</u>	<u>Construction</u> <u>Cost</u>	<u>Estimated</u> <u>Village</u> <u>Cost</u>	<u>Estimated</u> <u>County</u> <u>Grant</u>
Phase 1 Veterans Memorial Park Improvement	\$672,000	\$168,000	\$504,000

We would be applying for funding to supplement the cost of the Veterans Memorial Park Improvement Project. If the project is selected for funding by the County, the award amount may be less than requested based on funding availability.

If the Village Board would like to pursue this grant opportunity, it is a requirement of the application to pass the attached resolution in support of the project and application.

RESOLUTION NO. R _____
AUTHORIZING APPLICATION FOR KANE COUNTY COMMUNITY DEVELOPMENT FUNDS AND EXECUTION OF ALL NECESSARY DOCUMENTS

WHEREAS, the Village of North Aurora has determined that it in its best interests to submit an application for Kane County Community Development Funds to assist with funding for Phase 1 of the Veterans Memorial Park Improvement Project; and

WHEREAS, said project will significantly improve the park facilities within the area; and

WHEREAS, the Kane County Board must approve said application and will require the Village of North Aurora to execute a Funding Agreement and other necessary documents upon such approval.

NOW, THEREFORE, BE IT RESOLVED that Village Administrator Steven Bosco is hereby authorized to execute an application for Kane County Community Development Funds, a Funding Agreement and other necessary documents upon approval of the application by the Kane County Board, and any requests for payment and documentation required to be submitted by the Village of North Aurora to Kane County requesting the dispersal of funds.

BE IT FURTHER RESOLVED, that any substantial changes to the above-stated project description must be approved by the Village of North Aurora.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2025, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this _____ day of _____, 2025, 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 _____, 2025 A.D.

Mark Gaffino, Village President

ATTEST:

Jessi Watkins, Village Clerk

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, BUSINESS SERVICES MANAGER
SUBJECT: LIQUOR LICENSE FOR BRUNO'S CHEESESTEAKS
AGENDA: FEBRUARY 17, 2025 REGULAR VILLAGE BOARD MEETING

ITEM

An Ordinance amending the North Aurora Code Section 5.08.35 by increasing the number of Class C liquor licenses authorized in the Village of North Aurora

DISCUSSION

The owner of Bruno's Cheesesteak, 17 S. Lincolnway, is requesting a liquor license due to customer demand for alcoholic beverages. The owner has requested a Class C Limited Restaurant License to serve beer and wine. According to their liquor license application, the business owner is not pursuing video gaming.

This item was presented to the Village Board for feedback at their February 3, 2025 Committee of the Whole meeting. The Village Board was supportive of the request.



VILLAGE OF NORTH AURORA
LIQUOR LICENSE APPLICATION

Customer No. _____

APPLICATION DATE: 01-14-2025

Application for a CLASS C Liquor License

The undersigned applicant hereby applies for a Liquor License to sell alcoholic liquor, and/or beer and wine in the Village of North Aurora pursuant to the provisions of Title 5, Chapter 5.08 "Alcoholic Beverage Sales" of the North Aurora Municipal Code. For the purpose of securing said license, this application is made under oath and the facts set forth herein are true and correct:

Please check one: ☐ New Business ☒ New Owner/Existing Business ☐ New Manager

Type of Ownership: ☐ Corporation ☒ LLC ☐ Sole Proprietor ☐ Partnership ☐ Other _____

Type of Business: ☐ Liquor Store ☐ Supermarket ☒ Restaurant ☐ Drug Store ☐ Spa/Salon

☐ Convenience ☐ Gas Station ☐ Brewpub ☐ Craft Brewery ☐ Bar/Tavern Other: _____

If you selected restaurant, brewpub, craft brewery, or bar/tavern, your business will be required to present your business plan and floor layout to the Village Board at a Committee of the Whole meeting before a subsequent Village Board meeting where increase in the number of liquor licenses available for your application may be approved. Check the box to indicate you have read and understand this obligation. ☒

Business Name: Bruno's cheesesteaks LLC

Business Address: 17 South Lincolnway North Aurora IL 60542
Street address City State Zip

Mailing Address (if different from above): 2338 Amsterdam circle Montgomery, IL 60538

Business Phone: 331-301 5574 Business Fax: N/A

Website: N/A Email Address: brunoscheesesteaks@gmail.com

Will your establishment be pursuing Video Gaming at the time of this application? Yes ☐ No ☒

Please note, Video Gaming must be approved as a supplemental license by the Village Board. This can be done in conjunction with the initial application or at a future time and will require a floor plan and description of the business.

Please describe your business plan in detail below:

We are an established, owned and operated business who for 8 and a half years has been serving delicious philly cheesesteaks, burgers and hot dogs. A large percentage of our customers visit us expecting to have a beer with a cheesesteak, which is customary in this type of business. We believe we can easily increase our sales and tax revenue by at least 20 percent by making beer and wine available to our customers.

Floor Plan Attached ☐ The Floor Plan must include the total square footage of the establishment, a detailed layout of the proposed kitchen and the total square footage of the dining room and video gaming areas. Please note, for the purposes of video gaming the building is required to provide a minimum dining/video gaming area for 50 occupants using the formula of 1 occupant per 15 square feet. If your floor plan is unable to meet this minimum requirement video gaming will not be considered.



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

Ordinance No. _____

**AN ORDINANCE AMENDING THE NORTH AURORA CODE SECTION 5.08.350
BY INCREASING THE NUMBER OF CLASS C LIQUOR LICENSES
AUTHORIZED IN THE VILLAGE OF NORTH AURORA
(Bruno's Cheesesteaks – 17 S. Lincolnway)**

**Adopted by the
Board of Trustees and President
of the Village of North Aurora
this ____ day of _____, 2025**

**Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this ____ day of _____, 2025
by _____.**

Signed _____

ORDINANCE No. _____

AN ORDINANCE AMENDING THE NORTH AURORA CODE SECTION 5.08.350
BY INCREASING THE NUMBER OF CLASS C LIQUOR LICENSES
AUTHORIZED IN THE VILLAGE OF NORTH AURORA
(Bruno's Cheesesteaks – 17 S. Lincolnway)

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

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

5.08.350 Number of Licenses.

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

- A. Eight Class "A" licenses;
- B. Four Class "B" licenses;
- C. Four Class "C" licenses;**
- D. Three Class "D" licenses;
- E. One Class "E" license;
- F. Four Class "F" licenses;
- G. Six Class "G" licenses;
- H. One Class "J-1" license;
- I. One Class "J-3" license;
- J. One Class "P" license;
- K. One Class "Q" license; and
- L. One Class "T" license.

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

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2025, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2025, A.D.

Jason Christiansen _____
Mark Guethle _____
Todd Niedzwiedz _____

Laura Curtis _____
Michael Lowery _____
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 _____, 2025, A.D.

Mark Gaffino, Village President

ATTEST:

Jessi Watkins, Village Clerk



MEMORANDUM

TO: North Aurora Village Board

FROM: Drendel & Jansons Law Group

DATE: February 17, 2025

RE: Amendment to the Randall Highlands/Randall Crossing Annexation Agreement

An application has been made seeking zoning approval for the development of Lot 4 as independent living and for redevelopment of the existing hotel building on Lot 2 of the Randall Crossing commercial development into apartments like the ones that have been built on Lot 3. The Lots 2 and 4 were created by a previous resubdivision, and Lot 2 has been developed into the My Space Hotel with an amendment to the Annexation Agreement and amendment to the Special Use/PUD Ordinance that was approved in 2000.

Lot 4 remains vacant, and the hotel on Lot 2 is not commercially sustainable. Lot 2 requires approval of a special use for senior housing/independent living to allow the developer to convert the hotel into multi-family residential. The existing Special use/PUD requires a site plan, engineering, etc. for development of Lot 2 with a mixed use building to match the Promenade I building on Lot 3.

Because the original Annexation Agreement is still applicable, and the zoning was originally approved as a component of the Annexation Agreement, the Annexation Agreement also needs to be amended to accommodate the special use for this development/redevelopment plan. Among other things, the Annexation Agreement amendment requires the owners/developers to cooperate with the Fox Valley Park District to annex the parcels to the Park District so that Park District services are available to the residents. This requirement will apply retroactively to the other Promenade Building.

The Amendment to the Annexation Agreement must be approved by two thirds (2/3s) of the corporate authorities. That means that the Mayor votes on approval of the Annexation Agreement Amendment.





MEMORANDUM

TO: North Aurora Village Board

FROM: Drendel & Jansons Law Group

DATE: January 20, 2025

RE: Amendment to the Randall Highlands/Randall Crossing Annexation Agreement

An application has been made seeking zoning approval for the development of Lot 4 and redevelopment of existing hotel building on Lot 2 of the Randall Crossing commercial development. Randall Crossing is the commercial component of the larger Randall Highlands subdivision that includes single-family, multi-family, and commercial subdivisions of property that were annexed and zoned together in 2003. Care was taken to plan the whole area as a harmonious development under one Annexation Agreement with multiple zoning districts that were planned together.

Because of the recession in the late 2000's, only the single-family area was completely built out in the initial development push. The commercial area was spun off quickly by Wiseman-Hughes, who annexed all of the property, to various buyers, and the commercial development stalled with the recession and has built out more slowly than the rest of the area. The Annexation Agreement has been amended many times, and the special use/PUD ordinance was amended for all the various areas and lots, both residential and commercial, that have been built out over the years.

The Lots 2 and 4 were created by a resubdivision, and Lot 2 was developed into the hotel with an amendment to the Annexation Agreement and amendment to the Special Use/PUD Ordinance in 2000. Lot 4 remains vacant, and the hotel on Lot 2 is not commercially sustainable. Lot 2 requires a special use for senior housing to be approved to convert the hotel into multi-family residential, and the existing Special use/PUD requires a site plan, engineering, etc. for development of Lot 2 with a mixed use building to match the Promenade I building on Lot 3.

Because the original Annexation Agreement is still applicable, and the zoning was originally approved as a component of the Annexation Agreement, the Annexation Agreement also needs to be amended to accommodate the special use for this development/redevelopment plan. Among other things, the Annexation Agreement amendment requires the owners/developers to cooperate with the Fox Valley Park District to annex the parcels to the Park District so that Park District services are available to the residents. This requirement will apply retroactively to the other Promenade Building.



ORDINANCE NO.

**ORDINANCE APPROVING THE AMENDMENT TO THE
ANNEXATION AGREEMENT BETWEEN VILLAGE OF NORTH AURORA,
AND WISEMAN-HUGHES ENTERPRISES, INC.
RANDALL HIGHLANDS SUBDIVISION
RANDALL CROSSING LOT 2 & 4 MIXED USE DEVELOPMENT**

WHEREAS, N.A. Townhomes LLC (hereinafter the “Applicant”) filed a petition for amendment to the Annexation Agreement between the Village of North Aurora, Illinois and Wiseman-Hughes Enterprises, Inc. Randall Highlands Subdivision dated June 27, 2005, approved by Ordinance No. 05-06-27-01, recorded together in the Kane County Recorder’s Office on August 17, 2005, as Document No. 2005K096385 and re-recorded on October 18, 2005, as Document No. 2005K125197 (hereinafter the “Annexation Agreement”) along with an amendment to the PUD and for site plan approval, with the consent of the owner of the property identified in the Annexation Agreement; and

WHEREAS, the Annexation Agreement was last amended for development of Lot 3, creating Lots 2 and 4 on March 2, 2020, by Ordinance No. 20-03-02-03, being an Ordinance Approving the Amendment to the Annexation Agreement Between Village of North Aurora, Illinois and Wiseman-Hughes Enterprises, Inc. Randall Highlands Subdivision Randall Crossing Lot 3 Mixed Use Development; and

WHEREAS, NA Lodging I LLC & PL6 LLC have filed an application with the Village for further amendment to the Annexation Agreement for Lots 2 and 4 and amendment of the Special Use and PUD consistent therewith; and

WHEREAS, the President and the Trustees have considered the Amendment pursuant to notice and a public hearing as required by law and find the Amendment is in the best interests of the Village of North Aurora.

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

1. The recitals set forth above are incorporated herein as the material findings of the President and the Board of Trustees.
2. The Amendment to Annexation Agreement is hereby approved in the form attached as Exhibit A.

3. The Village President and Village Clerk are authorized and directed to sign the Amendment to Annexation Agreement.

4. This Ordinance shall take immediate full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 17th day of February, 2025, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 17th day of February, 2025, A.D.

Laura Curtis _____
Mark Guethle _____
Todd Niedzwiedz _____
Mark Gaffino _____

Jason Christansen _____
Michael Lowery _____
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 _____, 2025, A.D.

ATTEST:

Village President

Village Clerk

EXHIBIT "A"

AMENDMENT TO THE ANNEXATION AGREEMENT BETWEEN
VILLAGE OF NORTH AURORA, ILLINOIS AND
WISEMAN-HUGHES ENTERPRISES, INC.
RANDALL HIGHLANDS SUBDIVISION
RANDALL CROSSING LOT 3 MIXED USE DEVELOPMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2025, by and between the **VILLAGE OF NORTH AURORA, ILLINOIS**, a Municipal Corporation, hereinafter called (the "Village") **N A Lodging I LLC**, and **PL6 LLC** hereinafter called "Developer".

W I T N E S S E T H:

WHEREAS, N A Lodging I LLC (the "Lot 2 Owner") is the owner of record of the property legally described as follows:

LOT 2, IN N.A. TOWNHOME'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY ILLINOIS.

Commonly known as 1000 Kilbery Ln. North Aurora, IL
PIN 12-32-403-019

and

PL6 LLC (the "Lot 4 Owner") is the owner of record of the property legally described as follows:

LOT 4, IN N.A. TOWNHOME'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY ILLINOIS.

Commonly known as vacant property between Kilbery and Ritter St. N. Aurora, IL
PIN 12-32-403-021

(hereinafter sometimes referenced together as the "Property"); and

WHEREAS, N A Lodging I LLC, and PL6 LLC desire to develop the Property and have filed an Application for zoning and site plan approval for development of the Property; and

WHEREAS, the Property was annexed pursuant to that certain ANNEXATION AGREEMENT BETWEEN VILLAGE OF NORTH AURORA, ILLINOIS and WISEMAN-HUGHES ENTERPRISES, INC. RANDALL HIGHLANDS SUBDIVISION dated June 27, 2005, approved by Ordinance No. 05-06-27-01, recorded together in the Kane County Recorder's Office on August 17, 2005, as Document No. 2005K096385 and re-recorded on October 18, 2005, as Document No. 2005K125197 (hereinafter the "Annexation Agreement") as amended thereafter; and

WHEREAS, the Property is zoned B-2 General Commercial District and subject to a mixed use planned unit development pursuant to Ordinance No. 05-06-27-03, being an Ordinance Granting a Special Use as a Multi-District Mixed Use Planned Unit Development for the Randall Highlands Development (hereinafter the "PUD Ordinance"); and

WHEREAS, a Petition for Amendment to the Annexation Agreement has been filed as required by the Illinois Municipal Code; and

WHEREAS, the Owner and Developer desire to amend the Annexation Agreement for the Property to be developed as mixed use multi-family apartment and commercial development; and

WHEREAS, the Owner and the Developer with a contract interest in the Property represent that no other parties have any right, title, interest or claim in the Property; and

WHEREAS, this Amendment to the Annexation Agreement is made pursuant to the provisions Illinois Municipal Code; and

WHEREAS, all notices, publications, procedures, public hearings, and other matters required for the consideration, approval, and execution of this Agreement have been given, made, held and performed as required by the Illinois Municipal Code and all other applicable statutes of the State of Illinois and Ordinances of the Village; and

WHEREAS, an Amendment to the Annexation Agreement will allow for the development of the Property according to sound planning, will aid in developing the Village as a balanced community and will assist the Village in realizing the purpose of the Comprehensive Plan of the Village of North Aurora; and

WHEREAS, the President and Board of Trustees of the Village have, by a vote of two-thirds (2/3) of the Corporate Authorities currently holding office, have approved this Amendment to the Annexation Agreement by ordinance directing the Village President to execute and the Village Clerk to attest this Amendment to the Annexation Agreement on behalf of the Village;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements herein contained, it is hereby agreed by and between the Village and Owner as follows:

1. **RECITALS.** The representations and recitations set forth in the foregoing Recitals are material to this Agreement and are hereby incorporated into and become a part of this Agreement as though they were fully set forth in this Paragraph 1.
2. **AMENDMENT.** The Annexation Agreement is hereby amended only as to the Property as follows:

Section 3. ZONING. The zoning for Lot 2 shall be amended to approve a special use for senior, independent living and to allow Lot 4 to be developed with a three-story mixed use building with commercial on the ground floor and multi-family residential dwelling units above it.

Section 4. APPROVAL OF PRELIMINARY DEVELOPMENT DOCUMENTS. A site plan and building elevations, photometrics, and landscaping plans prepared by _____. Dated _____, 2025, and associated documents are attached hereto and incorporated herein as Exhibit 1.

Section 11.B. AGREED MONETARY CONTRIBUTIONS. The monetary contributions agreed as a condition of the annexation and development of the Lot as reflected in Exhibit M attached to the original Annexation Agreement is modified for the Property as follows:

The Traffic Impact Fee is hereby reduced to \$1 per square foot for the entirety of the mixed use building.

Section 13. OTHER ANNEXATION REQUIREMENTS. The parties understand the Property is not located in any park district currently and agree that they shall cooperate in regard to annexation of the Property, and any other properties the parties own in the Randall Crossing development, to the Fox Valley Park District so that the residents will have the benefits of the Fox Valley Park District. The Owner shall be solely responsible for any fees or costs associated with such action

3. **SCOPE.** This Amendment does not affect the zoning or other terms and condition of property in the Randall Highlands Development and Randall Crossing Commercial Development except as specifically stated in this Amendment. All of the property and provisions of the Annexation Agreement not specifically amended by this Amendment to the Annexation Agreement shall remain in full effect unchanged by this Amendment to the Annexation Agreement.
4. **BINDING EFFECT AND TERM.** This Amendment to the Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, successors in interest, assignees, lessees, and upon any successor municipal authorities of the Village

and successor municipalities for the period of twenty (20) years from the date of the Annexation Agreement

5. **COVENANT RUNNING WITH THE LAND.** This Agreement constitutes a covenant running with the land and is binding upon the parties hereto, all grantees, successors in interest, assigns and lessees, and successors.

6. **MODIFICATIONS.** Modifications hereof may be effected by the procedures established by law, in force from time to time, such as permit its initial approval. Village and the Owner of record of any portion of the Property, even if not the Owner named herein, may agree to modify this Agreement with respect to such portion of the Property. This agreement may be amended by the Village and the owner of record of a portion of the subject realty as to the provisions applying exclusively thereto, without the consent of the Owner of other portions of the subject realty not affected by this amendment.

7. **SEPARABILITY.** The provisions hereof shall be deemed to be separable; and if any section, paragraph, clause, provisions or item herein shall be held invalid, the invalidity of such section, paragraph, clause, provision, or item shall not affect any other provision of this Agreement.

8. **COOPERATION.** Village and Owner shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the parties as reflected by said terms, including the terms of the PUD Ordinance to be passed concurrently with the annexation of the Property. Both Village and Owner shall act in good faith, reasonably and promptly with respect to all consents, approvals and actions required or requested of it or taken by it hereunder or in connection with the development of the Property. During the term of this Agreement, Owner may continue its current uses on the Property including farming and general agricultural uses as to those portions of the Property not then developed.

9. **RECORDING.** This Agreement shall be recorded in the County Recorder of Deeds Office by the Village.

IN WITNESS WHEREOF, the parties have set their hands and seals on the date first above written.

VILLAGE OF NORTH AURORA, ILLINOIS
an Illinois Municipal Corporation

By: _____
Village President

ATTEST:

Village Clerk

**OWNER/DEVELOPER
N A Lodging I LLC**

By: _____
Its

**OWNER/DEVELOPER
PL6 LLC**

By: _____
Its

EXHIBIT “1”

SITE PLAN AND
BUILDING ELEVATIONS, PHOTOMETRICS, AND LANDSCAPING PLANS

**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 24-17: RANDALL CROSSING PROMENADE II & HOTEL
CONVERSION
AGENDA: FEBRUARY 17, 2025 BOARD MEETING

ITEM

An Ordinance Approving an Amendment to the Special Use Multi-District Mixed Use Planned Unit Development for the Randall Highlands Development Affecting Lot 2 and Lot 4 of the Randall Crossing Commercial Development, in the Village of North Aurora

DISCUSSION

Ordinance No. 05-06-27-03, approved June 27, 2005, granted a special use as a multi-district mixed use PUD known as the Randall Highlands development. The PUD has been amended several times over the years. The two most recent amendments were in 2017 and 2020. The 2017 Amendment created the three lots in question and approved the MyPlace Hotel at 1000 Kilbery Lane. The 2020 amendment approved the Promenade, a mixed-use building on lot 3. All of the properties are located in the B-2 General Commercial District

The current proposal is to develop Lot 4 (1.49 acres) with a three-story mixed-use building with a ground floor commercial area and thirty (30) residential apartments. This building will be very similar and complement the existing Randall Crossings Promenade on Lot 3 (1105 Ritter St), which is located directly west of Lot 4. The proposed mixed-use building would include thirty (30) residential units consisting of studio (472 square feet), one-bedroom (742 square feet), and one-bedroom plus apartments (790 square feet). There would also be one ground floor commercial space totaling 2,000 square feet. The plan also includes patio space along the southern part of the commercial flex space, which the developer plans to attract a restaurant or other user. Sixty-eight (68) parking spaces have been provided which exceeds the code requirement of 66.

The PUD amendment would also include converting the existing MyPlace Hotel at 1000 Kilbery Ln (Lot 2) to an independent living facility. There are no proposed site changes to Lot 2 as part of this petition. The current hotel operates with sixty-three (63) rooms and common area amenities. Upon conversion of the hotel, it is anticipated the independent living facility would operate with a maximum of sixty-one (61) residential units and refreshed/enhanced common areas. Code would require 63 parking spaces for this use and the site has 70 spaces existing.

The Plan Commission held a public hearing on the petition on January 7, 2025 and recommended approval with the following conditions:

1. The petitioner shall resolve the issue of the building's location in the easement prior to the issuance of a building permit.
2. Wall signage for the commercial space shall be permitted on the north, east and south facades.

3. Lighting poles shall be of a consistent design with the surrounding properties and shall be subject to approval by the Community Development Director.
4. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.
5. All mechanical equipment shall follow Village standards outlined in Section 12.3.D of the Zoning Ordinance.
6. Ensure ADA parking requirements are met for the independent living facility.

The Village Board reviewed the petition at the January 20, 2025 Committee of the Whole meeting. At that meeting, the Board the Board had a generally favorable opinion of the project. The petition is now ready for a final vote.



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

Ordinance No. _____

AN ORDINANCE APPROVING AN AMENDMENT TO THE SPECIAL USE MULTI-DISTRICT MIXED USE PLANNED UNIT DEVELOPMENT FOR THE RANDALL HIGHLANDS DEVELOPMENT AFFECTING LOT 2 AND LOT 4 OF THE RANDALL CROSSING COMMERCIAL DEVELOPMENT, IN THE VILLAGE OF NORTH AURORA

**Adopted by the
Board of Trustees and President
of the Village of North Aurora
this ____ day of _____, 2025**

**Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this ____ day of _____, 2025
by _____.**

Signed _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDMENT TO THE SPECIAL USE MULTI-DISTRICT MIXED USE PLANNED UNIT DEVELOPMENT FOR THE RANDALL HIGHLANDS DEVELOPMENT AFFECTING LOT 2 AND LOT 4 OF THE RANDALL CROSSING COMMERCIAL DEVELOPMENT, IN THE VILLAGE OF NORTH AURORA

WHEREAS, an Ordinance No. 05-06-27-03 being an Ordinance Granting a Special Use as a Multi-District Mixed Use PUD for Randall Highlands Development was approved on June 27, 2005, for the Randall Highlands Development, including the Randall Crossing Commercial portion of that development (hereinafter the “PUD Ordinance”); and,

WHEREAS, the PUD Ordinance was amended by Ordinance No. 17-04-03-02 being an Ordinance Approving an Amendment to the Special Use Multi-District Mixed Use Planned Unit Development for the Randall Highlands Development Affecting Only a Portion of the Randall Crossing Commercial Development on April 3, 2017, creating the N.A. Lodgings Randall Crossing Development of the Randall Crossing Commercial Development (hereinafter the “NA Lodgings PUD”), which created property and approved a hotel on lot 2; and,

WHEREAS, the PUD Ordinance was amended by Ordinance No. 20-03-02-04 being an Ordinance Approving an Amendment to the Special Use Multi-District Mixed Use Planned Unit Development for the Randall Highlands Development Affecting Only lot 3 of the Randall Crossing Commercial Development on March 2, 2020, which allowed for a mixed use building on lot 3; and,

WHEREAS, a petition for a further amendment to the Planned Unit Development has been filed with the Village of North Aurora, an Illinois municipal corporation (“Village”) by NA Lodging I LLC & PL6 LLC (“Developer”) as described in the application package attached as Exhibit B; and,

WHEREAS, the amendment includes lot 2 and 4 which are legally described and attached hereto and incorporated herein as Exhibit A (“Subject Property”); and,

WHEREAS, the Subject Property is currently zoned B-2, General Business District; and,

WHEREAS, the Developer has further applied for Site Plan approval for lot 4 of the Subject Property as shown in the plans attached hereto and incorporated herein as Exhibit C; and,

WHEREAS, the North Aurora Plan Commission (“Plan Commission”) held a public hearing on January 7, 2025 on the Petition for the Amendment in accordance with State and local laws, including the notice requirements for the public hearings; and,

WHEREAS, the North Aurora Village Board (“Village Board”) has received and reviewed the favorable recommendation of the Plan Commission with certain conditions in keeping with all

the factors required to be considered for Special Use/PUDs and has determined that granting the Special Use/PUD and site plan requests is warranted and in the best interests of the Village.

NOW, THEREFORE, be it ordained by the President and Trustee of the Village of North Aurora, Kane County, Illinois, as follows:

SECTION 1: USE OF THE SUBJECT PROPERTY

The amendment to the PUD ordinance shall be and hereby is granted to allow the conversion of the hotel on lot 2 to an independent senior living facility. Additionally, lot 4 shall be permitted to be developed with a mixed-use building according to the plans attached in Exhibit C. Such uses are in addition to those uses currently allowed in the B-2, General Business District and those uses previously approved in the PUD Ordinance which shall remain as approved uses on the subject property.

SECTION 2: DEVELOPMENT OF THE SUBJECT PROPERTY

Development of the Subject Property shall be in conformity with all applicable ordinances of the Village as now in effect, including the provisions for B-2, General Business District zoning and Site Plan Review, except as otherwise provided or specifically varied in the PUD Ordinance as amended, and including the additional procedures, definitions, uses, and restrictions contained herein.

A. ZONING AND LAND USE REQUIREMENTS

(1) Conditions. The following conditions of the Special Use/PUD are hereby imposed:

- a) The petitioner shall resolve the issue of the building's location in the easement prior to the issuance of a building permit.
- b) Wall signage for the commercial space shall be permitted on the north, east and south facades.
- c) Lighting poles shall be of a consistent design with the surrounding properties and shall be subject to approval by the Community Development Director.
- d) All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.
- e) All mechanical equipment shall follow Village standards outlined in Section 12.3.D of the Zoning Ordinance.
- f) Ensure ADA parking requirements are met for the independent living facility.

(2) Exceptions. The following exceptions to Village code are hereby granted.

- a) Grant an exception allowing a maximum building height of forty-one (41) feet. Additionally, elevator shafts and equipment are hereby considered a permitted encroachment into the maximum height.
- b) Grant an exception to the requirement that one parking lot island be provided between every ten (10) parking spaces within the interior parking lot. The petitioner is requesting to allow no parking lot islands in the parking row along the northern property line. The proposed parking lot island spacing is consistent with the surrounding Randall Crossing development parking lot design for adjacent Lot 3 and the hotel property.
- c) Grant an exception to section 17.14.5.B for the total amount of on lot landscaping.
- d) Remove the “Step Back Setback” previously approved in the PUD. This has not been used in the balance of the site.

B. SITE PLAN, ENGINEERING PLANS, PLAT OF EASEMENT, ELEVATIONS, AND LANDSCAPE PLANS

The Site Plan, Engineering Plans, Landscape Plan, and other supporting and explanatory development documents for the Subject Property are attached hereto as Exhibit C as hereinafter shown, and are incorporated herein. Such Exhibits have been reviewed by the Plan Commission and are hereby approved by the Village Board. Developer shall be entitled to approval of a final plat of easement and final engineering plans for the Subject Property so long as such final plat, final engineering plans and other submissions substantially conform to the plans herein approved. The Community Development Director has the authority to approve any final plans that are in substantial conformance with the Development plans as confirmed by the Village Engineer for technical provisions. The final plat and final engineering plans shall be prepared and submitted in accordance with the Village’s Subdivision Regulations, except as specifically amended or otherwise provided herein.

SECTION 3: GUARANTY FOR PUBLIC IMPROVEMENTS

After approval of the final plat and prior to signature by the President, Developer shall present a letter of credit to guarantee completion of water distribution lines, sanitary sewer lines, storm water sewer lines, and other applicable subdivision improvements identified in the Final Development Plans to be dedicated to the Village or other governmental body (“Public Improvements”) for the development so platted as required by this Ordinance (guaranteeing completion and payment of the Public Improvements), herein sometimes collectively referred to as the “Guarantee for Completion”, naming the Village as beneficiary or obligee, as required and in keeping with the Village Code requirements.

SECTION 4: BUILDING CODE AND SUBDIVISION CONTROL ORDINANCE

Developer shall comply in all respects with the generally applicable provisions of Village of North Aurora Subdivision provisions, Building Code provisions, and other provisions of the North Aurora Municipal pertaining to the development and construction.

SECTION 5: COMPLIANCE WITH STATE STATUTES

In the event that any one or more provisions of this Ordinance do not comply with any one or more provisions of the Illinois Compiled Statutes, the Village and Developer, and all of their respective successors and assigns, agree to cooperate to comply with said provisions which shall include, but not limited to, the passage of resolutions and ordinances to accomplish such compliance.

SECTION 6: CONFLICT IN REGULATIONS AND ORDINANCES

The provisions of this Ordinance shall supersede the provisions of any ordinance, code, or regulation of the Village which may be in conflict with the provisions of this Ordinance. However, all ordinances which are not inconsistent with or contrary to this Ordinance shall be applicable to the Subject Property.

SECTION 7: INCORPORATION OF EXHIBITS

All exhibits attached to this Ordinance are hereby incorporated herein and made a part of the substance hereof.

SECTION 8: EFFECTIVE DATE

This Ordinance shall become effective from and after its passage and approval in accordance with law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2025, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ____ day of _____, 2025, A.D.

Jason Christiansen _____

Laura Curtis _____

Todd Niedzwiedz _____

Mark Guethle _____

Michael Lowery _____

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 _____ 2025, A.D.

Mark Gaffino, Village President

ATTEST:

Jessica Watkins, Village Clerk

Exhibit A

PIN: 12-32-403-019

LOT 2 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF BEING RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY, ILLINOIS.

PIN: 12-32-403-021

LOT 4 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF BEING RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY, ILLINOIS.

Exhibit B

Application Package



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

APPLICATION FOR SPECIAL USE PLANNED UNIT DEVELOPMENT (PUD)

Project Name: _____		
Subject Property/Location: _____		
PIN(s): _____		
Parcel(s) Acreage: _____	Number of Lots: _____	Number of Units: _____
Current Zoning District: _____	Present Use: _____	
Proposed Zoning District: _____	Intended Use: _____	
Comprehensive Plan Designation for this Property: _____		
Contiguous Zoning: _____		
Is this an Amendment to an existing PUD? Yes No PUD Name: _____		

CONTACT INFORMATION:

Applicant Name: _____	Phone: _____
Applicant Address: _____	
Applicant Email: _____	
Signature of Applicant: _____	Signature Date: _____
Property Owner(s): _____	Phone: _____
Owner Address: _____	
Owner Email: _____	
Signature of Owner*: _____	Signature Date: _____

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

<u>FOR OFFICE USE</u>	
Petition Number: _____	File Name: _____
Filing Date: _____	Fee Received: _____



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Instructions:

- Please see the submittal checklist below regarding required submittals for special use PUD's.
- Provide all submitted documents electronically in PDF format.
- Provide a narrative describing the proposed use, site plan and all planned improvements for the PUD.
- Provide the following plans for the site: site plan, building elevations, landscape plan, photometrics plan, signage plan, preliminary engineering, parking plan, utility plan, etc.
- Application shall include the submittal fee as required by Chapter 15.56 of the North Aurora Municipal Code. 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.
- Please see Sections 5.4, 5.5, and 5.6 for additional information on PUD's regarding general standards, exceptions from district regulations, and plan procedure.
- 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 7 of this application.
- Staff may request the applicant provide additional materials in order to process and complete application review.

REQUIRED SUBMITTAL CHECKLIST FOR PUD'S

- ☐ Introduction Letter. Please include information relevant to the development, which describes the proposed use, site plan and all planned improvements for the PUD. *Please note, all planned unit developments are subject to special use and the requirements of that procedure. Please note, all special uses are subject to site plan review and the requirements of that procedure.*
- ☐ 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 planned unit development.
- ☐ 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.
- ☐ A preliminary development plan prepared in accordance with Section 5.6.C (Preliminary Plan Procedure) of the Zoning Ordinance.
- ☐ A statement indicating the manner in which the requested planned unit development supports each of the following conclusions of Section 5.6.C.2.b. of the Zoning Ordinance. See Planned Unit Development Standards section on page 5.



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- ☐ A statement indicating the manner in which the requested special use supports each of the following conclusions. See Special Use Standards section on page 6.
- ☐ 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 7.
- ☐ Visit the Illinois Department of Natural Resources' website <https://dnr.illinois.gov> and initiate a consultation using DNR's EcoCat online application.
- ☐ Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application.
- ☐ Disclosure of beneficiaries of land trust, if applicable.
- ☐ A copy of owner's title insurance policy commitment or deed for the subject property.
- ☐ Filing fee in the amount of \$1,000 (less than 10 acres) or \$2,500 (more than 10 acres); if paid by check make payable to the 'Village of North Aurora'. Please note, an escrow deposit is required per Chapter 15.56. 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.

PLAN SPECIFICATIONS FOR PLANNED UNIT DEVELOPMENTS

Minimum Requirements. Every preliminary plan shall contain the following:

1. A plat of survey of the parcel or parcels of land comprising the proposed zoning lot(s). The plat shall be drawn to scale showing the actual dimensions of the proposed zoning lot, including all parcels or lots within the zoning lot. The plat shall be drawn in accordance with the recorded plat of such land. Plat must include a legal description and show any existing structures on the lot.
2. Proof of ownership.
3. A site location map drawn to an appropriate scale showing the proposed planned unit development in relation to surrounding streets and property located within six hundred (600) feet in all directions of the development site. The map shall indicate the location, height and land use of all existing buildings and structures immediately adjacent to the development site.
4. A preliminary site plan drawn to a scale of at least one inch to one hundred (100) feet on at least eleven (11) by seventeen (17) inch paper showing:
 - a. The location, ground area, height, bulk and approximate dimensions of all existing and proposed buildings and structures within the planned unit development.



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- b. The use or uses to be made of such existing and proposed buildings and structures.
 - c. The dimensions of all perimeter setbacks and the distance between all buildings and structures.
 - d. The location and dimensions of all pedestrian walkways, driveways, streets, parking and loading facilities, including the number of parking spaces serving each building or land use type and all parking related screening and landscaping.
 - e. The location, height, design and illumination characteristics of all external lighting fixtures within the development.
 - f. The location and dimensions of any areas proposed to be conveyed, dedicated or reserved for parks, parkways, playgrounds, places of worship, school sites, public buildings or for any other public or quasi-public use.
5. Typical building elevations and schematic design presentations indicating the general architectural character of all proposed buildings and structures. The drawings need not be the result of final architectural decisions and need not be in detail.
6. A traffic circulation plan (Traffic Study) indicating the proposed movement of vehicles, goods and pedestrians within the planned unit development, and to and from adjacent streets, and the impact of the proposed planned unit development upon existing traffic patterns. Such plan shall also include an examination of the adequacy of on-site parking facilities, vehicular circulation patterns and pedestrian access and safety.
7. A drainage plan prepared by a registered engineer in the State of Illinois indicating the manner in which surface drainage will be controlled and managed, consistent with all Village and other governmental jurisdictions, regulations and requirements.
8. A utilities study prepared by a registered engineer in the State of Illinois indicating the adequacy of the utility systems serving the proposed planned unit development, including water distribution lines, sanitary sewers and stormwater drainage facilities. *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.*
9. A preliminary landscape plan prepared by a qualified professional indicating the general character of all proposed landscaping, screening and fencing, including all open space areas around buildings and structures. Said landscape plan need not be the result of final architectural decisions and need not be in detail.
10. A separate schedule setting forth any proposed exceptions to any Village regulations. The schedule shall include, but not necessarily be limited to, the regulations governing use, density, area, bulk, off-street parking and loading and signs as they apply to the zoning district or districts within which the planned unit development is to be located. This schedule shall cite by Section number each and every regulation from which an exception is sought.



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PLANNED UNIT DEVELOPMENT STANDARDS

Attach a statement indicating the manner in which the requested planned unit development supports each of the following standards:

1. Is the site or zoning lot upon which the planned unit development is to be located adaptable to the unified development proposed?
2. Will the proposed planned unit development not have the effect of endangering the public health, safety, comfort or general welfare of any portion of the community?
3. Will the proposed planned unit development not be injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted?
4. Will the proposed planned unit development not diminish or impair property values within the neighborhood?
5. Will the proposed planned unit development not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?
6. Is there provision for adequate utilities, drainage, off-street parking and loading, pedestrian access and all other necessary facilities?
7. Is there provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets?
8. Are the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities, compatible with the surrounding neighborhood and adjacent land uses?
9. Are the areas of the proposed planned unit development which are not to be used for structures, parking and loading areas, or access ways, suitably landscaped?
10. Is the planned unit development in the specific location proposed consistent with the spirit and intent of this Ordinance and the adopted Comprehensive Plan?
11. Are there benefits or amenities in the proposed planned unit development that are unique and/or which exceed the applicable zoning requirements?

SPECIAL USE STANDARDS

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



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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.
 - 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.

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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 Chapter 15.56 of the North Aurora Municipal Code. 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.

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

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 PUD is being requested. An attached spreadsheet or list matching the template below also is permitted.

[illegible]

I, _____, 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

Date _____

N.A. Lodging I LLC

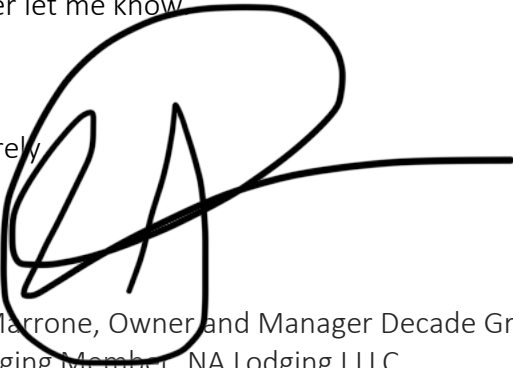
12/12/2024

123 W. Washington St. Suite 214
Oswego, IL 60543

Dear Village of North Aurora:

Please accept my signature on this letter as authorization for Kevin Dermody and/or Randy Mueller to act on behalf of N.A. Lodging I LLC to apply for a special use PUD. They may sign and submit documentation and plans as well as represent our wishes in public meetings with the Village. If you need anything further let me know.

Sincerely,

A handwritten signature in black ink, appearing to be 'PM' with a large loop and a long horizontal stroke extending to the right.

Phil Marrone, Owner and Manager Decade Group- Randall LLC, Owner,
Managing Member, NA Lodging I LLC

PL6 LLC

12/12/2024

123 W. Washington St. Suite 214
Oswego, IL 60543

Dear Village of North Aurora:

Please accept my signature on this letter as authorization for Kevin Dermody and/or Randy Mueller to act on behalf of PL6 LLC to apply for a special use PUD. They may sign and submit documentation and plans as well as represent our wishes in public meetings with the Village. If you need anything further let me know.

Sincerely,

A handwritten signature in black ink that reads "Colleen Dermody". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Colleen Dermody, Owner and registered agent, PL6 LLC

PINS	Property Owner	Mailing Address
12-32-403-004	IMPERIAL INVESTMENTS LLC	202 W BOOMBAH BLVD YORKVILLE, IL, 60560-4545
12-32-403-005	JAHN PROPERTIES LLC	601 RANDALL CROSSING LN NORTH AURORA, IL, 60542-5009
12-32-404-001	IMPERIAL INVESTMENTS LLC	202 W BOOMBAH BLVD YORKVILLE, IL, 60560-4545
12-32-377-001	RANDALL HIGHLANDS CONDOMINIUM ASSOC	438 N WEBER RD ROMEOVILLE, IL, 60446-4945
12-32-327-010	NA TOWNHOMES LLC	123 W WASHINGTON ST STE 214 OSWEGO, IL, 60543-8204
12-32-403-020	N A APARTMENTS	123 W WASHINGTON ST STE 214 OSWEGO, IL, 60543-8204
12-32-403-008	TURF ROOM LLC PARKER GRABOWSKI	1033 FOREST TRL SUGAR GROVE, IL, 60554-9252
12-32-327-007	ORCHARD CROSSING BACELINE LLC	1391 SPEER BLVD STE 800 DENVER, CO, 80204-2555
12-32-403-001	DENVER CAPITAL LLC	123 W WASHINGTON ST STE 214 OSWEGO, IL, 60543-8204
12-32-403-010	IMPERIAL INVESTMENTS LLC	202 W BOOMBAH BLVD YORKVILLE, IL, 60560-4545
12-32-459-022	LEMUS, JOSE G & MARIA	412 MAGNOLIA DR NORTH AURORA, IL, 60542-303
12-32-401-012	BORDENAVE, SEAN DAVID	500 MAGNOLIA DR NORTH AURORA, IL, 60542-3038
12-32-401-011	THR PROPERTY ILLINOIS LP RYAN LLC	PO BOX 4900 SCOTTSDALE, AZ, 85261-4900
12-32-401-010	BABIC, BERINA	504 MAGNOLIA DR NORTH AURORA, IL, 60542-3038
12-32-401-009	MASCORRO, JUAN & MAYRA	506 MAGNOLIA DR NORTH AURORA, IL, 60542-3038
12-32-401-008	WINTHERS, MICHELLE M & KENNETH	508 MAGNOLIA DR NORTH AURORA, IL, 60542
12-32-401-007	ANDERSON, TERRY A & KATHLEEN C	465 WINTERBERRY DR YORKVILLE, IL, 60560-4101
12-32-401-006	LASTA, NICO & KRISTIN	512 MAGNOLIA DR NORTH AURORA, IL, 60542-3038
12-32-327-001	IMPERIAL INVESTMENTS LLC	202 W BOOMBAH BLVD YORKVILLE, IL, 60560-4545
12-32-327-003	RANDALL CROSSINGS I, LLC	107 E WASHINGTON ST OSWEGO, IL, 60543

**NOTICE OF PUBLIC HEARING
BEFORE THE VILLAGE OF NORTH AURORA PLAN COMMISSION
NORTH AURORA, ILLINOIS**

Notice is hereby given that the Village of North Aurora Plan Commission will conduct a Public Hearing on Tuesday, January 7, 2025 at 7:00 p.m. at the North Aurora Village Board Meeting Room, 25 E. State Street, North Aurora, Illinois.

This Public Hearing will be conducted by the Plan Commission to consider an application from Kevin Dermody ("Applicant") to allow a Special Use for Planned Unit Development Amendment to the Randall Highlands PUD with code exceptions and Site Plan Approval for Lot 4. The Applicant is proposing to redevelop Lot 4 (1.49 acres) with a three story mixed use building with a ground floor commercial area and 34 residential apartments. This building will be very similar and complement the existing Randall Crossings Promenade on Lot 3 (1105 Ritter St), which is located directly west of Lot 4. The PUD amendment would also include converting the existing MyPlace Hotel at 1000 Kilbery Ln to an independent living facility with a maximum of 60 residential units.

Property Index Number (PIN): 12-32-403-019 and 12-32-403-021

The Subject Property is legally described as follows:

LOT 2 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF BEING RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY, ILLINOIS.

LOT 4 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF BEING RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY, ILLINOIS.

The address of the Applicant is 123 W. Washington St Suite 214, Oswego, IL 60543. The Applicant's phone number is (630) 839 – 9332.

Applications have been filed by the petitioner and are known as Petition #24-17. The application for Special Use is on file at the office of the North Aurora Community Development Department and are available for public inspection. Public comments will be taken at the public hearing. Further information is available by contacting the Community Development Department at 630-897-1457.

DATED: December 16, 2024

/s/ Nathan Darga
Community Development Director

Public Hearings & Notices

NOTICE OF PRIVATE SALE
The following property will be sold by written bid by 2:00 p.m. MST on 12/27/2024 at 2020 Freightliner Cascadia 126-3AKJH0RXL5LM9445 To inquire about this item please call Bret Swenson at 801-624-5864.
Transportation Alliance Bank
1000 Portnevo Blvd
Ogden, UT 84403
Published in Daily Herald Dec 19, 20, 2024 (273385)

RIVERWOODS PLAN COMMISSION NOTICE
Please take notice that the Plan Commission of the Village of Riverwoods will hold a public hearing on January 6, 2025, at 7:30 p.m., in the Riverwoods Village Hall, 300 Portnevo Road, Riverwoods, Illinois. The purpose of the hearing is to consider the adoption of a text amendment to the Riverwoods Zoning Ordinance. The proposed ordinance would amend Article A of Chapter 9 of the Riverwoods Zoning Ordinance to add the Planned Development (PD) Overlay District. The purpose of the PD Overlay District is to provide a means to foster the creation and address the potential impacts of a planned community that may include forms of multiple dwellings rather than only single family dwellings. The district provides for flexibility in use of tracts receiving the PD overlay designation through the planned development process. The overlay designation is also intended to provide a means of adaptive reuse or incorporation of existing buildings. The permitted and special uses in a tract designated in the PD Overlay District are as authorized by the underlying district. In addition, the amendment to the district will include a special use for a Planned Development. A primary purpose of the Planned Development is to encourage and allow more creative and imaginative design of land developments than is possible under conventional district zoning regulations, including residences at densities greater than one dwelling per acre, while enhancing sustainability and excellence in design and construction. Except as set forth in the text amendment, the requirements under the Riverwoods Zoning Ordinance regarding the yard, lot area, lot width, lot shape, lot coverage, dwelling density, height and dwelling size requirements and the limits on combining multiple structures on a lot shall be as required in the R-1 42,000 Square Feet Single-Family Residential District. Excellence in design is the minimum standard for approval of this Planned Development. The underlying zoning ordinance may not be modified unless the applicant demonstrates a specific public benefit provided by design features that go above the minimum standards of design excellence by satisfying the enhanced design standards as set forth in the text amendment. The foregoing is a summary; the full text of the amendment should be consulted. In addition, the proposed text amendment may be varied subsequent to the hearing before the Plan Commission. The amendment as currently proposed is available for inspection at the Riverwoods Village Hall.
All persons desiring to be heard in support or opposition to the proposal shall be afforded an opportunity to be heard in person or to submit their statements in writing, or both. Further information may be obtained from Steve Witt, Riverwoods Director of Community Services (847-945-3990).
LAURIE GREIN, CLERK
CHAIR
RIVERWOODS PLAN COMMISSION
Published in Daily Herald December 20, 2024 (273531)

State of Illinois
Counties of Cook and Kane) SS
Village of East Dundee
NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning, Zoning, and Historic Commission of the Village of East Dundee will hold a public hearing on January 9, 2025, at 6:30 P.M., at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following requests for relief from the Village of East Dundee Ordinance ("Subdivisions Ordinance") by FS Real Estate, LLC ("Applicant").
A request for a variation from Section 155.04(C) of the Subdivisions Ordinance, as described in Sections 155.006 and 157.207, that requires all lots shall have full frontage abutting a publicly dedicated street located at 507 Rock Road Drive (PIN 03-25-215-002) in East Dundee, IL 60118 located in the M-1 Limited Manufacturing District.
PIN(s): 03-25-215-002
Legal Description(s):
LOT 2 IN PAL GROUP INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2017, AS DOCUMENT NUMBER 2017K016405, IN KANE COUNTY, ILLINOIS. AREA = 1,327,186 SQUARE FEET OR 30.468 ACRES MORE OR LESS. All interested persons will be given an opportunity to be heard. Any questions or comments received in process may be directed to Franco Battalico, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at FBattalico@eastdundee.net, or by phone at (224) 293-7102.
Published in Daily Herald December 20, 2024 (273430)

2025 Board of Commissioners Meeting Schedule
In accordance with the Illinois Open Meetings Act, "5 ILCS 120/11" public notice is hereby given that the Park Board of Commissioners holds Workshop meetings, when needed, on the second Tuesday of each month. Regular Meetings shall be held on the third Tuesday of the month for the 2025 calendar year. These meetings will be held at the Spring Avenue Recreation Center, 185 Spring Avenue, Glenview, Illinois, and shall begin at 7:00 p.m. The meeting schedule is as follows:
* Denotes deviation in regular schedule.
Workshop Meeting Regular Meeting
January 14, 2025 (Regular Meeting)
February 11, 2025* (Regular Meeting)
March 18, 2025 (Regular Meeting)
April 15, 2025 (Regular Meeting)
May 12, 2025 (Regular Meeting)
June 9, 2025 (Regular Meeting)
July 15, 2025 (Regular Meeting)
August 19, 2025 (Regular Meeting)
September 9, 2025* (Regular Meeting)
October 21, 2025 (Regular Meeting)
November 11, 2025* (Regular Meeting)
December 9, 2025* (Regular Meeting)
Published in Daily Herald December 20, 2024 (273524)

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning, Building, & Zoning Commission of the Village of Hawthorn Woods will conduct a Public Hearing on Tuesday, January 14, 2025 beginning at 6:30 P.M. at the Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, IL, to consider an Application by MWI Homes of Chicago, LLC, as applicant for entitlements related to the property legally described below ("Subject Property") and listed on Exhibit A attached hereto. Applicant seeks approval of an amendment to a Special Use and Special Use Planned Unit Development and an amendment of Architectural Plans and Elevations in connection with certain townhome parcels located in Phases 1 and 2 of the Hawthorn Woods Country Club Subdivision as set forth on the plans and elevations attached to the application, as well as such other relief or approvals as the Commission may determine reasonably necessary in connection with the foregoing.
For further information contact the Community Development Director, Chris Heinen, at (847) 847-3592.
The public hearing may be continued from time to time and without further notice upon the action of the Commission.
MWI Homes Townhome Lots in Phase 1:
LOTS 590, 591 & 592 IN HAWTHORN WOODS COUNTRY CLUB PHASE 1, BEING A SUBDIVISION IN PART OF SECTIONS 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED JULY 30, 2004 AS DOCUMENT NUMBER 561309, AND CORRECTED BY CERTIFICATE OF CORRECTIONS RECORDED AS DOCUMENT NUMBER 5662935 AND 5702346 IN LAKE COUNTY, ILLINOIS.
MWI Homes Townhome Lots in Phase 2:
LOTS 492, 493, 494 & 495 IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED ON JUNE 23, 2005 AS DOCUMENT NUMBER 5804408 IN LAKE COUNTY, ILLINOIS.
LOTS 522, 523, 524 & 525 IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED ON JUNE 23, 2005 AS DOCUMENT NUMBER 5804408 IN LAKE COUNTY, ILLINOIS.
LOTS 526, 527, 528 & 529 IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED ON JUNE 23, 2005 AS DOCUMENT NUMBER 5804408 IN LAKE COUNTY, ILLINOIS.
LOTS 529, 530, & 531 IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED ON JUNE 23, 2005 AS DOCUMENT NUMBER 5804408 IN LAKE COUNTY, ILLINOIS.
LOTS 532, 533, 534 & 535 IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTIONS 28, TOWNSHIP 44 NORTH, RANGE 10, AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED ON JUNE 23, 2005 AS DOCUMENT NUMBER 5804408 IN LAKE COUNTY, ILLINOIS.
EXHIBIT A
PIN 03-20-009; 1 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
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103-20-009; 441 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
103-20-009; 443 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
103-20-009; 445 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
103-20-009; 447 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
103-20-009; 449 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
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103-20-009; 483 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
103-20-009; 485 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
103-20-009; 487 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
103-20-009; 489 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
103-20-009; 491 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
103-20-009; 493 HARBORSIDE WAY, HAWTHORN WOODS, IL 6007
103-20-009; 495 HARBORSIDE WAY, HAWTHORN



A.L.T.A./N.S.P.S
LAND TITLE SURVEY
LOT 4 IN N.A. LODGING'S
RANDALL CROSSING
NORTH AURORA, IL

2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 16NW1719093WC WITH AN EFFECTIVE DATE OF JANUARY 4, 2016. LEGAL DESCRIPTION PROVIDED BY CLIENT PER UNRECORDED DEED.

2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.

3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 16NW7119093WC WITH AN EFFECTIVE DATE OF JANUARY 4, 2016. LEGAL DESCRIPTION PROVIDED BY CLIENT PER UNRECORDED DEED.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON RECORDED PLAT OF SUBDIVISION (ASSUMED).

5. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

6. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

7. DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.

8. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY

(F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17089C0328H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.

9. PARCEL CONTAINS 64,745 S.F. OR 1.487 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSE.

11. ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 21 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.

12. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.

13. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).

14. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE:

15. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE
DELINEATED & VISIBLE ON SURFACE.

16. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.

17. NO VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.):

18. NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	35.35'	50.00'	N 31°11'31" W
C2	35.35'	50.00'	N 31°11'31" W
C3	11.62'	100.00'	N 07°36'27" W

LINE/SYMBOL/ABBREVIATION LEGEND

LINE/SYMBOL/ABBREVIATION	DESCRIPTION
—	BOUNDARY LIMITS
---	ADJACENT PROPERTY OR R.O.W. LINE
---	EASEMENT LIMITS
---	UNDERGROUND GAS LINE
---	UNDERGROUND STORM LINE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND PHONE LINE
○	STORM MANHOLE
○	CATCH BASIN
○	INLET
○	SANITARY MANHOLE
○	FIRE HYDRANT
○	WATER VALVE
○	VALVE VAULT
○	LIGHT STANDARD
○	TELEPHONE PEDESTAL
○	CONCRETE SURFACE
○	RIGHT OF WAY
○	BACK-TO-BACK

PARCEL DESCRIPTION

LOT 4 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF BEING RECORDED IN DECEMBER 27, 2019, AS DOCUMENT NUMBER 2017K050873, IN DEKALBE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY
 PL6 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11 AND 21 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 31, 2019.

PARCEL DESCRIPTION

LOT 4 IN N.A. LODGING'S RANDALL CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF BEING RECORDED SEPTEMBER 27, 2017 AS DOCUMENT NUMBER 2017K050873, IN KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY
PL6 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11 AND 21
OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON
DECEMBER 31, 2019.

DATE OF PLAT OR MAP: JANUARY 2, 2020.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2021

CEMCON, Ltd.
INCORPORATED IN U.K.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 904182 FILE NAME: ALTA LOT 4
DRAWN BY: AJB FLD. BK. / PG. NO.: 988\63
COMPLETION DATE: 01-03-20 JOB NO.: 904.182
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Randall Highlands PUD Amendment: Special Use and Site Plan for Randall Promenade II and NA Lodging I LLC

NA Lodging I LLC and PL6 LLC request the Village allow the existing PUD to be amended to allow the following:

1. A Special Use to allow for an Independent Living Residential Facility on PIN 12-32-403-019, owned by NA Lodging I LLC which is fully developed and operating as My Place Hotel. No material changes to existing approved site plan.
2. A Special Use to allow for a 3 Story, mixed use building with up to 34 residential apartments and one non-residential flex space on PIN 12-32-403-021, a 1.486 acre vacant lot.

NA Lodging I LLC:

The existing structure and improvements will remain substantially as it is on the NA Lodging I LLC site. Should the existing hotel be converted to an independent living center the only changes to the current site plan and exterior appearance will be the removal of the existing My Place Signage and the addition of new signage that will be equal to or less than existing signage size. The current Hotel operates with 63 rooms and common area amenities. Upon conversion it would be anticipated the independent living facility would operate with a maximum of 60 residential units and refreshed/enhanced common areas. The concept would require minimal changes to the existing structure. The existing hotel structure was approved and constructed meeting all required zoning standards and includes 70 parking spaces.

PL6 LLC:

The project named Randall Promenade II is depicted on the Site Plan (Exhibit A). This mixed use building would have up to 34 residential apartments consisting of studio, one bedroom and one bedroom plus units. It would also include 2,000 square feet of non-residential flex space to accommodate commercial use. This building will compliment and align with the existing Randall Crossings Promenade (www.randallcrossingspromenade.com) which is directly adjacent on Lot 3. The architectural style, construction and layouts will be very similar and draw from the success of Randall Crossings Promenade. This concept fits very well with the original intended use of the site and will contribute to the continued growth of Randall Crossings. The Mixed Use building will drive additional spend to the existing retail and restaurant on site and attract future commercial use on the remaining vacant out lots. This lot was created and engineered as part of the original Randall Crossings subdivision, all improvements are in place to service the proposed development of this site. All detention and planned infrastructure as part of the original PUD is in place and designed to accommodate this type of use. Attached GIS hybrid Aerial indicates previously constructed offsite detention/retention in place for the development (Lot is outlined in purple).

Randall Highlands PUD Amendment: Special Use and Site Plan for Randall Promenade II and NA Lodging I LLC

Attached you will find:

- Exhibit A: Site Plan (including preliminary parking, utility plan etc.)
- Exhibit B: Building Elevations
- Exhibit C: Landscape Plan
- Exhibit D: Photometrics Plan
- Exhibit E: PowerPoint Presentation with overall project summary

This amendment for the existing planned unit development supports each of the following standards:

1. Is the site or zoning lot upon which the planned unit development is to be located adaptable to the unified development proposed? **Yes**
2. Will the proposed planned unit development not have the effect of endangering the public health, safety, comfort or general welfare of any portion of the community? **It will not have the effect of endangering any of the above**
3. Will the proposed planned unit development not be injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted? **No, in fact it will enhance it.**
4. Will the proposed planned unit development not diminish or impair property values within the neighborhood? **It should enhance values within the neighborhood.**
5. Will the proposed planned unit development not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district? **It will not.**
6. Is there provision for adequate utilities, drainage, off-street parking and loading, pedestrian access and all other necessary facilities? **Yes**
7. Is there provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets? **Yes**
8. Are the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities, compatible with the surrounding neighborhood and adjacent land uses? **Yes**

Randall Highlands PUD Amendment: Special Use and Site Plan for Randall Promenade II and NA Lodging I LLC

9. Are the areas of the proposed planned unit development which are not to be used for structures, parking and loading areas, or access ways, suitably landscaped? **Yes**

10. Is the planned unit development in the specific location proposed consistent with the spirit and intent of this Ordinance and the adopted Comprehensive Plan? **Yes**

11. Are there benefits or amenities in the proposed planned unit development that are unique and/or which exceed the applicable zoning requirements? **The existing and proposed plan exceed parking requirements and provide additional growth factors to the area.**

SPECIAL USE STANDARDS

Attach a statement indicating the manner in which the requested special use supports each

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. **Should the hotel be converted to independent living it will create a safer environment with less traffic and less unsavory elements visiting location. Proposed special uses will enhance area with more parking, more street lighting and continuity of that area of the development.**

2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity. **Totally compatible and is a continuation of other existing projects already completed by ownership.**

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. **It is aligned with both.**

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. **It is**

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

Randall Highlands PUD Amendment: Special Use and Site Plan for Randall Promenade II and NA Lodging I LLC

- 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.**
- o The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations. **It is.**
- 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. **It is and will be.**
- 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. **It should enhance not diminish the neighborhood.**
- o The proposed special use is compatible with development on adjacent or neighboring property. **It is.**
- o The proposed special use minimizes potentially dangerous traffic movements and provides adequate and safe access to the site. **Additional proposed parking and lighting as a result of the development of the proposed mixed use building will be positive and should the hotel be converted to independent living there will be less transient traffic.**
- o The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance. **It does.**
- o The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities. **It is**
- o The proposed special use conforms with the requirements of this Ordinance and other applicable regulations. **It does.**

Exhibit C

Development Plans for Subject Property

RANDALL PROMENADE II

NORTH AURORA, IL

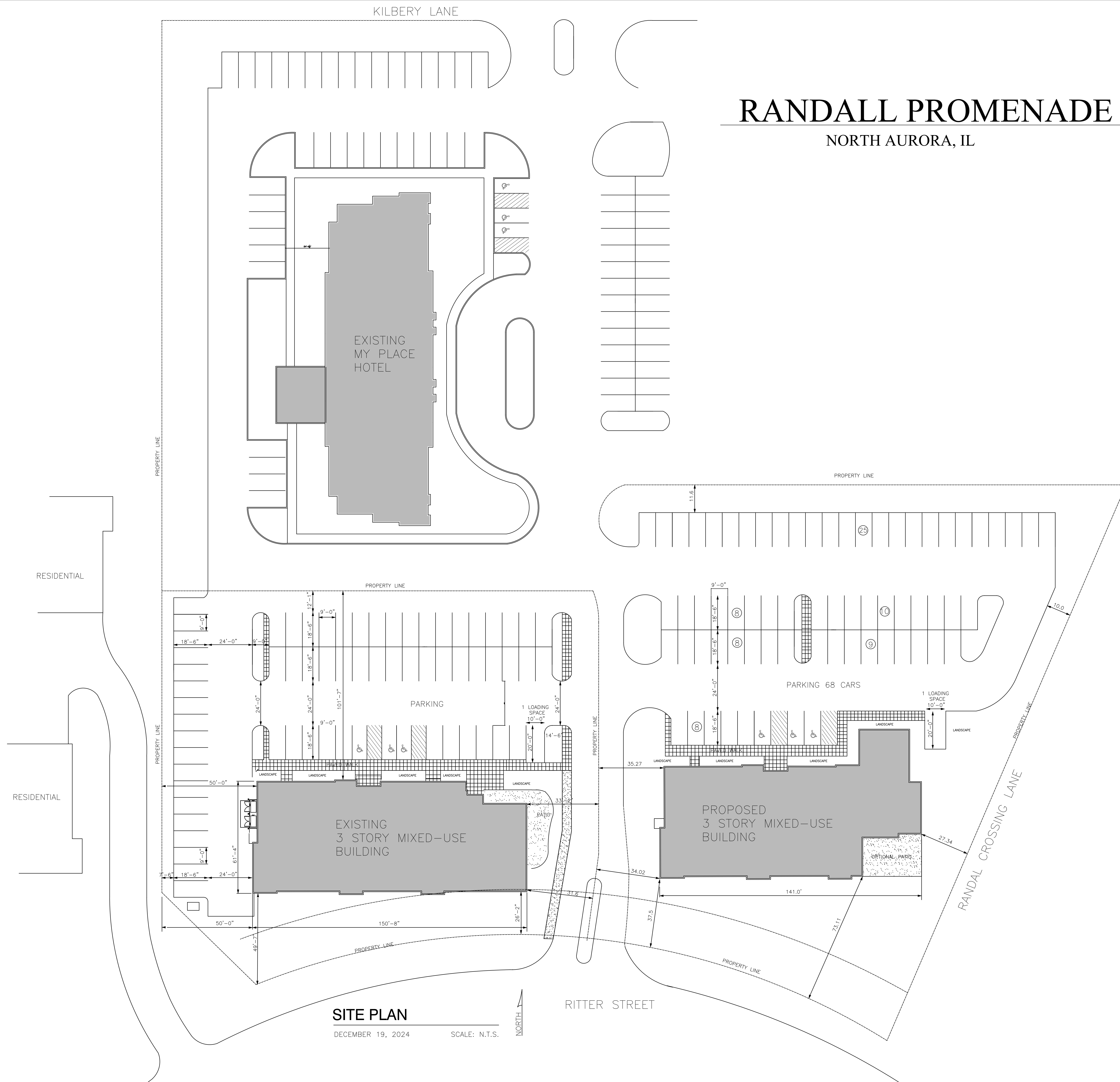
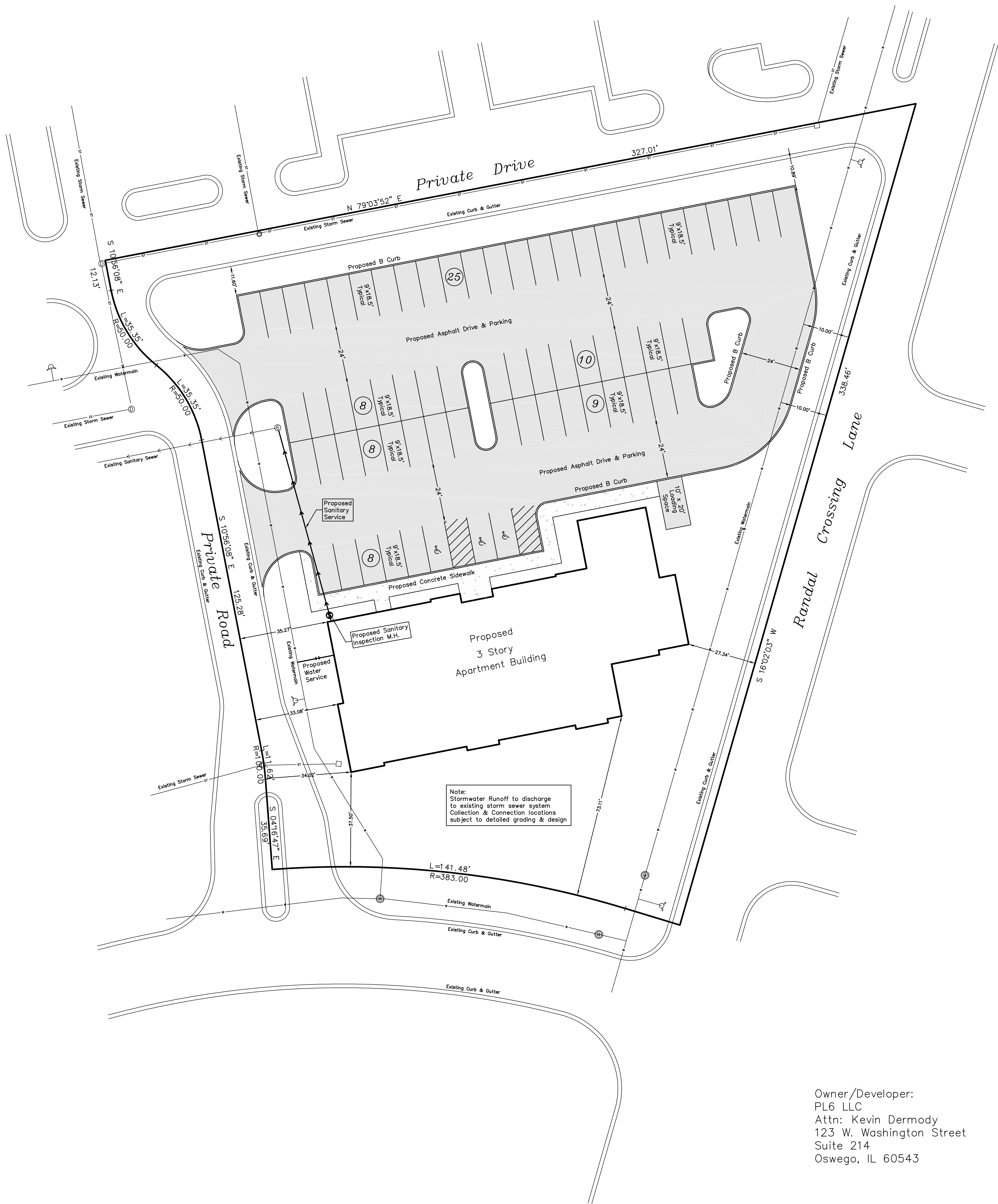
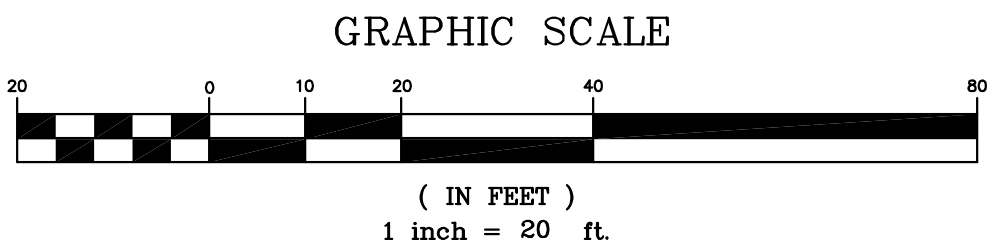


Exhibit A
Conceptual/Preliminary Site Plan
Randal Promenade II
Lot 4 N.A. Lodging's Randal Crossing



Owner/Developer:
PL6 LLC
Attn: Kevin Dermody
123 W. Washington Street
Suite 214
Oswego, IL 60543

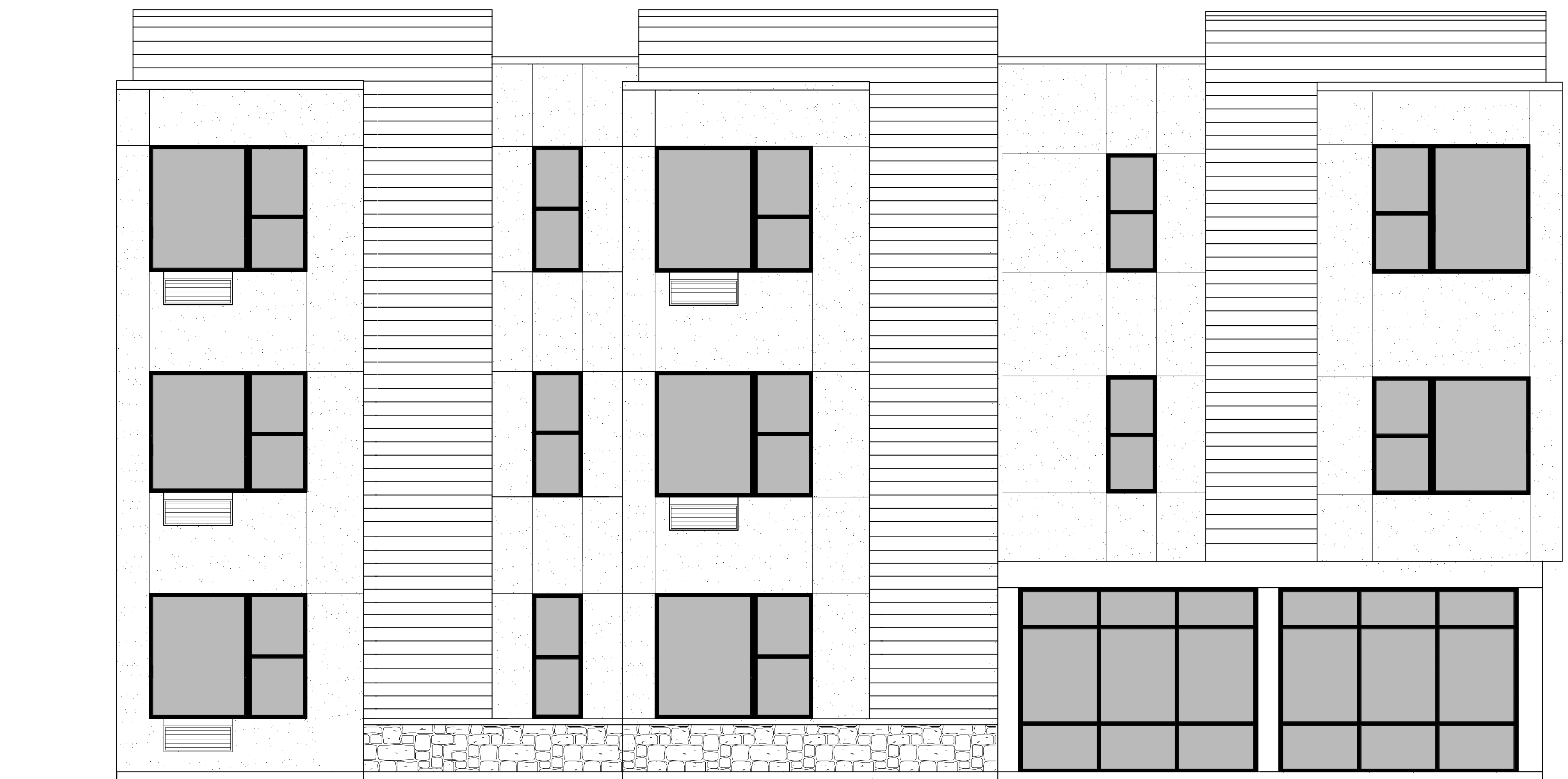
	12-13-23	Preparation	TR	RYNEAR & SON, INC.
				PROFESSIONAL DESIGN FIRM LICINSES # 184-004637
				PREPARED FOR: Mikols Construction
				PROJECT NO: 24-8323
				595 BUTTONWOOD CIR., NAPERVILLE, IL. 60540
				PH: (630) 355-9889 FAX: (630) 355-5362
NO.	DATE	DESCRIPTION	BY	

NORTH AURORA, IL





NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION

RANDALL PROMENADE II

NORTH AURORA, IL



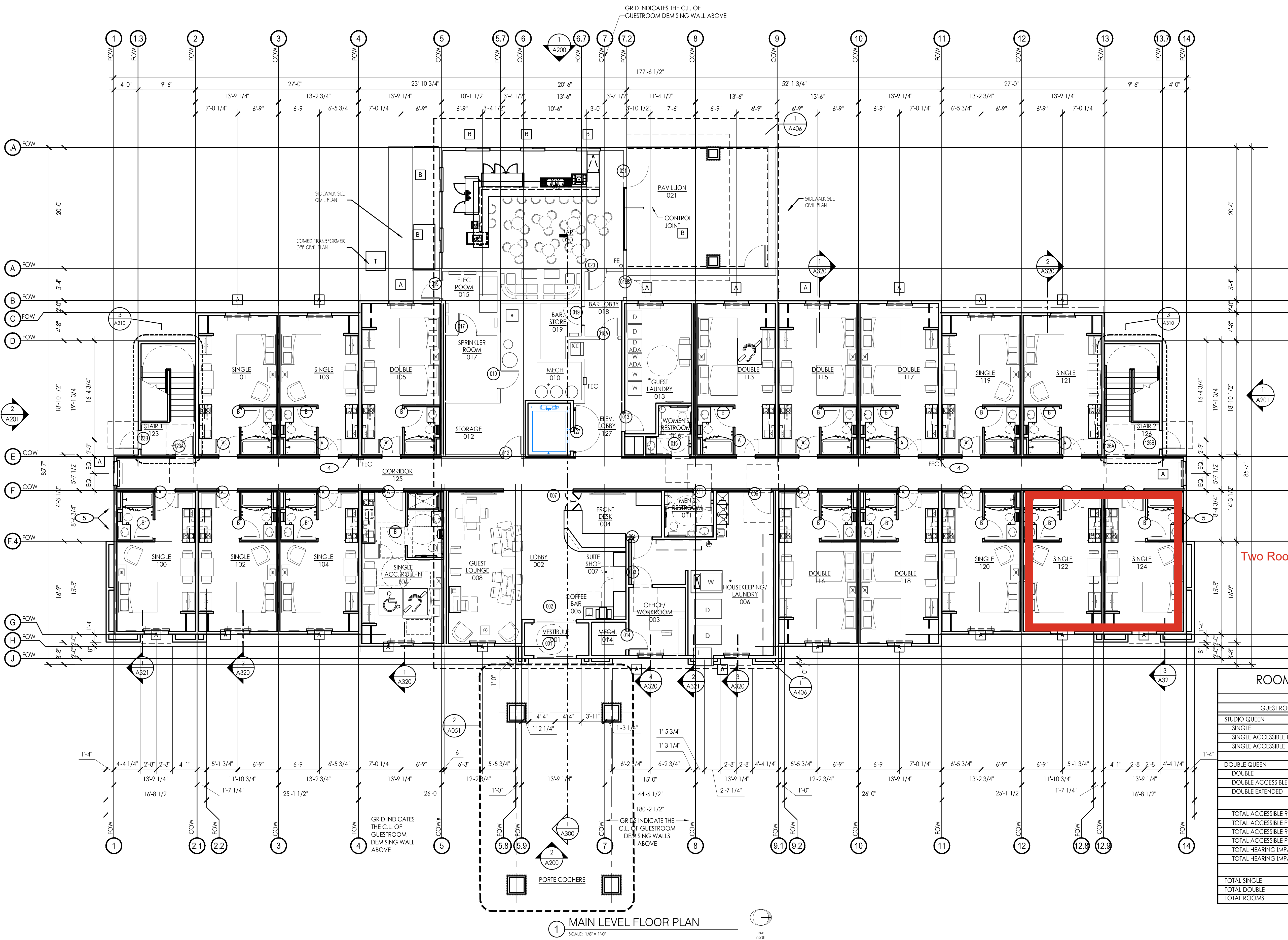
PROPOSED GROUND FLOOR PLAN

APARTMENT AREAS

STUDIO APARTMENT	472 SF
1BEDROOM APARTMENT	742 SF
1BEDROOM PLUS APARTMENT	790 SF

RANDALL PROMENADE II

NORTH AURORA, IL
DECEMBER 19, 2024



- GENERAL NOTES

 - A. SEE A110 SERIES SHEETS FOR WALL TYPES INDICATION PLANS
 - B. SEE A400 SERIES SHEETS FOR ENLARGED GUESTROOM PLANS
 - C. SEE SHEET A700 FOR DOOR AND WINDOW TYPES
 - D. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- KEYNOTES

 - 1 REFRIGERATOR. SEE SPECIFICATIONS
 - 2 FREEZER. SEE SPECIFICATIONS
 - 3 ARTWORK GROUP #10. MOUNT 62" A.F.F TO 6' OF ARTWORK. SEE MPHQA SPECIFICATIONS
 - 4 RECESSED FEC CABINET. SEE DETAIL 6/A600
 - 5 PROVIDE CLOSED-CELL SPRAY FOAM INSULATION TO PROTECT PLUMBING RISERS. SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS

Two Rooms will be replaced by PT Exercise room

ROOM DISTRIBUTION MATRIX				
GUEST ROOMS	FLOOR LEVEL			TOTALS
	1	2	3	
STUDIO QUEEN				
SINGLE	10	10	10	30
SINGLE ACCESSIBLE ROLL-IN	1	0	0	1
SINGLE ACCESSIBLE	0	1	0	1
DOUBLE QUEEN				
DOUBLE	6	9	10	25
DOUBLE ACCESSIBLE	0	1	1	2
DOUBLE EXTENDED	0	2	2	4
TOTAL ACCESSIBLE REQUIRED (TUB)				
TOTAL ACCESSIBLE PROVIDED (TUB)	0	2	1	3
TOTAL ACCESSIBLE REQUIRED (ROLL-IN)	1	0	0	1
TOTAL ACCESSIBLE PROVIDED (ROLL-IN)	1	0	0	1
TOTAL HEARING IMPAIRED REQUIRED	7	3	2	12
TOTAL HEARING IMPAIRED PROVIDED	2	3	2	7
TOTAL SINGLE				
TOTAL SINGLE	11	11	10	32 (51%)
TOTAL DOUBLE				
TOTAL DOUBLE	6	12	13	31 (49%)
TOTAL ROOMS				
TOTAL ROOMS	17	23	23	63

My Place Hotels of America, LLC maintains the copyright of the Prototype Plans, including the general elevation and interior layout design. Reproduction or Reuse of the material and design contained herein is prohibited without the written consent of My Place Hotels of America, LLC.

My Place Extended Stay
1000 Kilbery Lane, North Aurora, Illinois

studio21 architects
911 Rogers Street
Downers Grove, IL 60515
630.789.2513
studio21architects.com

DATE: 10/13/17

REVISIONS	ISSUED FOR PERMIT	05/17/17
REVISIONS	FOR PORT COCHERE REV.	06/19/17
REVISIONS	FOR PORT COCHERE REV.	09/01/17
REVISIONS	FOR PORT COCHERE REV.	09/01/17
REVISIONS	FOR PERMIT	10/12/17

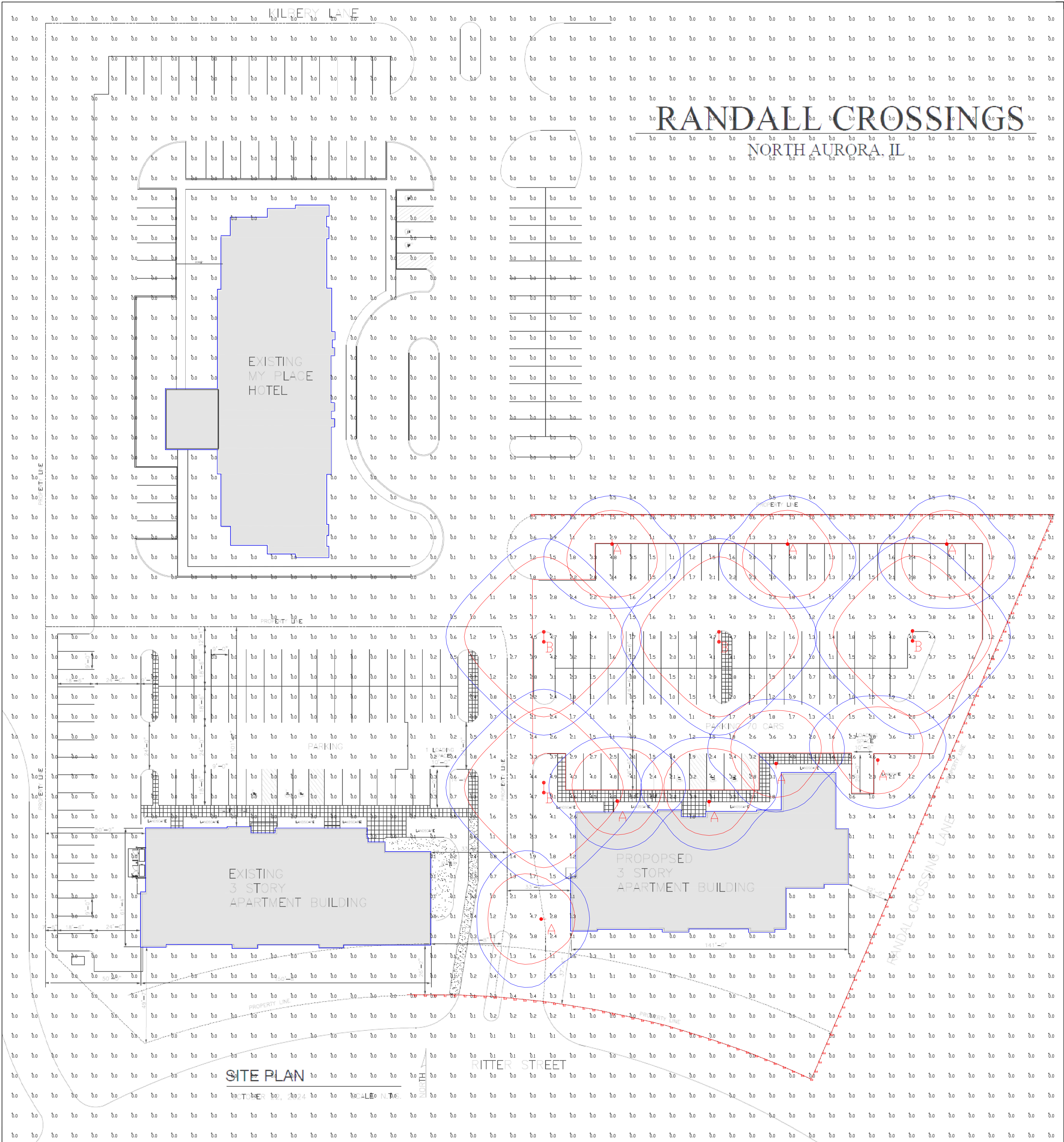
SHEET TITLE: MAIN LEVEL FLOOR PLAN

PROJECT #: 16221

SHEET: A101

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALCS AT GRADE	Illuminance	Fc	0.33	6.0	0.0	N.A.	N.A.	0
PROPERTY LINE	Illuminance	Fc	0.33	1.3	0.0	N.A.	N.A.	N.A.
PARKING LOT AREA	Illuminance	Fc	2.24	5.1	0.5	4.48	10.20	

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

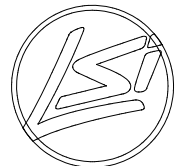
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	8	A	Single	XDSL-06L-3W-UNV-40K8-SINGLE	16' POLE + 2' BASE	1.000	0.900	6644	42
	4	B	D180*	XDSL-06L-5Q-UNV-40K8-D180	16' POLE + 2' BASE	1.000	0.900	13722	84

Note: For pricing, please contact
ILLUMINATION TECHNOLOGY GROUP
quotes@illuminationtg.com
630-761-5010

Total Project Watts_1
Total Watts = 672



100% ALLOWED RES. CONSTRUCTION, ILLINOIS, USA
(630) 761-5010 • FAX (630) 761-5010

LIGHTING PROPOSAL LO-161559

RANDALL CROSSINGS
NORTH AURORA, IL

BY/CHK DATE: 05/24 REV. SHEET 1 OF 1

SCALE: 1"=30'



Memorandum



To: Mark Gaffino, Village President & Board of Trustees

CC: Steven Bosco, Village Administrator

From: Brian Richter, Public Works Director & Brandon Tonarelli, Assistant Public Works Director/Village engineer

Date: February 10, 2025

Re: Lead Service Line Replacement (LSLR) Plan Update PSA with Engineering Enterprises Inc.

The Village is required by the Illinois Environmental Protection Agency (IEPA) to update its Lead Service Line Replacement (LSLR) program for 2025. In April of 2024, the Village provided the IEPA with an initial lead service line inventory that Engineering Enterprises, Inc. (EEI) assisted the Village by utilizing a professional services agreement (PSA). The Village will have to continue updating the lead service line replacement program yearly moving forward with the final plan due to the IEPA in April of 2027.

EEI has provided the Village with a fixed fee amount for a new PSA to prepare the 2025 LSLR plan update and assist the Village with the submittal to the IEPA, including preparing a draft and final report. The Village will then submit the plan to the IEPA. Other items included in the PSA are the following.

1. Project Management and Administration which includes budget tracking and general coordination with Village staff.
2. Updating the Villages service line material spreadsheets and inventory for our GIS database.
3. Update the Villages LSLR schedule and goals for the next 20 years.
4. Update costs and financing options for replacing services lines throughout the Village.
5. Prioritizing high-risk facilities such as preschools, day care centers, parks, clinics, and group home care centers.

Staff recommend entering into the professional services agreement with Engineering Enterprises Inc. in the amount of \$26,394.00. The PSA is attached for you to review.



January 31, 2025

Mr. Brandon Tonarelli, P.E., CFM
Village Engineer
Village of North Aurora
25 East State Street
North Aurora, IL 60542

**RE: Professional Services Agreement
Lead Service Line Replacement (LSLR) Plan Updates – 2025**

Dear Mr. Tonarelli:

In accordance with your request, enclosed please find our proposal for engineering services for the above referenced project. Our proposed work items and costs are summarized in the attached Scope of Services and Estimate of Level of Effort and Associated Cost. Also enclosed is the proposed project schedule. We propose to provide our professional engineering services to complete the scope of work for a fixed fee amount of \$26,394.

We appreciate the opportunity to again assist the Village and look forward to working with you and other members of your staff on this project. If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully Submitted

ENGINEERING ENTERPRISES, INC.

Christopher Walton

Christopher R. Walton, P.E.
Project Manager

pc: Brian Richter, Adam Hake – Village of North Aurora
STD, EMC, DMT, ADM – EEI (via e-mail)

Agreement for Professional Services
Lead Service Line Replacement (LSLR) Plan Update – 2025

THIS AGREEMENT, by and between the Village of North Aurora, hereinafter referred to as the "Village" or "OWNER" and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor" or "ENGINEER" agrees as follows:

A. Services:

The Engineer shall furnish the necessary personnel, materials, equipment and expertise to make the necessary investigations, analysis and calculations along with exhibits, cost estimates and narrative, to complete all necessary engineering services to the Village as indicated on the included Attachment B.

B. Term:

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the Contractor shall be compensated for all work performed for the Village prior to termination.

C. Compensation and maximum amounts due to Contractor:

Contractor shall receive as compensation for all work and services to be performed herein an amount based on the Estimate of Level of Effort and Associated Cost included in Attachment C, in the fixed fee amount of \$26,394. All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, Contractor, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

E. Ownership of Records and Documents:

Contractor agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the Village. Contractor agrees to keep such information confidential and not to disclose or disseminate the information to third parties without the consent of the Village. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the freedom of information act or if already previously disclosed by a third party. Upon termination of this agreement, Contractor agrees to return all such materials to the Village. The Village agrees not to modify any

original documents produced by Contractor without contractors consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

F. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kane County, Illinois.

G. Independent Contractor:

Contractor shall have sole control over the manner and means of providing the work and services performed under this agreement. The Village's relationship to the Contractor under this agreement shall be that of an independent contractor. Contractor will not be considered an employee to the Village for any purpose.

H. Certifications:

Employment Status: The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of \$600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

Drug Free Workplace: The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or

assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the Village under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the Village and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a: x United States Citizen Resident Alien Non-Resident Alien The Internal Revenue Service requires that taxes be withheld on payments made to non resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification : Under penalties of perjury, the Contractor certifies that its Federal Tax Payer Identification Number or Social Security Number is (provided separately) and is doing business as a (check one): Individual Real Estate Agent Sole Proprietorship Government Entity Partnership Tax

Exempt Organization (IRC 501(a) only) ☒ Corporation ☐ Not for Profit Corporation
☐ Trust or Estate ☐ Medical and Health Care Services Provider Corp.

I. Indemnification:

Contractor shall indemnify and hold harmless the Village and Village's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by Contractor or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of Contractor or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

The ENGINEER agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder. (Not applicable as having been previously supplied)

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attached Exhibits. Except for those terms included on the Exhibits, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of Attachments are as follows:

Attachment A: Standard Terms and Conditions

Attachment B: Scope of Services

Attachment C: Estimated Level of Effort and Associated Cost

Attachment D: Anticipated Project Schedule

Attachment E: 2025 Standard Schedule of Charges

L. Notices:

All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the Village:

Village President and Village Clerk
Village of North Aurora
25 East State Street
North Aurora, IL 60542

For the Contractor:

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove Illinois 60554

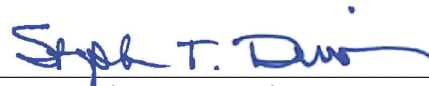
Either of the parties may designate in writing from time-to-time substitute addresses or persons in connection with required notices.

Agreed to this ____ day of _____, 2025.

Village of North Aurora

Engineering Enterprises, Inc.:

Steve Bosco
Village Administrator



Stephen T. Dennison, P.E.
Vice President

Jessi Watkins
Village Clerk


Signer ID: DRM4KCVR13...

Julie A. Morrison, P.E.
Vice President

ATTACHMENT A

STANDARD TERMS AND CONDITIONS

Agreement: These Standard Terms and Conditions, together with the Professional Services Agreement, constitute the entire integrated agreement between the OWNER and Engineering Enterprises, Inc. (EEI) (hereinafter “Agreement”), and take precedence over any other provisions between the Parties. These terms may be amended, but only if both parties consent in writing.

Standard of Care: In providing services under this Agreement, the ENGINEER will endeavor to perform in a matter consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under same circumstances in the same locality. ENGINEER makes no other warranties, express or implied, written or oral under this Agreement or otherwise, in connection with ENGINEER’S service.

Construction Engineering and Inspection: The ENGINEER shall not supervise, direct, control, or have authority over any contractor work, nor have authority over or be responsible for the means, methods, techniques sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety of the site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor’s furnishing and performing of its work.

The ENGINEER neither guarantees the performance of any contractor nor assumes responsibility for contractor’s failure to furnish and perform the work in accordance with the contract documents.

The ENGINEER is not responsible for the acts or omissions of any contractor, subcontractor, or supplies, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work.

Shop drawing and submittal review by the ENGINEER shall apply to only the items in the submissions and only for the purpose of assessing if upon installation or incorporation in the project work they are generally consistent with the construction documents. OWNER agrees that the contractor is solely responsible for the submissions and for compliance with the construction documents. OWNER further agrees that the ENGINEER’S review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend or safety programs or precautions. The ENGINEER’S consideration of a component does not constitute acceptance of the assembled items.

The ENGINEER’S site observation during construction shall be at the times agreed upon in the Project Scope. Through standard, reasonable means the ENGINEER will become generally familiar with observable completed work. If the ENGINEER observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and OWNER for them to address.

Opinion of Probable Construction Costs: ENGINEER’S opinion of probable construction costs represents ENGINEER’S best and reasonable judgment as a professional engineer. OWNER acknowledges that ENGINEER has no control over construction costs of contractor’s methods of determining pricing, or over competitive bidding by contractors, or of market conditions or changes thereto. ENGINEER cannot and does not guarantee that proposals, bids or actual construction costs will not vary from ENGINEER’S opinion of probable construction costs.

Copies of Documents & Electronic Compatibility: Copies of Documents that may be relied upon by OWNER are limited to the printed copies (also known as hard copies) that are signed or sealed by the ENGINEER. Files in electronic media format of text, data, graphics, or of other types that are furnished by ENGINEER to OWNER are only for convenience of OWNER. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, ENGINEER makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by ENGINEER at the beginning of the project.

Changed Conditions: If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the ENGINEER are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks, or other material terms of this Agreement, the ENGINEER may call for renegotiation of appropriate portions of this Agreement. The ENGINEER shall notify the OWNER of the changed conditions necessitating renegotiation, and the ENGINEER and the OWNER shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement, in accordance with the termination provision hereof.

Hazardous Conditions: OWNER represents to ENGINEER that to the best of its knowledge no Hazardous Conditions (environmental or otherwise) exist on the project site. If a Hazardous Condition is encountered or alleged, ENGINEER shall have the obligation to notify OWNER and, to the extent of applicable Laws and Regulations, appropriate governmental officials. It is acknowledged by both parties that ENGINEER's scope of services does not include any services related to a Hazardous Condition. In the event ENGINEER or any other party encounters a Hazardous Condition, ENGINEER may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the project affected thereby until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the Hazardous Condition; and (ii) warrants that the project site is in full compliance with applicable Laws and Regulations.

Consequential Damages: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the OWNER nor the ENGINEER, their respective officers, directors, partners, employees, contractors, or subcontractors shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract, and breach of strict or implied warranty. Both the OWNER and the ENGINEER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

Termination: This Agreement may be terminated for convenience, without cause, upon fourteen (14) days written notice of either party. In the event of termination, the ENGINEER shall prepare a final invoice and be due compensation as set forth in the Professional Services Agreement for all costs incurred through the date of termination.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for the following reasons:

- (a) Substantial failure by the other party to comply with or perform in accordance with the terms of the Agreement and through no fault of the terminating party;
- (b) Assignment of the Agreement or transfer of the project without the prior written consent of the other party;
- (c) Suspension of the project or the ENGINEER'S services by the OWNER for a period of greater than ninety (90) calendar days, consecutive or in the aggregate.
- (d) Material changes in the conditions under which this Agreement was entered into, the scope of services or the nature of the project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

Payment of Invoices: Invoices are due and payable within 30 days of receipt unless otherwise agreed to in writing.

Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the OWNER or the ENGINEER. The ENGINEER'S services under this Agreement are being performed solely and exclusively for the OWNER'S benefit, and no other party or entity shall have any claim against the ENGINEER because of this Agreement or the performance or nonperformance of services hereunder. The OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, vendors and other entities involved in this Project to carry out the intent of this provision.

Force Majeure: Each Party shall be excused from the performance of its obligations under this Agreement to the extent that such performance is prevented by force majeure (defined below) and the nonperforming party promptly provides notice of such prevention to the other party. Such excuse shall be continued so long as the condition constituting force majeure continues. The party affected by such force majeure also shall notify the other party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Agreement, "force majeure" shall include conditions beyond the control of the parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, storm or like catastrophe. The payment of invoices due and owing hereunder shall in no event be delayed by the payer because of a force majeure affecting the payer.

Additional Terms or Modification: All prior understandings and agreements between the parties are merged into this Agreement, and this Agreement may not be modified orally or in any manner other than by an Agreement in writing signed by both parties. In the event that any provisions of this Agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties.

Assignment: Neither party to this Agreement shall transfer or assign any rights or duties under or interest in this Agreement without the prior written consent of the other party. Subcontracting normally contemplated by the ENGINEER shall not be considered an assignment for purposes of this Agreement.

Waiver: A party's waiver of, or the failure or delay in enforcing any provision of this Agreement shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Attorney's Fees: In the event of any action or proceeding brought by either party against the other under this Agreement, the prevailing party shall be entitled to recover from the other all costs and expenses including without limitation the reasonable fees of its attorneys in such action or proceeding, including costs of appeal, if any, in such amount as the Court may adjudge reasonable.

Headings: The headings used in this Agreement are inserted only as a matter of convenience only, and in no way define, limit, enlarge, modify, explain or define the text thereof nor affect the construction or interpretation of this Agreement.

ATTACHMENT B – SCOPE OF SERVICES
LEAD SERVICE LINE REPLACEMENT (LSLR) PLAN UPDATE - 2025
Village of North Aurora, Kane County, IL

The Village of North Aurora intends to update the Lead Service Line Replacement Plan for 2025, as required by the Illinois Lead Service Line Replacement and Notification Act.

The following list of work items establishes the scope of engineering services for this project:

PROJECT ADMINISTRATION

- 0.1 Project Management and Administration
 - Budget Tracking
 - Management of Personnel and the Engineering Contract
 - General Coordination with the Village

LEAD SERVICE LINE REPLACEMENT PLAN UPDATE (DUE APRIL 15, 2025)¹

- 1.1 Review and Update Plan for Posting the LSLR Plan and Other Related Materials on the Village's Website
- 1.2 Update the Village's Material Inventory, including Coordination and Assistance for Retrieving Data from Village's GIS Database. Includes the following:
 - Total number of service lines;
 - Total number of suspected lead service lines;
 - Total number of known lead service lines;
 - Total number of lead service lines that have been replaced each year beginning in 2020
 - Coordination with Village to obtain GIS data and update for the inventory
- 1.3 Update the Proposed LSLR Schedule for 1, 5, 10, 15, and 20-Year Goals
- 1.4 Update analysis of costs and financing options for replacing the lead service lines connected to the community water supply's distribution system, which shall include, but shall not be limited to:
 - A detailed accounting of costs associated with replacing lead service lines and galvanized lines that are or were connected downstream to lead piping;
 - Measures to address affordability and prevent service shut offs for customers or ratepayers;
 - Consideration of different scenarios for structuring payments between the utility and its customers over time.
- 1.5 Review and update the plan for prioritizing high-risk facilities, such as preschools, day care centers, day care homes, group day care homes, parks, playgrounds, hospitals, and clinics, as well as high-risk areas identified by the community water supply.
- 1.6 Review and update the plan to identify measures for how the community water supply will inform the public of the plan and provide opportunity for public comment.
- 1.7 Review and update the plan to identify measures to encourage diversity in hiring in the workforce required to implement the plan.
- 1.8 Workshop with Village Staff (1 Total)
- 1.9 Prepare LSLR Plan Update and Assist Village with Submittal to IEPA, including preparing draft and final report
 - Village to Submit Plan to IEPA

ALTERNATIVE REPLACEMENT PLAN SCHEDULE EVALUATION²

- 2.1 Evaluate Preliminary Alternative (10-Year) Replacement Plan Schedule Including Cost Estimate Comparison
 - Alternative Schedule based on Initial Updated Lead and Copper Rule Improvements (LCRI)

(cont'd)

Notes

1. Assumes maintaining existing Replacement Schedule established in Initial 2024 Plan for 2025 Plan Update.
2. Analysis of alternative schedule and associated cost comparison summary will be provided to the Village for internal reference only, and will not be included in 2025 Plan Update submittal to IEPA.
3. Scope does not include map exhibit for inventorying and depicting phasing plan (phasing plan to be confirmed and prepared for Final LSLR Plan submitted in 2027 based on final replacement schedule).

The above scope summarizes the work items that will be completed for this contract. Additional work items, including additional meetings, presentations, or deliverables beyond those defined in the above scope, shall be considered outside the scope of the base contract and will be billed in accordance with the Standard Schedule of Charges.

ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST PROFESSIONAL ENGINEERING SERVICES

CLIENT	PROJECT NUMBER	
Village of North Aurora	NO2413	
PROJECT TITLE	DATE	PREPARED BY
Lead Service Line Replacement (LSLR) Plan Update - 2025	1/30/25	CRW, EMC

TASK NO.	TASK DESCRIPTION	ROLE	PIC	SPM	PM	PE	GIS	ADMIN	HOURS	COST
		RATE	\$251	\$243	\$218	\$175	\$146	\$75		
PROJECT ADMINISTRATION										
0.1	Project Management and Administration		2		4				6	\$ 1,374
Project Management and Administration Subtotal:			2	-	4	-	-	-	6	\$ 1,374
LEAD SERVICE LINE REPLACEMENT PLAN UPDATE (DUE APRIL 15, 2025)										
1.1	Review and Update Plan for Posting the LSLR Plan and Other Related Materials on the Village's Website				2	2	2		6	\$ 1,078
1.2	Update the Village's Material Inventory, including Coordination and Assistance for Retrieving Data from Village's GIS Database		2	4	4	20	24		54	\$ 9,350
1.3	Update the Proposed LSLR Schedule				1	2			3	\$ 568
1.4	Cost and Financing Options Analysis Update				1	4			5	\$ 918
1.5	Review and Update the Plan for Prioritizing High-Risk Facilities				1	4			5	\$ 918
1.6	Review and Update the Plan to Identify Measures for Public Relations					1			1	\$ 175
1.7	Review and Update the Plan to Identify Measures for Diversity Hiring					1			1	\$ 175
1.8	Workshop with Village Staff (1 Total)		4		4	4			12	\$ 2,576
1.9	Prepare LSLR Plan Update and Assist Village with Submittal to IEPA, Including Preparing Draft and Final Report		4		8	20	4		36	\$ 6,832
Lead Service Line Replacement Plan Update - 2025 Subtotal:			10	4	21	58	30	-	123	\$ 22,590
ALTERNATIVE REPLACEMENT PLAN SCHEDULE EVALUATION										
2.1	Evaluate Preliminary Alternative (10-Year) Replacement Plan Schedule Including Cost Estimate Comparison		1	1	2	8			12	\$ 2,330
Project Facilitation & Meetings Subtotal:			1	1	2	8	-	-	12	\$ 2,330
PROJECT TOTAL:			13	5	27	66	30	-	141	\$ 26,294

EEI STAFF

PIC Principal In Charge
 SPM Senior Project Manager
 PM Project Manager
 PE Project Engineer
 GIS GIS Technician/Analyst
 ADMIN Administrative Assistant

DIRECT EXPENSES

Printing/Scanning =	\$ 50
Mileage =	\$ 50
DIRECT EXPENSES =	\$ 100

LABOR SUMMARY

EEI Labor Expenses =	\$ 26,294
TOTAL LABOR EXPENSES	\$ 26,294

TOTAL COSTS	\$ 26,394
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NOTE: See Attachment B - Scope of Services for Additional Description of Work, Notes, and Exclusions

52 Wheeler Road, Sugar Grove, IL 60554 Tel: 630.466.6700 Fax: 630.466.6701 www.eeiweb.com



PROJECT SCHEDULE

CLIENT											PROJECT NUMBER											
Village of North Aurora											NO2413											
PROJECT TITLE											DATE					PREPARED BY						
Lead Service Line Replacement (LSLR) Plan Update - 2025											1/30/25					CRW, EMC						
TASK NO.	TASK DESCRIPTION																					
											2025											
											JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT		
PROJECT ADMINISTRATION																						
0.1	Project Administration																					
LEAD SERVICE LINE REPLACEMENT PLAN UPDATE (DUE APRIL 15, 2025)																						
1.1	Review and Update Plan for Posting the LSLR Plan and Other Related Materials on the Village's Website																					
1.2	Update the Village's Material Inventory, including Coordination and Assistance for Retrieving Data from Village's GIS Database																					
1.3	Update the Proposed LSLR Schedule																					
1.4	Cost and Financing Options Analysis Update																					
1.5	Review and Update the Plan for Prioritizing High-Risk Facilities																					
1.6	Review and Update the Plan to Identify Measures for Public Relations																					
1.7	Review and Update the Plan to Identify Measures for Diversity Hiring																					
1.8	Workshop with Village Staff (1 Total)																					
1.9	Prepare LSLR Plan Update and Assist with Submittal to IEPA, Including Preparing Draft and Final Report																					
ALTERNATIVE REPLACEMENT PLAN SCHEDULE EVALUATION																						
2.1	Evaluate Preliminary Alternative (10-Year) Replacement Plan Schedule Including Cost Estimate Comparison and Exhibit																					





ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

STANDARD SCHEDULE OF CHARGES ~ JANUARY 1, 2025

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	\$256.00
Principal	E-3	\$251.00
Senior Project Manager	E-2	\$243.00
Project Manager	E-1	\$218.00
Senior Project Engineer/Surveyor II	P-6	\$208.00
Senior Project Engineer/Surveyor I	P-5	\$193.00
Project Engineer/Surveyor	P-4	\$175.00
Senior Engineer/Surveyor	P-3	\$161.00
Engineer/Surveyor	P-2	\$146.00
Associate Engineer/Surveyor	P-1	\$132.00
Senior Project Technician II	T-6	\$182.00
Senior Project Technician I	T-5	\$171.00
Project Technician	T-4	\$159.00
Senior Technician	T-3	\$146.00
Technician	T-2	\$132.00
Associate Technician	T-1	\$115.00
GIS Technician II	G-2	\$130.00
GIS Technician I	G-1	\$119.00
Engineering/Land Surveying Intern	I-1	\$ 85.00
Executive Administrative Assistant	A-4	\$ 80.00
Administrative Assistant	A-3	\$ 75.00

VEHICLES. DRONE, EXPERT TESTIMONY, REPROGRAPHICS AND DIRECT COSTS*

Vehicle for Construction Observation	\$ 20.00
Unmanned Aircraft System / Unmanned Aerial Vehicle / Drone	\$235.00
Expert Testimony	\$290.00
In-House Scanning and Reproduction	\$0.25/Sq. Ft. (Black & White)
	\$1.00/Sq. Ft. (Color)
Reimbursable Expenses (Direct Costs)	Cost
Services by Others (Direct Costs)	Cost + 10%

* unless specified otherwise in agreement

OUTSTANDING SERVICE • EVERY CLIENT • EVERY DAY