



## AGENDA

### CITY COUNCIL MEETING

**Monday, February 2, 2026 at 7pm**

City Hall Council Chamber  
109 James Street  
Geneva, IL 60134

- 1. CALL TO ORDER: ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC HEARINGS, SPECIAL ITEMS AND PRESENTATIONS**
  - a. Proclaim February as Black History Month
  - b. Badge Ceremony for Firefighter/Paramedic Joshua T. Haynes
  - c. Geneva Public Library One Book, One Community Presentation
  - d. PACE Bus VanGo Program Presentation

- 4. AMENDMENTS TO AGENDA**
- 5. OMNIBUS AGENDA (OMNIBUS VOTE)**

*All Items listed with an asterisk (\*) are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion on these items unless a council member so requests in which event the item will be removed from the Omnibus (Consent) Agenda and considered in its normal sequence on the agenda. All items on the Omnibus Agenda require a simple majority vote unless otherwise indicated.*

- \*6. APPROVE SPECIAL CITY COUNCIL MINUTES FROM JANUARY 12, 2026 AND REGULAR CITY COUNCIL MINUTES FROM JANUARY 20, 2026.**
- \*7. REPORTS (N/A)**
- 8. MUNICIPAL BILLS FOR PAYMENT: \$2,014,165.97**
- \*9. COMMITTEE OF THE WHOLE ITEMS OF BUSINESS (N/A)**
- 10. PRESENTATION OF ORDINANCES, RESOLUTIONS, OTHER ITEMS**
  - a. Consider Resolution No. 2026-09 Authorizing Execution of a License Agreement with 309 W. State, LLC for Outdoor Wind Enclosure Installation at 309 W. State St.
  - b. Consider Resolution No. 2026-10 Approving a Certificate of Completion for Roosevelt Holdings, LLC.
  - c. Consider Resolution No. 2026-11 Approving a Certificate of Completion for Geneva Business Park.
  - d. Consider Resolution No. 2026-12 Approving a Certificate of Completion #2 for Geneva Crossing.

CITY COUNCIL

FEB. 2, 2026

**11. PUBLIC COMMENT**

*When recognized by the Chair, proceed to the podium, state your name for the record, and provide your public comments. Please understand this is your time to be heard and the public body's time to listen. No discussion or debate will follow.*

**12. NEW BUSINESS**

**13. ADJOURNMENT**

*ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City at least 48 hours in advance of the scheduled meeting. The City can be reached in person at 22 S First Street, Geneva, IL or by telephone at (630) 232-7494. Every effort will be made to allow for meeting participation. Notice of this meeting was posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).*

Office of the Mayor  
*Proclamation*

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**BLACK HISTORY MONTH 2026**

**WHEREAS**, during Black History Month, we honor the heritage, resilience, and accomplishments of African Americans and recognize their significant contributions to our society; and

**WHEREAS**, African-Americans have enriched our nation’s economic, cultural, spiritual, and political development through their achievements and perseverance, often in the face of systemic challenges; and

**WHEREAS**, countless African-American leaders, visionaries, and changemakers have inspired generations by shaping our national character and challenging us to recognize that America’s racial, cultural, and ethnic diversity is among our greatest strengths; and

**WHEREAS**, the foremost purpose of Black History Month is to raise awareness of the ongoing struggle for freedom, justice, and equal opportunity. In 2026, the theme, “*A Century of Black History Commemorations,*” celebrates 100 years of formally recognizing Black history in the U.S. as established by Dr. Carter G. Woodson; and

**WHEREAS**, this year, when we are also commemorating the 250<sup>th</sup> anniversary of United States independence, it is important to tell not only an inclusive history, but an accurate one; and

**WHEREAS**, the City of Geneva remains committed to being a just and inclusive community that upholds the ideals of equity and recognizes the invaluable contributions of all residents – past, present, and future – to our community, state, nation, and the world.

*Now, Therefore*, I, Kevin Burns, Mayor of the City of Geneva, do hereby proclaim February 2026 as **Black History Month** and call upon public officials, educators, librarians, businesses, and all citizens of Geneva to celebrate our diverse heritage and culture and continue our efforts to create a world that is more just, peaceful and prosperous for all.

*In Witness Whereof, I have hereunto set my hand this 1st day of February, 2026.*

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**Kevin R. Burns, Mayor**

**GENEVA CITY COUNCIL MEETING MINUTES**

**(Special Meeting)**

**Monday, January 12, 2026**

City Hall Council Chambers

109 James St., Geneva, IL 60134

**CALL TO ORDER**

The Geneva Special City Council meeting was called to order by Mayor Kevin Burns at 7:00 p.m. in the City Hall Council Chambers.

Elected Officials present:

Alderspersons: Anaïs Bowring, Larry Furnish, Dean Kilburg, Brad Kosirog, William Malecki, Richard Marks, Amy Mayer, Jeff Palmquist, Martha Paschke, Mark Reinecke.

Mayor Kevin Burns, City Clerk Vicki Kellick.

Elected Officials attending by video or teleconference: None.

Elected Officials absent: None.

Others Present: City Administrator Alex Voigt, Assistant City Administrator Ben McCready, City Attorney Ron Sandack, Community Development Director David DeGroot.

Others attending by video or teleconference: None.

Mayor Burns read a statement (see Exhibit A) reminding the City Council to consider the December 16, 2025 decision of the Historical Preservation Commission in making its decision. He noted that the Council's only role is to consider reversing the December 16 decision and that no new evidence may be introduced. Seven "aye" votes are required to overturn the HPC's decision.

**ITEMS OF BUSINESS**

Consider Resolution No. 2026-03 Reversing the December 16, 2025 Determination of the Historic Preservation Commission to Deny the Demolition of the Historic Landmark at 4 East State Street, Geneva, Illinois.

Moved by Ald. Marks, Seconded by Ald. Kosirog.

Petitioner David Patzelt provided background information regarding the December hearing. He noted that numerous documents were submitted to the HPC including affidavits of ownership, floor plans, a detailed pro forma, and market values. As part of the application, 17 items were also presented as to why the HPC should allow the demolition of the building. He noted that 8 years have passed and 20 public hearings have been held regarding the site with no movement on either side. Mr. Patzelt stated that over 60% of letters received from residents over time were in favor of demolition. He then stated that the HPC failed to evaluate all 17 facts identified in the application and he requested that the City Council overturn the HPC's denial of demolition.

Historic Preservation Chair Paul Zellmer spoke and stated that the scope of the HPC review was limited and that the Commission was only tasked with evaluating the demolition request. He noted that the HPC considered the city staff report, the

petitioner's application, and the sworn testimony of both sides. The Commission found that the applicant's demolition request was not in the best interest of the community; there was divided public opinion over demolition; the applicant did not present a concrete development proposal; the prolonged deterioration of the building does not mean the building should be demolished, and the applicant did not meet the burden required under standard 4 to justify demolition of a designated landmark. Mr. Zellmer stated that the HPC acted within its authority to deny demolition.

In his closing remarks, Mr. Patzelt stated that no development plan could be proposed without knowing if the structure will remain on the land or not. He stated that a plan will be submitted if a demolition permit is granted and that the petitioner is willing to incorporate the stone from the structure into a type of historical memorial.

Attorney Sandack reminded the City Council to consider the record and the HPC proceedings and to act in a quasi-appellate manner.

Ald. Kosirog commented that he has deep respect for the HPC but that an adaptive reuse is not feasible and that the code does not call for maintaining a structure at any cost. He stated that retention is not in the best interest of the community and that demolition best serves the community.

Ald. Bowring stated that, just like the petitioner, she would like to see something happen at the site. However, options other than demolition are available to the petitioner and she feels that the petitioner is holding the site hostage if the structure is not removed.

Ald. Reinecke noted that this is a contentious issue but that there is an opportunity for solution-focused thinking. He stated that because this is a landmark, the demolition options are narrowed. While everyone wants something of value on the site, he asked if the structure could be preserved and economically viable and answered yes to both. He noted that he does not support demolition but instead supports collaborative efforts.

Ald. Malecki stated that there will be contention in the future no matter what the Council decides. He noted his concern about overruling the HPC as a matter of convenience.

Ald. Palmquist stated that there is a split opinion of residents regarding the demolition. He noted the constraints of reuse of the structure and noted that he could support its demolition.

Ald. Mayer stated that she believes that the structure will be expensive to reuse. She noted that Shodeen has reused and preserved structures in the past.

Moved by Ald. Mayer, Seconded by Ald. Furnish to amend the motion to include wording that remnants of the structure be made available as a historical memorial, the design of which will be submitted to City staff within 90 days.

AYES: 6 (Furnish, Kilburg, Kosirog, Marks, Mayer, Palmquist)

ABSENT: 0

NAYS: 4 (Bowring, Malecki, Paschke, Reinecke)

Attorney Sandak reminded the Council that their vote will be to reverse or affirm the decision of the HPC and that doing so must be based on the record.

Ald. Paschke stated that she wanted to support the amendment but did not based on the evidence before the City Council, noting that the petitioner had the opportunity to offer such an alternative at any time to the HPC but did not.

Ald. Kilburg noted that there has been a significant amount of preservation projects undertaken previously by the petitioner but stated that the time has come to move forward on the site after eight years.

Ald. Marks stated that it was difficult to see a reuse of the structure. He noted that the structure is not what it was in the 1800s and will vote to reverse the HPC decision.

Moved by Ald. Bowring, Seconded by Ald. Marks to call the question.

AYES: 9 (Bowring, Furnish, Kilburg, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 1 (Kosirog)

ROLL CALL on the main motion as amended:

AYES: 6 (Furnish, Kilburg, Kosirog, Marks, Mayer, Palmquist)

ABSENT: 0

NAYS: 4 (Bowring, Malecki, Paschke, Reinecke)

MOTION FAILED

### **PUBLIC COMMENT**

Resident Chris Aiston requested to know who the 1<sup>st</sup> Ward alderpersons are.

Resident Lee Eysturlid asked why the City has allowed the fines on the blacksmith shop to go unpaid by Shodeen. He stated that the HPC shrugged in response to the question and he noted that as a citizen, he would have to pay if he was in a similar situation.

### **NEW BUSINESS**

None.

### **Adjournment**

There being no further business, moved by Ald. Kosirog to adjourn the Geneva City Council meeting.

MOTION CARRIED by unanimous voice vote of those present.

The meeting adjourned at 8:34 PM.

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Vicki Kellick  
Geneva City Clerk

## January 12, 2026 Special City Council Meeting Preamble Regarding Meeting Process & Flow

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City Council, representatives of Shodeen Group, the designated spokesperson for the City's Historic Preservation Commission – hereinafter referred to as HPC – ladies and gentlemen present in the Council Chamber and to everyone tuning in via the multiple public access channels and/or online...

Tonight's Special City Council meeting is being held for one reason and one reason only...for this Council to consider the appeal made by the Shodeen Group of the HPC's denial of their request for a demolition permit for the structure located at 4 E. State Street, based on the City Code 10-6-10 and standard #4 therein, The retention of a building, structure, object, improvement, or site is not in the best interest of the majority of the community – at the HPC's meeting held on December 16, 2025.

Shodeen Group exercised their rights to appeal the HPC's ruling on December 16, 2025 and, on December 17, 2025 – and per City Code Section 10-6-10 – filed the appropriate documents to effectuate said appeal to be heard by this City Council.

City Code 10-6-10 requires the City Council to hear the appeal, duly filed, within 30 days or receipt. Tonight, January 12, 2026 is well within the City's Code requirements.

Tonight the City Council is sitting in a quasi-appellate court capacity, and not in its typical legislative capacity.

More specifically, and as stated at the outset of my remarks, the Council's only role this evening – per language of Resolution 2026-03 - is to consider reversing the HPC's December 16, 2025 ruling to deny a demolition permit for the structure at 4 E. State Street.

In our capacity to consider the appeal, it's instructive to again reiterate that the Council – and by extension all parties present this evening and joining us via public access television and/or online – understand that the entirety of the evidentiary record has already been adduced effective upon the closing of the Public Hearing process held by HPC on December 16, 2025. For the record, said public hearing was opened at the 5:44 minute mark of the December 16, 2025 HPC meeting and closed at the 1:29:17 minute mark – 84 minutes and 44 seconds in total.

Accordingly, no communication received or presentations made after the closing of the public hearing on December 16, 2025 shall be considered evidence related to the Council's deliberations this evening and, no evidence may now be introduced or re-visited, including any individual fact-finding, presentations or interviewing of witnesses by Council members throughout the duration of this meeting.

All Council deliberations must be focused singularly on the record established by the HPC's December 16, 2025 and not on anything outside of that record.

Any effort to do otherwise, will be ruled out of order.

Tonight's meeting will proceed as follows:

1. A motion and second will be requested to put the matter before us and on the floor
2. The appellant, Shodeen Group, will be afforded an opportunity to speak
3. A representative of the HPC will be afforded an opportunity to speak

4. The Appellant, Shodeen Group, if they so choose, will be afforded the opportunity to provide closing remarks.
5. The Council will deliberate among and between themselves –  
the Council is not permitted to cross-examine or request any additional information from either the representative of Shodeen Group or the HPC spokesperson during council deliberations.
6. Please direct your attention to the phraseology of the agenda item...the question before this Council is to consider “reversal” of the HPC’s denial to issue a demolition permit for the Landmarked Historic structure at 4 E. State Street...

Therefore, a vote to reverse the decision of the HPC must be cast by an “AYE” vote...and a vote to sustain or affirm the HPC’s decision must be cast by a “NAY” vote.

7. For this Council to reverse the HPC’s December 16, 2025 decision to deny the Shodeen Group’s request for a demolition permit for the structure at 4 E. State Street...at least 7 “AYE” votes from the 10 alderperson’s present are required.
8. Seated to my left is City Attorney Sandack...Mr. Sandack has been granted full authority to interrupt any speaker as well as any council member as necessary to ensure that comments are germane to the singular question before us.
9. The Council respectfully requests the cooperation everyone in attendance this evening to please refrain from any outbursts, sidebar conversations or any distractions whatsoever.
10. Finally, I kindly ask the Council to speak directly, loudly and clearly into the microphone...so everyone present and everyone tuning in remotely can benefit from the dialogue.

Are there any questions...

I will entertain a motion and a second to:

*Consider Resolution No. 2026-03...Reversing the December 16, 2025 Determination of the Historic Preservation Commission to Deny the Demolition of the Historic Landmark at 4 East State Street, Geneva, Illinois.*

**GENEVA CITY COUNCIL MEETING MINUTES**

**Monday, January 20, 2026**

City Hall Council Chambers  
109 James St., Geneva, IL 60134

**CALL TO ORDER**

The Geneva City Council meeting was called to order by Mayor Kevin Burns at 7:00 p.m. in the City Hall Council Chambers.

**Elected Officials present:**

Alderpersons: Anaïs Bowring, Larry Furnish, Dean Kilburg, Brad Kosirog, William Malecki, Richard Marks, Amy Mayer, Jeff Palmquist, Martha Paschke, Mark Reinecke.

Mayor Kevin Burns, City Clerk Vicki Kellick.

**Elected Officials attending by video or teleconference:** None.

**Elected Officials absent:** None.

**Others Present:** City Administrator Alex Voigt, Assistant City Administrator Benjamin McCready, Attorney Ron Sandack, Water Division Superintendent Bob VanGyseghem, Public Works Director Rich Babica, Community Development Director David DeGroot, Economic Development Director Cathleen Tymoszenko.

**Others attending by video or teleconference:** None.

**PLEDGE OF ALLEGIANCE**

Mayor Burns invited Rich Babica to lead the Pledge of Allegiance.

**PUBLIC HEARINGS, SPECIAL ITEMS AND PRESENTATIONS**

**Presentation by the Aurora Area Convention and Visitors Bureau.**

AACVB Director Cort Carlson provided an overview of the group's destination marketing and measurements. He noted that Geneva is now fully integrated into every core program of the AACB including destination marketing for tradeshows and planner outreach; destination marketing involving advertising, leisure travel content, the Illinois Made program, and the municipal marketing co-op program. Mr. Carlson stated that Geneva is a regional destination. He noted that for FY26 YTD, there have been over 319,000 website visits with 68% of those from people living outside of Illinois, meaning an estimated \$2 million in economic impact of new and pending group and sports sales business, with 3.2 million visitors coming to the area from more than 50 miles away. Geneva has been consistently represented in all of the AACVB group sales, meetings, and sports tourism activities. It has been featured in major statewide, regional, and national trade shows. He stated that Geneva's signature experiences and attractions have received consistent exposure in all of the group's destination marketing efforts, and Geneva has been foregrounded with 55 mentions in seasonal travel guides published in the last year. There have been 147 active Geneva attractions listed on the website, and 110 text or photo highlights of Geneva events in the annual Go Guide. He stated that Geneva's landing page was the fourth most popular page on the group's website for the 2025 calendar year.

Director of Marketing James Cardis noted that the marketing co-op was established in 2017 to highlight individual communities with hotel revenue. The co-op performance established a bridge campaign in the spring of 2025 to support Geneva's onboarding, with the fall campaign kicking off in September. \$38,600 were spent to date on dedicated advertising. The economic impact estimated an average spend per visitor of \$145-\$154 with a total economic impact of over \$700,000. A study of the campaign found that the campaign audience was 2.5 times more likely to visit Geneva than the control group that was not served ads. Mr. Cardis noted that going forward, the FY26 marketing co-op estimates a \$107,967 campaign impact with a \$7:1 estimated return on ad spent. The FY26 co-op program is underway and includes online and mobile advertising, tracking of in-market visits, promoting Geneva as a group tour and small-market meeting destination, and dedicating paid social media advertising to promote events and attractions in the city.

On a question by Ald. Kosirog, Mr. Cardis noted that Geneva festivals and other events are foregrounded in the menu of events. He also reminded the Council that the AACVB can help any visitable business benefit from its regionwide promotion.

**AMENDMENTS TO AGENDA**

None.

**OMNIBUS AGENDA (OMNIBUS VOTE)**

*All Items listed with an asterisk (\*) are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion on these items unless a council member so requests in which event the item will be removed from the Omnibus (Consent) Agenda and considered in its normal sequence on the Agenda. All items on the Omnibus Agenda require a simple majority vote unless otherwise indicated.*

\*APPROVE CITY COUNCIL MINUTES FROM JANUARY 5, 2026.

\*REPORTS (N/A)

\*COMMITTEE OF THE WHOLE ITEMS OF BUSINESS

\*Approve Resolution No. 2026-04 Awarding Contract to Electrical Testing Solutions for the 2025-26 Peyton Street Substation Preventive Maintenance in the Amount of \$29,900.00.

\*Approve Resolution No. 2026-05 Authorizing Purchase of Remote Racking Equipment and Accessories from WESCO in an Estimated Amount of \$95,163.00.

\*Approve Resolution No. 2026-06 Waiving Competitive Bidding and Authorizing the City Administrator to Approve a Service Partnership Agreement for the Wastewater Treatment Plant with HACH in the Amount of \$39,728.00.

Moved by Ald. Paschke, Seconded by Ald. Mayer.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

**MUNICIPAL BILLS FOR PAYMENT: \$6,439,047.07**

Moved by Ald. Bowring, Seconded by Ald. Kosirog.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

**PRESENTATION OF ORDINANCES, RESOLUTIONS, OTHER ITEMS**

Consider Ordinance No. 2026-02 Granting Variations to Reduce the Required Street Yard Building and Parking Setbacks Along Keslinger Road and to Reduce the Required Number of Off-Street Parking Spaces.

Moved by Ald. Bowring, Seconded by Ald. Paschke.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

Consider Ordinance No. 2026-03 Granting a Special Use Permit for a Daycare Facility at 501 Lark Street.

Moved by Ald. Paschke, Seconded by Ald. Palmquist.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

Consider Resolution No. 2026-07 Authorizing the Execution of a Professional Services Agreement with CDM Smith for a Secondary Treatment Intensification Study in an Amount Not to Exceed \$69,700.00.

Moved by Ald. Paschke, Seconded by Ald. Kosirog.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

Consider Resolution No. 2026-08 Authorizing Execution of a Memorandum of Understanding for the City of Geneva's Participation in the "Western Chicagoland Merger Oversight Alliance".

Moved by Ald. Mayer, Seconded by Ald. Paschke.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

Consider Ordinance No. 2026-04 Amending Title 4 (Business and License Regulations), Chapter 2 (Liquor Control), Sections 4-2-11 (Classifications) and 4-2-13 (Fees) by Creating a Class D-10 (Hotel Beer and Wine Packaged Sales) Liquor License.

Moved by Ald. Bowring, Seconded by Ald. Kosirog.

AYES: 10 (Bowring, Furnish, Kilburg, Kosirog, Malecki, Marks, Mayer, Palmquist, Paschke, Reinecke)

ABSENT: 0

NAYS: 0

### **PUBLIC COMMENT**

Geneva Chamber board treasurer Susan Huang stated that festivals are an economic development tool that require hundreds of hours of planning and implementation and thousands of dollars to execute. She noted that festivals require funds to remain sustainable, and the city's support is important. Ms. Huang stated that Chamber reserves are beginning to fade. In the past, the Chamber received promotional advertising funds of \$150,000 which was a percentage of the hotel/motel tax. The Chamber received only \$50,000 in advertising funds last year. She noted that the Chamber is looking to partner with the city so that Geneva remains the gold standard. She asked for formal time on a future City Council agenda to discuss the Chamber and City of Geneva working together.

Resident Patrice Bertheau spoke on behalf of Geneva Voices. She noted that 60% of Geneva residents support demolition of the blacksmith shop but that no progress has been made on the site. She also stated that the future of Swedish Days is in jeopardy because she believes monies from the City have been diverted from the Chamber to the AACVB.

Resident Amanda Driscoll stated that she was deeply saddened that the Council passed the ordinances applying to a future daycare facility on Lark St. She noted that it is a high-crash intersection and stated that 2/3 of the parking spaces at the facility will be used by employees instead of the parents of students. She stated that she wished there had been more pushback from the Council. Later, Ms. Driscoll provided a summary of the FOIA report that she submitted to the City Council at the previous meeting.

Resident Kathy Showalter stated that it is crazy to put a preschool in that location. She questioned the zoning in the area and stated that traffic there is terrible.

### **NEW BUSINESS**

Ald. Kosirog stated that he and Ald. Kilburg met with the Geneva Community Chest recently and answered referendum questions from participants. He and Ald. Kilburg also offered to accompany residents who are interested in viewing the police station.

Admin. Voigt stated that a virtual tour of the police station is now available on the city website. The Strategic Plan Advisory Committee will also host three informational sessions on February 4, 18, and 25 at the library. She noted that in seven days, 50 people toured the police department.

**ADJOURNMENT**

There being no further business, moved by Ald. Kosirog to adjourn the Geneva City Council meeting.

MOTION CARRIED by unanimous voice vote of those present.  
The meeting adjourned at 8:18 PM.

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Vicki Kellick  
Geneva City Clerk



## Expenditure Summary Report

City of Geneva Expenditure - 2/2/2026	\$ 1,214,151.57
City of Geneva Payroll	<u>797,398.85</u>
<b>City of Geneva Total Expenditures for Approval</b>	<b><u>\$ 2,012,803.21</u></b>
*Tri-Com Expenditures	1,362.76
<b>Report Total</b>	<b><u>\$ 2,014,165.97</u></b>

\*The total expenditures reflected in this summary include invoice allocations for Tri-Com Central Dispatch. These invoices are displayed solely for reconciliation purposes so the Expenditure Summary Report aligns with the Detailed Expenditure Report. The Geneva City Council does not review or approve Tri-Com invoices as part of this report; inclusion does not constitute authorization or approval of those expenditures.



## Expenditures by Fund

<b>Fund</b>	<b>Amount</b>	<b>Fund</b>	<b>Amount</b>
General	\$ 44,125.26	SSA # 23	\$ -
Motor Fuel Tax	-	SSA # 26	-
SPAC	-	SSA # 32	-
Beautification	225.00	General Capital Projects	-
Tourism	-	Infrastructure Capital Projects	27,676.02
Restricted Police Fines	-	Prairie Green	-
PEG	-	TIF # 2	-
Mental Health	-	TIF # 3	1,506.75
SSA # 1	808.36	TIF # 4	-
SSA # 4	-	Capital Equipment	9,750.00
SSA # 5	-	Electric	641,366.67
SSA # 7	-	Water/Wastewater	273,025.22
SSA # 9	-	Refuse	32,896.16
SSA # 11	-	Cemetery	-
SSA # 16	-	Commuter Parking	4,582.45
SSA # 18	-	Group Dental Insurance	9,312.52
SSA # 22	-	Workers Compensation	168,877.16
			<u>\$ 1,214,151.57</u>



# City of Geneva AP Invoice Report

Invoice Due Date Range 02/02/26 - 02/02/26  
 Report By Vendor - Invoice  
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
<b>Vendor 1109 - Air One Equipment Inc</b>									
230928	G1 Premaire Escape Respirator	Edit		01/09/2026	02/02/2026	02/04/2026	01/12/2026		9,750.00
								1	<u>9,750.00</u>
<b>Vendor 1109 - Air One Equipment Inc Totals</b>									
							Invoices		\$9,750.00
<b>Vendor 1011 - Airgas USA LLC</b>									
5521465865	Cylinder Rentals	Edit		12/31/2025	02/02/2026	02/04/2026	01/22/2026		1,194.72
								1	<u>1,194.72</u>
<b>Vendor 1011 - Airgas USA LLC Totals</b>									
							Invoices		\$1,194.72
<b>Vendor 1489 - Al Warren Oil Co Inc</b>									
W1813934	Unleaded Fuel	Edit		01/20/2026	02/02/2026	02/04/2026	01/22/2026		7,384.19
W1813935	Diesel Fuel	Edit		01/20/2026	02/02/2026	02/04/2026	01/22/2026		6,707.46
								2	<u>\$14,091.65</u>
<b>Vendor 1489 - Al Warren Oil Co Inc Totals</b>									
							Invoices		\$14,091.65
<b>Vendor 1539 - Altec Industries Inc</b>									
13393556	Parts for Vehicle 1035	Edit		01/12/2026	02/02/2026	02/04/2026	01/16/2026		507.66
								1	<u>507.66</u>
<b>Vendor 1539 - Altec Industries Inc Totals</b>									
							Invoices		\$507.66
<b>Vendor 1597 - Amazon</b>									
1XCM-LWL1-K67G-2	Space Heater	Edit		01/01/2026	02/02/2026	02/04/2026	01/20/2026		49.34
								1	<u>49.34</u>
<b>Vendor 1597 - Amazon Totals</b>									
							Invoices		\$49.34
<b>Vendor 1363 - American Public Works Association</b>									
000916169	Membership Renewal	Edit		01/22/2026	02/02/2026	02/04/2026	01/22/2026		1,266.00
								1	<u>1,266.00</u>
<b>Vendor 1363 - American Public Works Association Totals</b>									
							Invoices		\$1,266.00
<b>Vendor 3567 - Anixter Inc</b>									
6633447-02	GBPIII Material - Metering Install	Edit		01/15/2026	02/02/2026	02/04/2026	01/23/2026		1,346.96
6656855-00	Batteries & Electrical Tape	Edit		01/21/2026	02/02/2026	02/04/2026	01/23/2026		1,010.76
								2	<u>\$2,357.72</u>
<b>Vendor 3567 - Anixter Inc Totals</b>									
							Invoices		\$2,357.72
<b>Vendor 1105 - Arthur J Gallagher Risk Mgmt Services Inc</b>									
5949718	Endorsement to Add Vehicle	Edit		01/13/2026	02/02/2026	02/04/2026	01/05/2026		468.00
								1	<u>468.00</u>
<b>Vendor 1105 - Arthur J Gallagher Risk Mgmt Services Inc Totals</b>									
							Invoices		\$468.00
<b>Vendor 1015 - Artlip &amp; Sons</b>									
217095	Furnace Repair	Edit		01/15/2026	02/02/2026	02/04/2026	01/22/2026		1,849.46
								1	<u>1,849.46</u>
<b>Vendor 1015 - Artlip &amp; Sons Totals</b>									
							Invoices		\$1,849.46
<b>Vendor 1313 - Asplundh Tree Expert LLC</b>									
54U85626	Tree Trimming	Edit		01/16/2026	02/02/2026	02/04/2026	01/20/2026		3,872.16
54U85726	Tree Trimming	Edit		01/16/2026	02/02/2026	02/04/2026	01/20/2026		2,581.44
								2	<u>\$6,453.60</u>
<b>Vendor 1313 - Asplundh Tree Expert LLC Totals</b>									
							Invoices		\$6,453.60
<b>Vendor 1147 - Atlas Copco Compressors LLC</b>									
1126003024	GGF Air Compressor Parts	Edit		01/12/2026	02/02/2026	02/04/2026	01/14/2026		260.93
								1	<u>260.93</u>
<b>Vendor 1147 - Atlas Copco Compressors LLC Totals</b>									
							Invoices		\$260.93
<b>Vendor 3874 - Auto-Wares Group</b>									
479-511042	Credit Memo	Edit		01/07/2026	02/02/2026	02/04/2026	01/27/2026		(65.34)
479-511070	Motor Mount & Valve Cover Set	Edit		01/07/2026	02/02/2026	02/04/2026	01/27/2026		94.16
479-511071	Cabin Air Filter	Edit		01/07/2026	02/02/2026	02/04/2026	01/27/2026		9.73
479-511077	Battery	Edit		01/07/2026	02/02/2026	02/04/2026	01/27/2026		522.38
479-511114	Air & Oil Filters	Edit		01/08/2026	02/02/2026	02/04/2026	01/27/2026		190.14



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
479-511115	Fuel, Oil & Water Filters	Edit		01/08/2026	02/02/2026	02/04/2026	01/27/2026		61.00
479-511153	Air, Cabin Air & Oil Filters	Edit		01/08/2026	02/02/2026	02/04/2026	01/27/2026		22.03
479-511178	Cabin Air, Fuel & Oil Filters	Edit		01/08/2026	02/02/2026	02/04/2026	01/27/2026		130.93
479-511179	Air & Cabin Air Filters	Edit		01/08/2026	02/02/2026	02/04/2026	01/27/2026		159.63
479-511322	Air, Cabin Air & Oil Filters	Edit		01/12/2026	02/02/2026	02/04/2026	01/27/2026		22.03
479-511451	Fuses	Edit		01/13/2026	02/02/2026	02/04/2026	01/27/2026		7.69
479-511557	Credit Memo	Edit		01/15/2026	02/02/2026	02/04/2026	01/27/2026		(60.00)
479-511593	Air, Cabin Air & Oil Filters	Edit		01/15/2026	02/02/2026	02/04/2026	01/27/2026		140.77
479-511608	Washer Nozzle	Edit		01/15/2026	02/02/2026	02/04/2026	01/27/2026		19.58
479-511611	Fuel, Oil Filters & Spark Plugs	Edit		01/15/2026	02/02/2026	02/04/2026	01/27/2026		67.92
479-511650	Headlight Bulb	Edit		01/16/2026	02/02/2026	02/04/2026	01/27/2026		27.56
479-511689	Cabin Air Filter	Edit		01/16/2026	02/02/2026	02/04/2026	01/27/2026		11.53
479-511773	Water Pump	Edit		01/20/2026	02/02/2026	02/04/2026	01/27/2026		117.19
479-511868	Water Filter	Edit		01/21/2026	02/02/2026	02/04/2026	01/27/2026		30.64
479-511944	Air & Cabin Air Filter	Edit		01/22/2026	02/02/2026	02/04/2026	01/27/2026		45.90
479-511950	Alternator	Edit		01/22/2026	02/02/2026	02/04/2026	01/28/2026		220.28
479-511972	Brake Pads & Rotors	Edit		01/22/2026	02/02/2026	02/04/2026	01/27/2026		719.90
				<b>Vendor 3874 - Auto-Wares Group Totals</b>		Invoices		22	<u>\$2,495.65</u>
<b>Vendor 6147 - Baldmound LLC</b>									
26-1401	Semi Load of Dirt	Edit		01/07/2026	02/02/2026	02/04/2026	01/23/2026		3,375.00
				<b>Vendor 6147 - Baldmound LLC Totals</b>		Invoices		1	<u>\$3,375.00</u>
<b>Vendor 1928 - BDK Door Co. Inc.</b>									
805101541	Garage Door Service - PW	Edit		01/15/2026	02/02/2026	02/04/2026	01/22/2026		796.31
				<b>Vendor 1928 - BDK Door Co. Inc. Totals</b>		Invoices		1	<u>\$796.31</u>
<b>Vendor 2389 - Bollinger Lach &amp; Associates, Inc.</b>									
24490-7	East State Street Phase III Eng Thru 12/2025	Edit		12/31/2025	02/02/2026	02/04/2026	01/23/2026		24,096.64
				<b>Vendor 2389 - Bollinger Lach &amp; Associates, Inc. Totals</b>		Invoices		1	<u>\$24,096.64</u>
<b>Vendor 5208 - Jacqueline Buffington</b>									
12726	WC Claim	Edit		01/02/2026	02/02/2026	01/23/2026	01/27/2026		2,682.14
				<b>Vendor 5208 - Jacqueline Buffington Totals</b>		Invoices		1	<u>\$2,682.14</u>
<b>Vendor 5724 - Burke, Warren, MacKay &amp; Serritella, PC</b>									
405992	1LF0119 & 1LF0122	Edit		11/19/2025	02/02/2026	02/04/2026	01/23/2026		250.00
				<b>Vendor 5724 - Burke, Warren, MacKay &amp; Serritella, PC Totals</b>		Invoices		1	<u>\$250.00</u>
<b>Vendor 5775 - Chem-Wise</b>									
1429960	Pest Control Service - WWTP	Edit		01/15/2026	02/02/2026	02/04/2026	01/22/2026		145.00
1430022	Pest Control Service - PD	Edit		01/15/2026	02/02/2026	02/04/2026	01/23/2026		90.00
1430023	Pest Control Service - CH & Finance	Edit		01/15/2026	02/02/2026	02/04/2026	01/27/2026		90.00
				<b>Vendor 5775 - Chem-Wise Totals</b>		Invoices		3	<u>\$325.00</u>
<b>Vendor 1304 - City of Geneva</b>									
2026-0033	222 Logan Ave	Edit		01/15/2026	02/02/2026	01/15/2026	01/15/2026		202.00



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2026-0034	129 Jefferson St	Edit		01/15/2026	02/02/2026	01/15/2026	01/15/2026		202.00
2026-0064	202 Division St	Edit		01/27/2026	02/02/2026	01/27/2026	01/27/2026		202.00
Vendor <b>1304 - City of Geneva</b> Totals						Invoices	3		\$606.00
Vendor <b>2169 - City of Geneva Petty Cash - Police</b>									
012226	Petty Cash Replenishment	Edit		01/20/2026	02/02/2026	02/04/2026	01/23/2026		158.81
Vendor <b>2169 - City of Geneva Petty Cash - Police</b> Totals						Invoices	1		\$158.81
Vendor <b>2121 - City Tech USA Inc</b>									
4607	Membership Renewal	Edit		01/01/2026	02/02/2026	02/04/2026	01/12/2026		390.00
Vendor <b>2121 - City Tech USA Inc</b> Totals						Invoices	1		\$390.00
Vendor <b>4678 - Chad Clark</b>									
70	Meal Reimbursement	Edit		09/14/2025	02/02/2026	02/04/2026	01/21/2026		29.14
0202	Meal Reimbursement	Edit		09/15/2025	02/02/2026	02/04/2026	01/21/2026		2.51
2757	Meal Reimbursement	Edit		09/16/2025	02/02/2026	02/04/2026	01/21/2026		49.70
37	Meal Reimbursement	Edit		09/16/2025	02/02/2026	02/04/2026	01/21/2026		18.30
5266	Meal Reimbursement	Edit		09/16/2025	02/02/2026	02/04/2026	01/21/2026		37.60
Vendor <b>4678 - Chad Clark</b> Totals						Invoices	5		\$137.25
Vendor <b>5495 - Colliflower</b>									
02870309	Cam Lock	Edit		01/15/2026	02/02/2026	02/04/2026	01/16/2026		37.59
Vendor <b>5495 - Colliflower</b> Totals						Invoices	1		\$37.59
Vendor <b>1245 - ComEd</b>									
0311512222/0126	Electric Service - Well #9	Edit		01/15/2026	02/02/2026	02/04/2026	01/23/2026		3,731.12
Vendor <b>1245 - ComEd</b> Totals						Invoices	1		\$3,731.12
Vendor <b>5846 - Comers Welding Service Inc</b>									
099913	Repair Air Leak - GGF	Edit		01/07/2026	02/02/2026	02/04/2026	01/21/2026		1,510.00
Vendor <b>5846 - Comers Welding Service Inc</b> Totals						Invoices	1		\$1,510.00
Vendor <b>1410 - Consolidated Water Solutions</b>									
31811	Anti-Scalant	Edit		01/22/2026	02/02/2026	02/04/2026	01/22/2026		21,600.00
Vendor <b>1410 - Consolidated Water Solutions</b> Totals						Invoices	1		\$21,600.00
Vendor <b>4198 - Core &amp; Main LP</b>									
Y394619	Wide Range Bell Repair Clamp	Edit		01/16/2026	02/02/2026	02/04/2026	01/22/2026		1,869.00
Vendor <b>4198 - Core &amp; Main LP</b> Totals						Invoices	1		\$1,869.00
Vendor <b>1543 - Customized Energy Solutions LTD</b>									
1094617	PJM Auction Revenue Rights - December 2025	Edit		01/15/2026	02/02/2026	12/31/2025	01/26/2026		1,007.00
Vendor <b>1543 - Customized Energy Solutions LTD</b> Totals						Invoices	1		\$1,007.00
Vendor <b>4790 - Dacra Adjudication System</b>									
DT2025-11-050	Ticketing Software	Edit		11/30/2025	02/02/2026	02/04/2026	01/22/2026		1,796.36
Vendor <b>4790 - Dacra Adjudication System</b> Totals						Invoices	1		\$1,796.36
Vendor <b>5859 - Deco Supply Company</b>									
11759753	Cable - 128 E State St	Edit		01/07/2026	02/02/2026	02/04/2026	01/26/2026		8,809.71
11760038	Transformers 3 Phase Pad Mount	Edit		01/13/2026	02/02/2026	02/04/2026	01/16/2026		51,107.00
Vendor <b>5859 - Deco Supply Company</b> Totals						Invoices	2		\$59,916.71



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<b>Vendor 1189 - Delta Dental of Illinois</b>									
012026	Claim Payments 01/15/26-01/21/26	Edit		01/20/2026	02/02/2026	01/21/2026	01/20/2026		5,957.40
012626	Claim Payments 01/22/26-01/28/26 & Admin Fee	Edit		01/26/2026	02/02/2026	01/28/2026	01/26/2026		3,355.12
Vendor 1189 - Delta Dental of Illinois Totals							Invoices	2	<u>\$9,312.52</u>
<b>Vendor 1772 - Dan Dobnick</b>									
E7646	IWEA Government Affairs Seminar	Edit		01/15/2026	02/02/2026	02/04/2026	01/16/2026		230.00
E7648	IWEA Registration for Industrial Pretreatment Webinar	Edit		01/15/2026	02/02/2026	02/04/2026	01/16/2026		50.00
Vendor 1772 - Dan Dobnick Totals							Invoices	2	<u>\$280.00</u>
<b>Vendor 1997 - Door Systems Inc</b>									
963302	Garage Door Maintenance	Edit		01/16/2026	02/02/2026	02/04/2026	01/22/2026		674.08
Vendor 1997 - Door Systems Inc Totals							Invoices	1	<u>\$674.08</u>
<b>Vendor 1764 - Drydon Equipment Inc</b>									
000374025	Digester Gas Piping Replacement	Edit		01/12/2026	02/02/2026	02/04/2026	01/23/2026		15,134.01
Vendor 1764 - Drydon Equipment Inc Totals							Invoices	1	<u>\$15,134.01</u>
<b>Vendor 5400 - Dungarees</b>									
7583060	Clothing	Edit		12/16/2025	02/02/2026	02/04/2026	01/16/2026		1,581.63
7964922	Clothing	Edit		12/30/2025	02/02/2026	02/04/2026	01/15/2026		311.43
Vendor 5400 - Dungarees Totals							Invoices	2	<u>\$1,893.06</u>
<b>Vendor 1247 - Eagle Engraving</b>									
2026-246	MABAS Tags	Edit		01/08/2026	02/02/2026	02/04/2026	01/12/2026		23.10
Vendor 1247 - Eagle Engraving Totals							Invoices	1	<u>\$23.10</u>
<b>Vendor 3487 - Enetics Inc</b>									
INV10063	Power Quality Meter Re-Calibration/Re-Certification	Edit		01/05/2026	02/02/2026	02/04/2026	01/14/2026		2,406.22
Vendor 3487 - Enetics Inc Totals							Invoices	1	<u>\$2,406.22</u>
<b>Vendor 4973 - Factory Motor Parts</b>									
62-680063	DEF Fluid	Edit		01/15/2026	02/02/2026	02/04/2026	01/22/2026		37.16
62-680084	Diesel Exhaust Fluid	Edit		01/15/2026	02/02/2026	02/04/2026	01/22/2026		37.16
Vendor 4973 - Factory Motor Parts Totals							Invoices	2	<u>\$74.32</u>
<b>Vendor 1390 - Fleetpride</b>									
131559813	Dryer Cartridge for Vehicle 2017	Edit		01/15/2026	02/02/2026	02/04/2026	01/22/2026		106.99
Vendor 1390 - Fleetpride Totals							Invoices	1	<u>\$106.99</u>
<b>Vendor 4430 - Fox Excavating Inc</b>									
25193	Delnor Watermain	Edit		10/30/2025	02/02/2026	02/04/2026	01/28/2026		25,636.95
25194	Delnor Watermain	Edit		12/04/2025	02/02/2026	02/04/2026	01/22/2026		149,378.80
Vendor 4430 - Fox Excavating Inc Totals							Invoices	2	<u>\$175,015.75</u>
<b>Vendor 4524 - Frank Marshall Electric Midwest LLC</b>									
92750	MCC Replacement - Well # 6	Edit		01/20/2026	02/02/2026	02/04/2026	01/26/2026		5,276.70
Vendor 4524 - Frank Marshall Electric Midwest LLC Totals							Invoices	1	<u>\$5,276.70</u>



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<b>Vendor 5672 - Fully Promoted of St Charles</b>									
36326	Clothing - Admin Dept	Edit		01/20/2026	02/02/2026	02/04/2026	01/20/2026		52.69
							Vendor 5672 - Fully Promoted of St Charles Totals		52.69
							Invoices		1
<b>Vendor 1055 - Geneva Ace Hardware</b>									
115670/1	Bike Lock	Edit		01/08/2026	02/02/2026	02/04/2026	01/22/2026		12.99
115681/1	Engine Oil & Janitorial Supplies	Edit		01/09/2026	02/02/2026	02/04/2026	01/22/2026		70.13
115687/1	Commuter Depot Supplies	Edit		01/09/2026	02/02/2026	02/04/2026	01/23/2026		27.98
115705/1	Spray Paint & Duct Tape	Edit		01/12/2026	02/02/2026	02/04/2026	01/14/2026		25.97
115734/1	Link Chain & Quick Link	Edit		01/16/2026	02/02/2026	02/04/2026	01/23/2026		14.76
115735/1	Paint Brush, Spray Paint & Water Maintenance Supplies	Edit		01/16/2026	02/02/2026	02/04/2026	01/22/2026		77.13
							Vendor 1055 - Geneva Ace Hardware Totals		228.96
							Invoices		6
<b>Vendor 1104 - GFC Leasing</b>									
I01090638	Copier Leasing	Edit		01/26/2026	02/02/2026	02/04/2026	01/27/2026		2,457.46
							Vendor 1104 - GFC Leasing Totals		2,457.46
							Invoices		1
<b>Vendor 1177 - Home Depot Credit Services</b>									
1011574	Bushing, Garbage Bags & Tarps	Edit		01/05/2026	02/02/2026	01/20/2026	01/13/2026		66.85
11691	Duct Tape & Poly Sheeting	Edit		01/06/2026	02/02/2026	01/20/2026	01/13/2026		25.44
9011828	Padlock	Edit		01/07/2026	02/02/2026	01/20/2026	01/13/2026		18.94
9213033	Credit Memo	Edit		01/07/2026	02/02/2026	01/20/2026	01/23/2026		(20.88)
9213034	Padlock	Edit		01/07/2026	02/02/2026	01/20/2026	01/13/2026		18.94
8213063	Credit Memo	Edit		01/08/2026	02/02/2026	01/20/2026	01/13/2026		(19.33)
8621418	Cordless Hammer & Battery Charger	Edit		01/08/2026	02/02/2026	01/20/2026	01/13/2026		556.64
7012005	3 Wire Connector & Extension Cord	Edit		01/09/2026	02/02/2026	01/20/2026	01/13/2026		72.87
3012316	Speed Limit Sign Supplies	Edit		01/13/2026	02/02/2026	01/20/2026	01/16/2026		14.22
2012467	Cleaning Supplies - FS#2	Edit		01/14/2026	02/02/2026	01/20/2026	01/16/2026		41.77
2190840	Tower 201 Shoreline Repair - FS#1	Edit		01/14/2026	02/02/2026	01/20/2026	01/16/2026		70.56
							Vendor 1177 - Home Depot Credit Services Totals		846.02
							Invoices		11
<b>Vendor 5627 - Huuso, PLLC</b>									
PD-2026-002	Decontamination Services	Edit		01/05/2026	02/02/2026	02/04/2026	01/22/2026		130.00
							Vendor 5627 - Huuso, PLLC Totals		130.00
							Invoices		1
<b>Vendor 1116 - Illinois Municipal Utilities Association</b>									
25-12017	Safety Training - December 2025	Edit		01/08/2026	02/02/2026	02/04/2026	01/14/2026		575.00
							Vendor 1116 - Illinois Municipal Utilities Association Totals		575.00
							Invoices		1
<b>Vendor 4461 - Illinois Public Risk Fund</b>									
1704	Workers Compensation Claims - Qtr 4 2025	Edit		01/20/2026	02/02/2026	02/04/2026	01/21/2026		166,195.02
							Vendor 4461 - Illinois Public Risk Fund Totals		166,195.02
							Invoices		1
<b>Vendor 1036 - Industrial Organizational Solutions, Inc.</b>									



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C64910A	Psychological & Polygraph Evaluation	Edit		01/07/2026	02/02/2026	02/04/2026	01/22/2026		770.00
Vendor <b>1036 - Industrial Organizational Solutions, Inc.</b>		Totals				Invoices	1		\$770.00
Vendor <b>1119 - Interstate Batteries</b>									
10011790	Battery for Vehicle 3022	Edit		01/15/2026	02/02/2026	02/04/2026	01/20/2026		154.47
Vendor <b>1119 - Interstate Batteries</b>		Totals				Invoices	1		\$154.47
Vendor <b>2042 - Intren Inc</b>									
304768	Geneva Business Park III Substation	Edit		01/09/2026	02/02/2026	02/04/2026	01/26/2026		314,180.40
Vendor <b>2042 - Intren Inc</b>		Totals				Invoices	1		\$314,180.40
Vendor <b>1594 - ISAWWA</b>									
200101573	Training Class - System Maintenance Supervisor	Edit		11/05/2025	02/02/2026	02/04/2026	01/23/2026		25.00
Vendor <b>1594 - ISAWWA</b>		Totals				Invoices	1		\$25.00
Vendor <b>5062 - Isolved Benefit Services</b>									
I150885752	FSA Monthly Admin Fee - December 2025	Edit		01/09/2026	02/02/2026	02/04/2026	01/22/2026		310.08
Vendor <b>5062 - Isolved Benefit Services</b>		Totals				Invoices	1		\$310.08
Vendor <b>4085 - Johnson &amp; Buh LLC</b>									
GENA25-04	Local Prosecution	Edit		01/01/2026	02/02/2026	02/04/2026	01/22/2026		5,925.00
Vendor <b>4085 - Johnson &amp; Buh LLC</b>		Totals				Invoices	1		\$5,925.00
Vendor <b>2155 - Julie Inc</b>									
2026-0683	Locates Annual Assessment	Edit		01/06/2026	02/02/2026	02/04/2026	01/16/2026		8,165.00
Vendor <b>2155 - Julie Inc</b>		Totals				Invoices	1		\$8,165.00
Vendor <b>4687 - JX Enterprises Inc</b>									
25370553P	Oil Filter Element for Vehicle 2017	Edit		01/16/2026	02/02/2026	02/04/2026	01/22/2026		71.58
Vendor <b>4687 - JX Enterprises Inc</b>		Totals				Invoices	1		\$71.58
Vendor <b>1438 - Kane County Recorder</b>									
670543	Recording Fees	Edit		12/22/2025	02/02/2026	02/04/2026	01/14/2026		80.00
Vendor <b>1438 - Kane County Recorder</b>		Totals				Invoices	1		\$80.00
Vendor <b>2446 - Bob Kenders</b>									
12026	Premium Overpayment	Edit		01/20/2026	02/02/2026	02/04/2026	01/22/2026		35.80
Vendor <b>2446 - Bob Kenders</b>		Totals				Invoices	1		\$35.80
Vendor <b>5965 - Key Construction Group Inc</b>									
26-39	Anchor & Boiler Drain	Edit		01/09/2026	02/02/2026	02/04/2026	01/14/2026		311.90
Vendor <b>5965 - Key Construction Group Inc</b>		Totals				Invoices	1		\$311.90
Vendor <b>1393 - Kone Inc</b>									
871897440	Geneva Parking Garage 01/01/26-03/31/26	Edit		01/01/2026	02/02/2026	02/04/2026	01/23/2026		286.50
Vendor <b>1393 - Kone Inc</b>		Totals				Invoices	1		\$286.50
Vendor <b>1367 - Kramer Tree Specialists, Inc.</b>									
32823-4	Municipal Leaf Removal	Edit		01/12/2026	02/02/2026	02/04/2026	01/13/2026		32,896.16
Vendor <b>1367 - Kramer Tree Specialists, Inc.</b>		Totals				Invoices	1		\$32,896.16



# City of Geneva AP Invoice Report

Invoice Due Date Range 02/02/26 - 02/02/26  
 Report By Vendor - Invoice  
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
<b>Vendor 1195 - Kresl Power Equipment, Inc.</b>									
652583000	Hoist Service Call	Edit		01/20/2026	02/02/2026	02/04/2026	01/22/2026		551.11
	Vendor 1195 - Kresl Power Equipment, Inc. Totals					Invoices	1		<u>\$551.11</u>
<b>Vendor 1425 - McMaster-Carr Supply Company</b>									
57555540	Replacement Parts for Centrifuge	Edit		01/05/2026	02/02/2026	02/04/2026	01/13/2026		156.93
	Vendor 1425 - McMaster-Carr Supply Company Totals					Invoices	1		<u>\$156.93</u>
<b>Vendor 1200 - Menards</b>									
62107	Commuter Depot Supplies	Edit		01/07/2026	02/02/2026	02/04/2026	01/23/2026		58.27
62159	Lightbulbs	Edit		01/08/2026	02/02/2026	02/04/2026	01/12/2026		36.97
62339	Misc Fasteners	Edit		01/12/2026	02/02/2026	02/04/2026	01/23/2026		105.39
62352	PVC Adapter	Edit		01/12/2026	02/02/2026	02/04/2026	01/15/2026		1.23
62356	Credit Memo	Edit		01/12/2026	02/02/2026	02/04/2026	01/15/2026		(1.23)
62358	Locknut	Edit		01/12/2026	02/02/2026	02/04/2026	01/14/2026		4.97
62488	Trifold Light & Light Bulbs	Edit		01/14/2026	02/02/2026	02/04/2026	01/15/2026		27.17
62527	Brass Couplings	Edit		01/15/2026	02/02/2026	02/04/2026	01/15/2026		4.91
62835	Frozen Pipe - Repair Parts for GGF	Edit		01/21/2026	02/02/2026	02/04/2026	01/23/2026		133.53
	Vendor 1200 - Menards Totals					Invoices	9		<u>\$371.21</u>
<b>Vendor 1202 - Metro West Council of Government</b>									
6349	Springfield Legislative Meetings	Edit		01/22/2026	02/02/2026	02/04/2026	01/27/2026		200.00
	Vendor 1202 - Metro West Council of Government Totals					Invoices	1		<u>\$200.00</u>
<b>Vendor 6131 - Midwest Public Safety Communications Inc</b>									
01092026	Replacement Radio Antennas	Edit		01/09/2026	02/02/2026	02/04/2026	01/12/2026		130.93
	Vendor 6131 - Midwest Public Safety Communications Inc Totals					Invoices	1		<u>\$130.93</u>
<b>Vendor 3506 - Monarch Fire Protection Inc</b>									
18409	Fire Alarm Service - Parking Garage	Edit		01/13/2026	02/02/2026	02/04/2026	01/23/2026		2,900.00
	Vendor 3506 - Monarch Fire Protection Inc Totals					Invoices	1		<u>\$2,900.00</u>
<b>Vendor 4128 - Moove NA Distribution</b>									
52111926	GGF Pegasus 1005	Edit		01/05/2026	02/02/2026	02/04/2026	01/14/2026		3,499.01
	Vendor 4128 - Moove NA Distribution Totals					Invoices	1		<u>\$3,499.01</u>
<b>Vendor 1774 - Motorola Solutions Inc</b>									
9990920251201	Starcom21 Network	Edit		01/01/2026	02/02/2026	02/04/2026	01/22/2026		51.00
	Vendor 1774 - Motorola Solutions Inc Totals					Invoices	1		<u>\$51.00</u>
<b>Vendor 2089 - National Public Employer Labor Relations Assoc</b>									
22663	Conference Registration	Edit		01/13/2026	02/02/2026	02/04/2026	01/05/2026		4,550.00
	Vendor 2089 - National Public Employer Labor Relations Assoc Totals					Invoices	1		<u>\$4,550.00</u>
<b>Vendor 4587 - Neri Landscape &amp; Office Maintenance Inc</b>									
14-38565	Plants & Mulch	Edit		04/16/2025	02/02/2026	02/04/2026	01/20/2026		225.00
	Vendor 4587 - Neri Landscape & Office Maintenance Inc Totals					Invoices	1		<u>\$225.00</u>
<b>Vendor 1373 - Nicor Gas</b>									
4017619020/0126	Gas Services - 1717 Averill Rd	Edit		01/05/2026	02/02/2026	02/04/2026	01/23/2026		1,219.89
	Vendor 1373 - Nicor Gas Totals					Invoices	1		<u>\$1,219.89</u>



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<b>Vendor 3890 - Oreilly Auto Parts</b>									
5765-240708	Wiper Nozzle	Edit		01/09/2026	02/02/2026	02/04/2026	01/15/2026		25.24
5765-241163	Washer Nozlte for Vehicle 2010	Edit		01/15/2026	02/02/2026	02/04/2026	01/22/2026		6.77
Vendor 3890 - Oreilly Auto Parts Totals							Invoices	2	<u>\$32.01</u>
<b>Vendor 1926 - Ottosen Dinolfo Hasenbalg &amp; Castaldo LTD</b>									
19412	TIF Counsel	Edit		12/31/2025	02/02/2026	02/04/2026	12/31/2025		1,506.75
Vendor 1926 - Ottosen Dinolfo Hasenbalg & Castaldo LTD Totals							Invoices	1	<u>\$1,506.75</u>
<b>Vendor 6138 - Pace Analytical Services LLC</b>									
267201513	PCB Testing of Transformer Oil	Edit		01/20/2026	02/02/2026	02/04/2026	01/21/2026		300.00
Vendor 6138 - Pace Analytical Services LLC Totals							Invoices	1	<u>\$300.00</u>
<b>Vendor 1380 - PJM Settlement Inc</b>									
2026011400011493	Purchased Power 01-01-26/01-14-26	Edit		01/20/2026	02/02/2026	01/22/2026	01/20/2026		102,141.75
2026012100011493	Purchased Power 01-01-26/01-21-26	Edit		01/27/2026	02/02/2026	01/29/2026	01/28/2026		119,394.98
Vendor 1380 - PJM Settlement Inc Totals							Invoices	2	<u>\$221,536.73</u>
<b>Vendor 1209 - Poms Tire Service Inc</b>									
640129759	Tires for Vehicle 1004	Edit		01/13/2026	02/02/2026	02/04/2026	01/16/2026		1,833.56
Vendor 1209 - Poms Tire Service Inc Totals							Invoices	1	<u>\$1,833.56</u>
<b>Vendor 1526 - Power Line Supply</b>									
56948508	Relay	Edit		01/12/2026	02/02/2026	02/04/2026	01/23/2026		943.00
Vendor 1526 - Power Line Supply Totals							Invoices	1	<u>\$943.00</u>
<b>Vendor 5341 - Quadient Finance USA Inc</b>									
012126	Postage Refill - PW	Edit		01/21/2026	02/02/2026	01/26/2026	01/26/2026		1,200.00
Vendor 5341 - Quadient Finance USA Inc Totals							Invoices	1	<u>\$1,200.00</u>
<b>Vendor 1040 - Ray OHerron Co Inc</b>									
2454652	Clothing	Edit		01/09/2026	02/02/2026	02/04/2026	01/12/2026		507.38
2454794	Clothing	Edit		01/09/2026	02/02/2026	02/04/2026	01/12/2026		78.35
Vendor 1040 - Ray OHerron Co Inc Totals							Invoices	2	<u>\$585.73</u>
<b>Vendor 1044 - RESCO</b>									
3099990	U-Guard	Edit		01/19/2026	02/02/2026	02/04/2026	01/28/2026		422.56
3100048	U-Guard	Edit		01/19/2026	02/02/2026	02/04/2026	01/28/2026		243.43
Vendor 1044 - RESCO Totals							Invoices	2	<u>\$665.99</u>
<b>Vendor 2690 - Rowell Chemical Corporation</b>									
1438846	WTP Chemicals	Edit		01/23/2026	02/02/2026	02/04/2026	01/23/2026		7,104.12
Vendor 2690 - Rowell Chemical Corporation Totals							Invoices	1	<u>\$7,104.12</u>
<b>Vendor 1112 - Sams Club Direct</b>									
10385543338	Detergent, Paper Towels & Toilet Paper	Edit		01/05/2026	02/02/2026	02/04/2026	01/22/2026		115.99
Vendor 1112 - Sams Club Direct Totals							Invoices	1	<u>\$115.99</u>
<b>Vendor 2529 - Schweitzer Engineering Laboratories Inc</b>									
INV-001200795	GBPIII Materials	Edit		01/16/2026	02/02/2026	02/04/2026	01/23/2026		268.56



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Vendor <b>2529 - Schweitzer Engineering Laboratories Inc</b> Totals							Invoices	1	\$268.56
Vendor <b>4631 - Sebis Direct, Inc (Postage Acct)</b> 012226	UB Postage Replenishment	Edit		01/22/2026	02/02/2026	02/04/2026	01/22/2026		4,371.28
Vendor <b>4631 - Sebis Direct, Inc (Postage Acct)</b> Totals							Invoices	1	\$4,371.28
Vendor <b>1457 - Stanley Consultants Inc</b>									
0263318	Bullock Campus Substation	Edit		09/26/2025	02/02/2026	02/04/2026	01/12/2026		4,188.50
0263513	Kirk Road Distribution	Edit		10/06/2025	02/02/2026	02/04/2026	01/12/2026		2,627.00
0263886	Bullock Campus Substation	Edit		10/25/2025	02/02/2026	02/04/2026	01/12/2026		1,983.63
Vendor <b>1457 - Stanley Consultants Inc</b> Totals							Invoices	3	\$8,799.13
Vendor <b>1221 - Staples Advantage</b>									
6037953530	Copy Paper	Edit		07/26/2025	02/02/2026	02/04/2026	01/21/2026		84.98
6045453327	Copy Paper, Correction Tape, Ribbon & Notepad	Edit		10/18/2025	02/02/2026	02/04/2026	01/21/2026		127.45
6050940886	Copy Paper & Sharpie Markers	Edit		12/20/2025	02/02/2026	02/04/2026	01/21/2026		105.71
6052382554	Pens, Insert Tabs, Pens & Tape	Edit		01/07/2026	02/02/2026	02/04/2026	01/23/2026		67.00
6052552228	Daily Calendar Refill, Insert Tabs & Tab Insert	Edit		01/09/2026	02/02/2026	02/04/2026	01/23/2026		68.63
6052657199	Binders	Edit		01/10/2026	02/02/2026	02/04/2026	01/23/2026		466.56
Vendor <b>1221 - Staples Advantage</b> Totals							Invoices	6	\$920.33
Vendor <b>4097 - The Responsive Mailroom Inc</b>									
65365	Business Cards	Edit		01/09/2026	02/02/2026	02/04/2026	01/20/2026		63.84
Vendor <b>4097 - The Responsive Mailroom Inc</b> Totals							Invoices	1	\$63.84
Vendor <b>1799 - Traffic Control &amp; Protection LLC</b>									
18305	Signs	Edit		01/12/2026	02/02/2026	02/04/2026	01/15/2026		189.15
18304	Signs	Edit		01/13/2026	02/02/2026	02/04/2026	01/15/2026		1,708.80
Vendor <b>1799 - Traffic Control &amp; Protection LLC</b> Totals							Invoices	2	\$1,897.95
Vendor <b>1076 - Tyler Medical Services</b>									
466114	Random BAT	Edit		01/14/2026	02/02/2026	02/04/2026	01/15/2026		40.00
Vendor <b>1076 - Tyler Medical Services</b> Totals							Invoices	1	\$40.00
Vendor <b>5823 - Unifirst Corporation</b>									
1320284473	Uniform Rental	Edit		01/14/2026	02/02/2026	02/04/2026	01/16/2026		86.04
Vendor <b>5823 - Unifirst Corporation</b> Totals							Invoices	1	\$86.04
Vendor <b>1081 - Universal Utility Supply Co.</b>									
3046120	Load Break Tool	Edit		12/18/2025	02/02/2026	02/04/2026	01/14/2026		3,365.00
Vendor <b>1081 - Universal Utility Supply Co.</b> Totals							Invoices	1	\$3,365.00
Vendor <b>1047 - UPS</b>									
0000601E23515-1	Shipping Charges	Edit		12/20/2025	02/02/2026	01/20/2026	12/23/2025		28.49
Vendor <b>1047 - UPS</b> Totals							Invoices	1	\$28.49
Vendor <b>1230 - USA Bluebook</b>									
INV00862831	Calibration Solution, Latex Gloves & WWTP Supplies	Edit		10/21/2025	02/02/2026	02/04/2026	01/23/2026		801.87
INV00930625	Lab Consumables	Edit		01/12/2026	02/02/2026	02/04/2026	01/22/2026		567.42



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			Vendor <b>1230 - USA Bluebook</b> Totals			Invoices	2		\$1,369.29
Vendor <b>5244 - Marissa Walker</b>									
01162026	Crossing Guard 01/05/2026-01/16/2026	Edit		01/16/2026	02/02/2026	02/04/2026	01/22/2026		652.50
			Vendor <b>5244 - Marissa Walker</b> Totals			Invoices	1		\$652.50
Vendor <b>1075 - Warehouse Direct</b>									
6064949-0	Paper, Hanging Folders & Office Supplies	Edit		12/30/2025	02/02/2026	02/04/2026	01/22/2026		424.59
			Vendor <b>1075 - Warehouse Direct</b> Totals			Invoices	1		\$424.59
Vendor <b>1088 - Water Products Company of Aurora, Inc.</b>									
0333528	Clamp, Valve & Water Maintenance Supplies	Edit		01/09/2026	02/02/2026	02/04/2026	01/13/2026		1,391.40
			Vendor <b>1088 - Water Products Company of Aurora, Inc.</b> Totals			Invoices	1		\$1,391.40
Vendor <b>1051 - Wesco Receivables Corp</b>									
483502	Warning Labels	Edit		01/05/2026	02/02/2026	02/04/2026	01/23/2026		1,095.00
			Vendor <b>1051 - Wesco Receivables Corp</b> Totals			Invoices	1		\$1,095.00
Vendor <b>1093 - West Side Exchange</b>									
N79995	Bolt for Vehicle 3063	Edit		01/08/2026	02/02/2026	02/04/2026	01/13/2026		126.08
			Vendor <b>1093 - West Side Exchange</b> Totals			Invoices	1		\$126.08
Vendor <b>1236 - Wills Burke Kelsey Associates LTD</b>									
INV-0000042959	Khanna Dentistry	Edit		01/16/2026	02/02/2026	02/04/2026	01/23/2026		392.00
INV-0000042965	501 Lark St. Daycare Facility	Edit		01/16/2026	02/02/2026	02/04/2026	01/23/2026		392.00
7-39389	South & Seventh St Improvements	Edit		01/19/2026	02/02/2026	02/04/2026	01/22/2026		747.94
			Vendor <b>1236 - Wills Burke Kelsey Associates LTD</b> Totals			Invoices	3		\$1,531.94
Vendor <b>5629 - Laurel K Wintersteen</b>									
01162026	Crossing Guard 01/12/2026-01/16/2026	Edit		01/16/2026	02/02/2026	02/04/2026	01/22/2026		225.00
01222026	Crossing Guard 01/20/2026-01/22/2026	Edit		01/22/2026	02/02/2026	02/04/2026	01/22/2026		135.00
			Vendor <b>5629 - Laurel K Wintersteen</b> Totals			Invoices	2		\$360.00
Vendor <b>1035 - WW Grainger Inc</b>									
9768751084	WTP Supplies	Edit		01/13/2026	02/02/2026	02/04/2026	01/23/2026		95.50
			Vendor <b>1035 - WW Grainger Inc</b> Totals			Invoices	1		\$95.50
Vendor <b>Jeff Burkholder</b>									
195677256	Lateral Lining Program	Edit		01/07/2026	02/02/2026	02/04/2026	01/22/2026		10,000.00
			Vendor <b>Jeff Burkholder</b> Totals			Invoices	1		\$10,000.00
Vendor <b>Sean Forrest</b>									
377882	Lateral Lining Program	Edit		01/15/2026	02/02/2026	02/04/2026	01/22/2026		10,000.00
			Vendor <b>Sean Forrest</b> Totals			Invoices	1		\$10,000.00
Vendor <b>Josh &amp; Carly Pagano</b>									
376981	Lateral Lining Program	Edit		01/06/2026	02/02/2026	02/04/2026	01/13/2026		10,000.00
			Vendor <b>Josh &amp; Carly Pagano</b> Totals			Invoices	1		\$10,000.00



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Vendor <b>Felicia Rogers</b>									
P1712-015172	Parking Fine Refund	Edit		01/21/2026	02/02/2026	02/04/2026	01/26/2026		25.00
			Vendor <b>Felicia Rogers</b>	Totals		Invoices		1	\$25.00
				Grand Totals		Invoices		183	\$1,215,514.33



**Payroll Summary Report**  
**01/23/2026**

Net Pay	\$	658,896.61
FICA/Medicare Contributions		31,343.63
IMRF Contributions		-
Dental/Health Premiums		<u>107,158.61</u>
Total Payroll Expenditures	\$	<u><u>797,398.85</u></u>



## AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Resolution Authorizing Execution of License Agreement with 309 W State, LLC, 309 W State Street		
Presenter & Title:	David DeGroot, Community Development Director		
Date:	February 2, 2026		
<b>Please Check Appropriate Box:</b>			
<input type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective:			
Estimated Cost: \$	Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<i>If "Other Funding," please explain how the item will be funded:</i>			
<b>Executive Summary:</b>			
<p>The commercial property located at 309 W State Street has been in operation as the restaurant, Nobel House, since 2020 under owner, Dave Cilio. The property's primary entrance is a recessed entryway located along State Street. The internal layout of the restaurant does not include an entry vestibule to mitigate cold air from entering the building. As such, the owner is requesting use of the State Street right-of-way to locate a temporary outdoor wind enclosure. The proposed wind enclosure would be 14.75 ft. long by 4 ft. wide. Per the terms of the License Agreement, a minimum sidewalk clearance of 6 ft. shall be maintained at all times.</p> <p>Approval of the License Agreement would allow for the installation, maintenance, and operation of a temporary outdoor wind enclosure and would help mitigate cold air from entering the restaurant during the winter months. The attached License Agreement was reviewed by City Staff and the City Attorney and has been used in similar situations. The License provides for insurance coverage to the City of Geneva, as well as providing clarification for maintenance responsibility of the structures and sidewalk within the right-of-way.</p>			
<b>Attachments:</b> <i>(please list)</i>			
<ul style="list-style-type: none"> <li>• Resolution Authorizing Execution of License Agreement &amp; License Agreement for 309 W State, LLC</li> </ul>			
<b>Voting Requirements:</b>			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
<b>Recommendation / Suggested Action:</b> <i>(how the item should be listed on agenda)</i>			
Recommend Approval of Resolution Authorizing Execution of License Agreement with 309 W State, LLC, for 309 W State Street.			

**RESOLUTION NO. 2026-09**

**RESOLUTION AUTHORIZING EXECUTION OF  
LICENSE AGREEMENT WITH 309 W STATE, LLC,  
309 W STATE STREET, GENEVA, ILLINOIS**

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**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:**

**SECTION 1:** That the City Administrator is hereby authorized to execute, on behalf of the City of Geneva, a License Agreement with 309 W State, LLC, in the form attached hereto at Exhibit "A."

**SECTION 2:** This Resolution shall become effective from and after its passage as in accordance with law.

**PASSED** by the City Council of the City of Geneva, Kane County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2026.

**AYES: \_\_ NAYS: \_\_ ABSENT: \_\_ ABSTAINING: \_\_ HOLDING OFFICE: \_\_**

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

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

**EXHIBIT "A"**

**PREPARED BY AND RETURN TO:**

City of Geneva  
 22 S. First Street  
 Geneva, Illinois 60134

**LICENSE AGREEMENT**

**THIS LICENSE AGREEMENT** is made this 20<sup>th</sup> day of January, 2026 by CITY OF GENEVA, a municipal corporation (hereinafter called the “Licensor”) and 309 W State, LLC, (hereinafter called the “Licensee”) pertaining to 309 W State Street, Geneva, Illinois.

**Article 1**  
**Premises**

Licensor hereby grants to Licensee the following license:

A. To use, on a non-exclusive basis, that portion of the State Street public right-of-way depicted on Exhibit “A” attached hereto and made a part hereof, (the “Licensed Premises”) for the installation, maintenance, and operation of a temporary outdoor wind enclosure to provide ingress/egress to an existing building commonly known as 309 W State Street, Geneva, Illinois, provided that Licensee meets the requirements of the Licensor’s regulations set forth in this Agreement.

**Article 2**  
**Term**

This License Agreement shall be in effect from January 20, 2026 through March 31, 2026 and November 1, 2026 through March 31, 2027. In the event the Licensee fails to perform or defaults in the performance of any of the obligations imposed upon Licensee herein and Licensee fails to cure such default within thirty (30) days from the date of written notice from Licensor specifying the default by Licensee, then the Licensor shall have the right to terminate the Licensed Premises.

**Article 3**  
**License Fee**

Simultaneously with the execution of this Agreement, Licensee covenants to pay to Licensor as a one-time license fee for the term of this Agreement the sum of Ten (\$10.00) Dollars.

#### **Article 4** **Permits**

Licensee, at its sole effort and expense, shall conform to the City of Geneva City Code, Kane County Health Department regulations, Illinois Accessibility Code, and any other applicable codes and ordinances. The first year a wind enclosure is to be installed, approval of a building permit shall be required prior to installation. If the same enclosure is used in subsequent years, a building permit shall not be required.

#### **Article 5** **Use of Premises**

The Licensed Premises shall be used exclusively for a temporary outdoor wind enclosure to provide ingress/egress to the southerly entrance to the building at 309 W State Street, Geneva, Illinois. A minimum sidewalk clearance of six (6) feet shall be maintained at all times from any other obstruction within the public right-of-way, including but not limited to street signs, benches, light poles, and landscaping. From January 20, 2026 through March 31, 2026 a minimum sidewalk clearance of five and one-half (5.5) feet shall be permitted. The enclosure shall contain no advertising or signage of any kind. Licensee may locate a street address number for the building on the exterior of the wind enclosure.

#### **Article 6** **Maintenance**

The Licensee shall be responsible for the maintenance of the Licensed Premises and nearby sidewalk including keeping same in a clean, neat and serviceable condition. Licensee shall be responsible for the snow removal and salting of any portion of the sidewalk located in front of, adjacent to, or abutting the Licensee's building. If Licensee ceases to so maintain the licensed area and the nearby sidewalk, Licensor may require Licensee to pay for additional cleanup costs. The Licensee shall be responsible to the Licensor for any damage occurring to the public sidewalk or public improvements where such damage arises from or occurs because of the presence and/or operation of structures permitted by this license agreement. The Licensor may repair or replace such improvement in its discretion and shall charge the cost of such repair or replacement to the permit holder.

#### **Article 7** **Insurance**

Licensee shall procure and maintain during the term of this License Agreement, at its own cost and expense, a policy or policies of insurance, with a solvent and responsible company or companies authorized to do business in Illinois:

- A. **Limits of Liability.** Insuring the parties to this License Agreement, as their

interests may appear, against public liability and property damage covering the Licensed Premises and the use and operation thereof with limits of not less than Two Million Dollars (\$2,000,000.00), aggregating General Liability and Umbrella Liability. Any policy of insurance required to be procured and maintained by Licensee under the provisions of this License Agreement shall provide that it shall not be subject to cancellation except after written notice to Licensor.

B. **Naming Licensor as Additional Insured.** The Licensor shall be named as additional insured on a Primary and Non-Contributory basis with respect to providing a temporary wind enclosure for entry into the building located immediately south of the Licensed Premises.

C. **Hold Harmless Clause.** To the extent permitted by law, Licensee shall hold harmless and indemnify Licensor, its employees and elected and appointed officials against all claims, costs, losses and damages arising out of or resulting from any claim or action, legal or equitable, brought by any member of the general public with regard to the use or intended use of the Licensed Premises.

### **Article 8** **Notices**

Any written notice required or permitted under this License Agreement may be personally delivered to the other party or such notice shall be deemed sufficiently given or served if sent by Registered or Certified Mail, Return Receipt Requested, to Licensor at 22 South First Street, Geneva, Illinois 60134, and to Licensee at 309 W State Street, Geneva, Illinois 60134. Either party may designate a different address to which notice shall be sent.

### **Article 9** **Interpretation and Binding Effect**

This License Agreement contains all of the agreements of the parties, and there have been no representations or understandings other than those included in this License Agreement. If any provisions of this License Agreement shall be held invalid, the validity of the remainder of this License Agreement shall not be affected thereby. The article headings are for convenience only and do not define, limit or describe the contents. Words of any gender used in this License Agreement shall be held to include any other gender, and the word in the singular number shall be held to include the plural when sense requires. Subject to the terms and conditions herein set forth, this License Agreement shall be binding upon each parties' successors and/or assigns.

### **Article 10** **Delays in Enforcement**

No delay on the part of either party in enforcing any provisions of this License Agreement shall be considered as a waiver thereof.

**Article 11**  
**Authority To Execute License Agreement**

Each party hereby represents to the other that the governing authorities of each party have duly authorized the execution of this License Agreement. Upon request, the secretary, clerk, or similar officer of each party shall deliver to the other party, at the time this License Agreement is executed, a certificate of vote of authorization, setting forth the name of the body granting the authority, the date on which the authority was granted, the manner in which the meeting to consider granting authority was called and, as to Licensee, the number of persons present at the meeting, and a roll call of vote of the persons voting on the question of granting the authority to execute this License Agreement.

**Article 12**  
**Miscellaneous**

The covenants and agreements herein contained shall be binding upon, apply and inure to the successors, assigns and grantees of both parties.

**Article 13**  
**Effective Date**

This License Agreement shall be effective on \_\_\_\_\_, 2026.

**Licensor:**

**CITY OF GENEVA**

By \_\_\_\_\_  
**City Administrator**

**Attest:**  
**By:** \_\_\_\_\_  
**City Clerk**

**Licensee:**

**309 W State, LLC**

**By:** \_\_\_\_\_  
**Title:**

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF K A N E        )

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Dave Cilio, as Owner of 309 W State, LLC, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument pursuant to their direction and authority as owner of 309 W State, LLC, and as their free and voluntary act, for the purposes therein set forth.

**GIVEN** under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF K A N E        )

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Alex Voigt and Vicki Kellick, personally known to me the City Administrator and City Clerk, respectively, of the City of Geneva, Kane County, Illinois and to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes therein set forth.

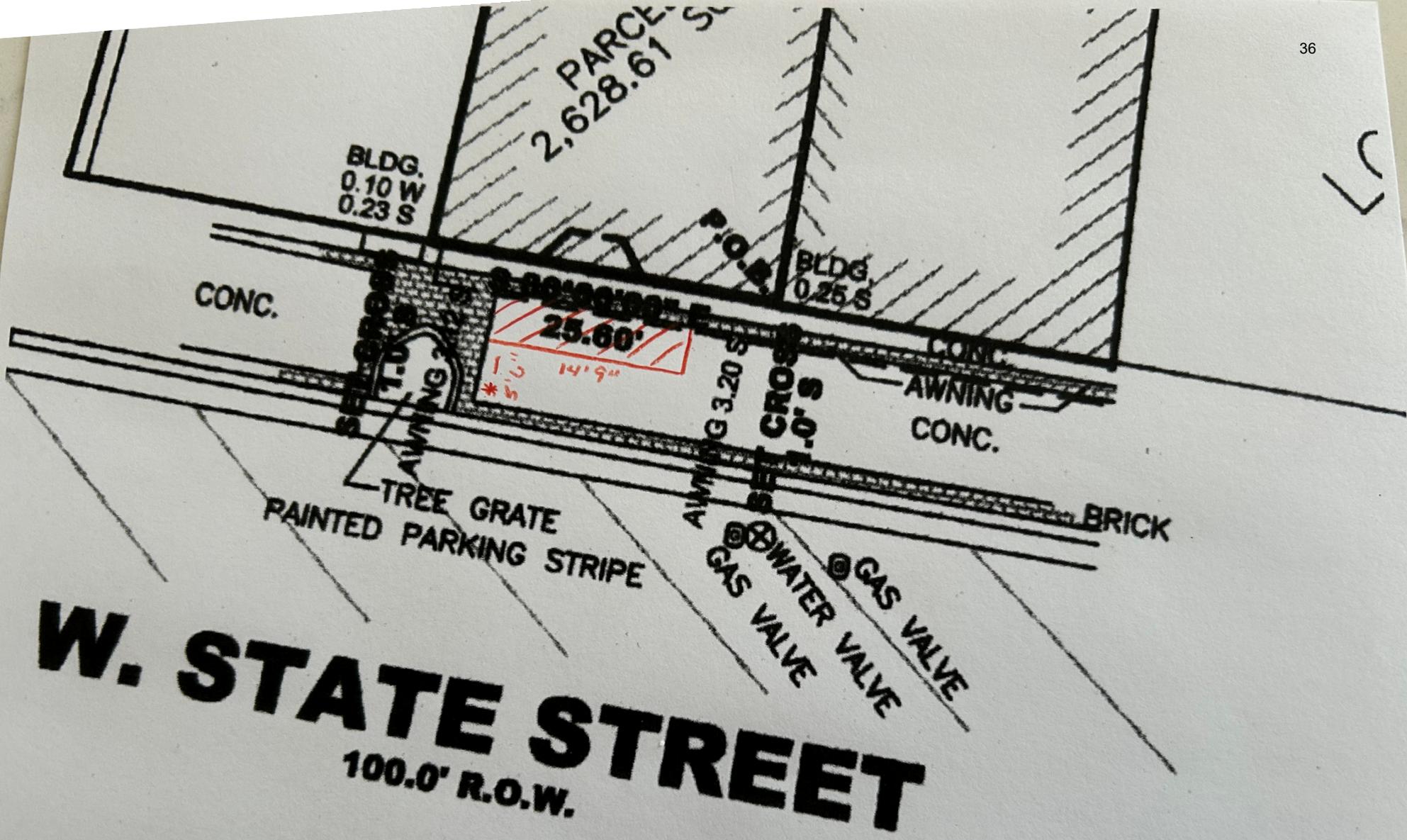
**GIVEN** under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public



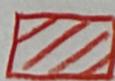
**EXHIBIT "A"**  
License Agreement Area

LS

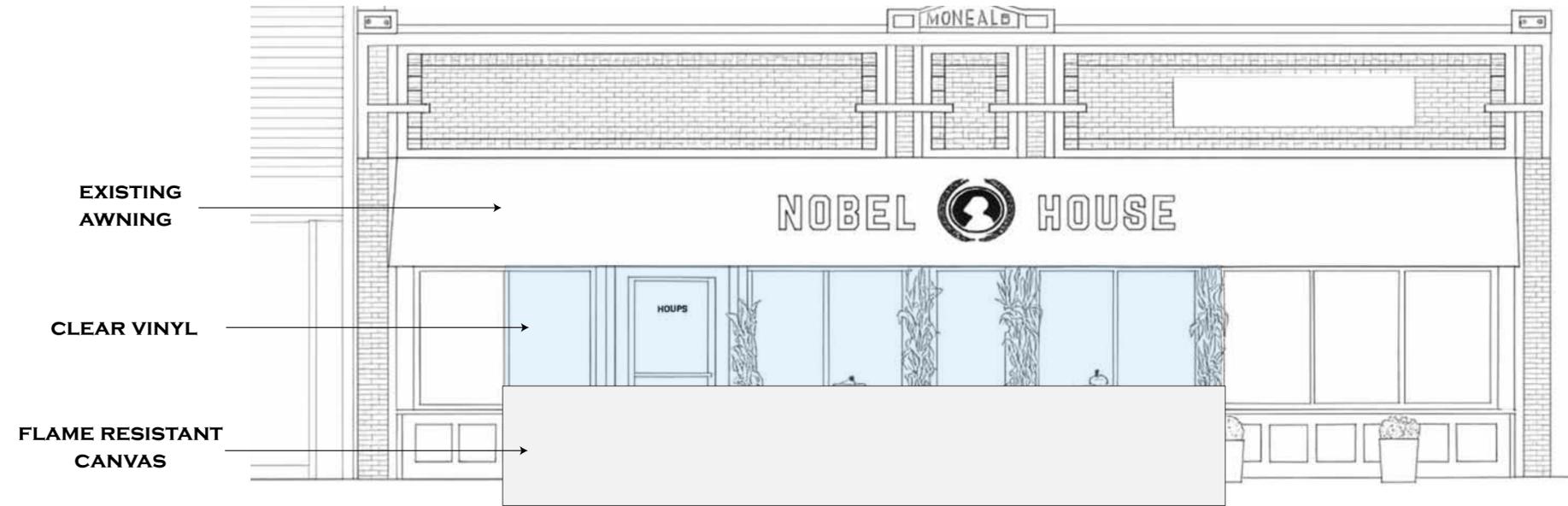


# W. STATE STREET

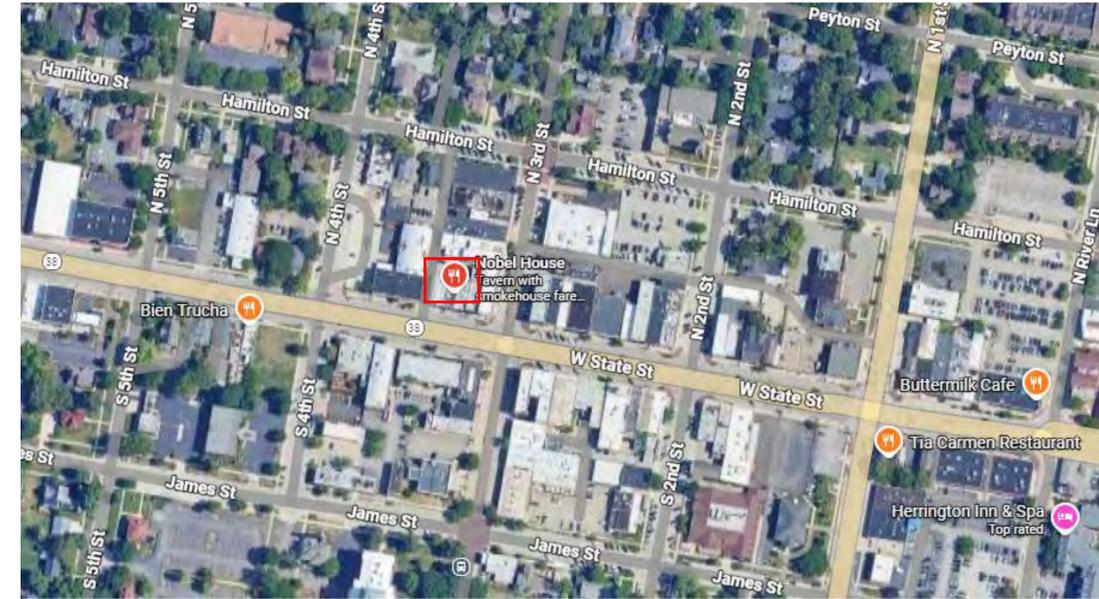
100.0' R.O.W.

 WIND ENCLOSURE  
14'9" x 4'

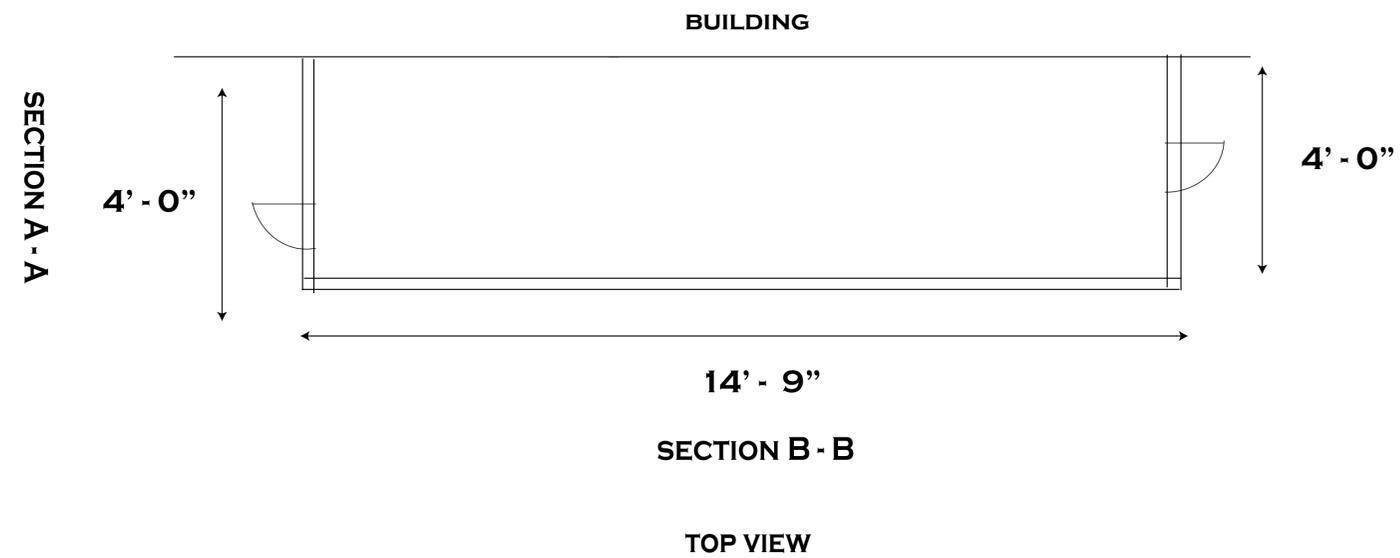
\* PARKING SIGN



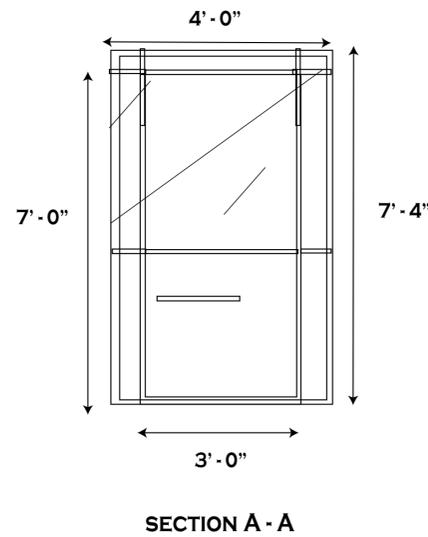
PROPOSED RENDERING



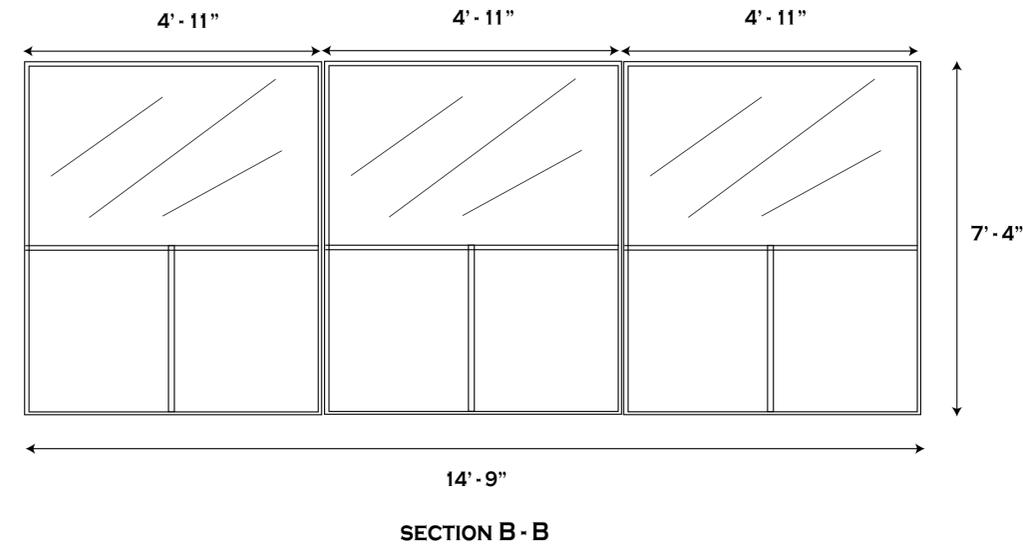
SITE LOCATION



TOP VIEW

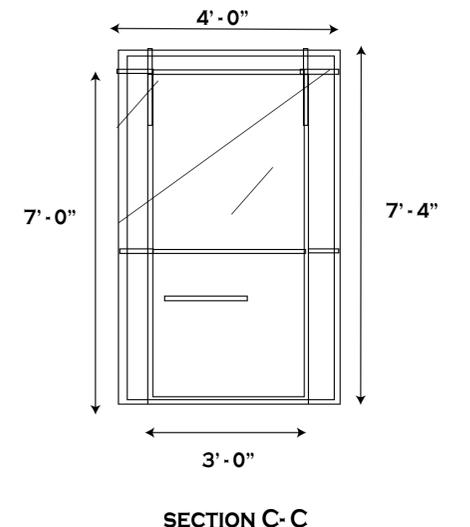


SECTION A - A



SECTION B - B

FRAME PANELS



SECTION C - C



### AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Certificate of Completion – “The Roosevelt”		
Presenter & Title:	Brian M. Davids, P.E. City Engineer		
Date:	February 2, 2026		
<b>Please Check Appropriate Box:</b>			
<input type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: N/A			
Estimated Cost: \$N/A	Budgeted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If “Other Funding,” please explain how the item will be funded:</i>			
<b>Executive Summary:</b>			
<p>This is the Certificate of Completion (COC) for the following public improvements to accommodate the development:  Earthwork and Erosion Control, Paving (Partial), Watermain, Sanitary Sewer, Storm Sewer, Miscellaneous</p> <p>With this COC the corresponding letter of credit supplied by the developer of “The Roosevelt” can be reduced to the below amount</p> <p>Original bond amount    \$441,628.75  Reduced bond amount    \$78,003.73</p>			
<b>Attachments:</b> <i>(please list)</i>			
<ul style="list-style-type: none"> <li>• Certificate of Completion “The Roosevelt” Resolution</li> </ul>			
<b>Voting Requirements:</b>			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
<b>Recommendation / Suggested Action:</b> <i>(how the item should be listed on agenda)</i>			
Recommend approval of a Resolution authorizing the issuance of a Certificate of Completion for “The Roosevelt”			

**CITY OF GENEVA CERTIFICATE OF COMPLETION  
RESOLUTION NO. 2026-10**

---

Whereas, Roosevelt Holdings, LLC  
Developer of The Roosevelt  
has entered into a contract for the construction of specific site improvements, and

Whereas, the General Contractor – Horizon  
has completed the following construction:

- a. Earthwork and Erosion Control
- b. Paving (Partial)
- c. Watermain
- d. Sanitary Sewer
- e. Storm Sewer
- f. Miscellaneous

and, whereas, the above listed construction has been inspected by CEC, Inc., the engineer for the developer, and the engineer and/or representative for the City of Geneva, and found to be satisfactory.

Now, Therefore, Be It Resolved by the City Council of the City of Geneva, Illinois, that said construction is considered complete as of the date of passage of this resolution, subject to the following excluding:

Paving (Remaining), Landscaping

It being understood that the normal period of maintenance and liability of the contractor commences this date as heretofore agreed.

Passed this 2nd Day of February, 2026

Attest:

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

\_\_\_\_\_  
Mayor

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ ABSTAINING: \_\_\_\_\_ HOLDING OFFICE: \_\_\_\_\_



### AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Certificate of Completion – “Geneva Industrial Park”		
Presenter & Title:	Brian M. Davids, P.E. City Engineer		
Date:	February 2, 2026		
<b>Please Check Appropriate Box:</b>			
<input type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: N/A			
Estimated Cost: \$N/A	Budgeted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If “Other Funding,” please explain how the item will be funded:</i>			
<b>Executive Summary:</b>			
<p>This is the Certificate of Completion (COC) for the following public improvements to accommodate the development:  Erosion Control – Partial, Demolition / Earthwork, Utilities – Partial, Paving – Partial, Railroad Crossing</p> <p>With this COC the corresponding letter of credit supplied by the developer of “Geneva Industrial Park” can be reduced to the below amount</p> <p>Original bond amount    \$9,161,199.00  Reduced bond amount    \$2,517,483.73</p>			
<b>Attachments:</b> <i>(please list)</i>			
<ul style="list-style-type: none"> <li>• Certificate of Completion “Geneva Industrial Park” Resolution</li> </ul>			
<b>Voting Requirements:</b>			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
<b>Recommendation / Suggested Action:</b> <i>(how the item should be listed on agenda)</i>			
Recommend approval of a Resolution authorizing the issuance of a Certificate of Completion for “Geneva Industrial Park”			

**CITY OF GENEVA CERTIFICATE OF COMPLETION  
RESOLUTION NO. 2026-11**

Whereas, Midwest Industrial  
Developer of Geneva Industrial Park  
has entered into a contract for the construction of specific site improvements, and

Whereas, the General Contractor – Plote  
has completed the following construction:

- a. Erosion Control - Partial
- b. Demolition / Earthwork
- c. Utilities - Partial
- d. Paving - Partial
- e. Railroad Crossing
- f. \_\_\_\_\_
- g. \_\_\_\_\_

and, whereas, the above listed construction has been inspected by Pinnacle Engineering, the engineer for the developer, and the engineer and/or representative for the City of Geneva, and found to be satisfactory.

Now, Therefore, Be It Resolved by the City Council of the City of Geneva, Illinois, that said construction is considered complete as of the date of passage of this resolution, subject to the following excluding:

N/A

It being understood that the normal period of maintenance and liability of the contractor commences this date as heretofore agreed.

Passed this 2nd Day of February, 2026

Attest:

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

\_\_\_\_\_  
Mayor

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ ABSTAINING: \_\_\_\_\_ HOLDING OFFICE: \_\_\_\_\_



### AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Certificate of Completion #2 – “Geneva Crossing”		
Presenter & Title:	Brian M. Davids, P.E. City Engineer		
Date:	February 2, 2026		
<b>Please Check Appropriate Box:</b>			
<input type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: N/A			
Estimated Cost: \$N/A	Budgeted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If “Other Funding,” please explain how the item will be funded:</i>			
<b>Executive Summary:</b>			
<p>This is the Certificate of Completion (COC) for the following public improvements to accommodate the development:            Earthwork Improvements, Pavement/Striping/Signage Improvements (Partial), Soil Erosion &amp; Sediment Control (Partial), Landscaping (Partial)</p> <p>With this COC the corresponding letter of credit supplied by the developer of “Geneva Crossing” can be reduced to the below amount</p> <p>Original bond amount    \$2,203,716.35            Reduced bond amount    \$439,457.54</p>			
<b>Attachments:</b> <i>(please list)</i>			
<ul style="list-style-type: none"> <li>• Certificate of Completion “Geneva Crossing” Resolution</li> </ul>			
<b>Voting Requirements:</b>			
<p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
<b>Recommendation / Suggested Action:</b> <i>(how the item should be listed on agenda)</i>			
Recommend approval of a Resolution authorizing the issuance of a Certificate of Completion for “Geneva Crossing”			

**CITY OF GENEVA CERTIFICATE OF COMPLETION  
RESOLUTION NO. 2026-12**

Whereas, Lexington Homes  
Developer of Geneva Crossing  
has entered into a contract for the construction of specific site improvements, and

Whereas, the General Contractor – Pirtano  
has completed the following construction:

- a. Earthwork Improvements
- b. Pavement/Striping/Signage Improvements ( Soil Erosion & Sediment Control (Partial)
- c. Landscaping (Partial)
- d. \_\_\_\_\_

and, whereas, the above listed construction has been inspected by Haeger Engineering, the engineer for the developer, and the engineer and/or representative for the City of Geneva, and found to be satisfactory.

Now, Therefore, Be It Resolved by the City Council of the City of Geneva, Illinois, that said construction is considered complete as of the date of passage of this resolution, subject to the following excluding:

Landscaping (Remaining), Soil Erosion & Sediment Control (Remaining),  
Pavement/Striping/Signage Improvements (Remaining), Electric (Remaining)

It being understood that the normal period of maintenance and liability of the contractor commences this date as heretofore agreed.

Passed this 2nd Day of February, 2026

Attest:

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

\_\_\_\_\_  
Mayor

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ ABSTAINING: \_\_\_\_\_ HOLDING OFFICE: \_\_\_\_\_