



COUNTY OF KENDALL, ILLINOIS
COMMITTEE OF THE WHOLE
Kendall County Historic Courthouse,
110 W. Madison Street, Yorkville, IL 60560
Thursday, August 14, 2025, at 4:00 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call: Matt Kellogg (Chairman), Scott Gengler (Vice-Chair), Zach Bachmann, Brian DeBolt, Elizabeth Flowers, Dan Koukol, Jason Peterson, Ruben Rodriguez, Brooke Shanley, Seth Wormley
3. Approval of Agenda
4. Approval to Forward Claims to County Board Meeting
5. Committee Reports and Updates
 - A. Economic Development and Administration
 - i. Approval of a Resolution Authorizing Execution and Amendment of Downstate Operating Assistance Grant Agreement (pg. 2)
 - ii. Approval of a Resolution Authorizing Execution and Amendment of Section 5311 Public Transportation Service Grant Agreement (pg. 2)
6. New Committee Business
 - A. Approval of Main Street Campus Project Bid Recommendation with a total cost of \$1,034,462 (pg. 3)
 - B. FY26 Budget Calendar (pg. 15)
7. Old Committee Business
8. Department Head and Elected Official Reports
9. Questions from the Media
10. Chairman's Report
11. Public Comment
12. Action Items for County Board
13. Executive Session
14. Adjournment

If special accommodation or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24 hours prior to the meeting time.



Kendall County Agenda Briefing

Meeting Type: Committee of the Whole
Meeting Date: 8/14/2025
Subject: Kendall Area Transit Grant Approval
Prepared by: Jennifer Breault, PCOM
Department: Administration

Action Requested:

1. Approval of a Resolution Authorizing Execution and Amendment of Downstate Operating Assistance Grant Agreement
2. Approval of a Resolution Authorizing Execution and Amendment of Section 5311 Public Transportation Service Grant Agreement

Board/Committee Review:

N/A

Fiscal impact:

DOAP \$1,608,126 and 5311 \$64,193 for Kendall Area Transit

Background and Discussion:

Kendall Area Transit has received grants from IDOT, including the 5311-grant allocated for operational and administrative purposes. The Downstate Operating Assistance Grant (DOAP) reimburses Kendall Area Transit for 65% of eligible expenses, with the remaining match funded through municipal contributions, as well as 5310 and 5311 grants. Kendall County submitted applications for these grants in April.

Staff Recommendation:

1. Approval of a Resolution Authorizing Execution and Amendment of Downstate Operating Assistance Grant Agreement
2. Approval of a Resolution Authorizing Execution and Amendment of Section 5311 Public Transportation Service Grant Agreement

Attachments:

Resolution Authorizing Execution and Amendment of Downstate Operating Assistance Agreement

RESOLUTION AUTHORIZING EXECUTION AND AMENDMENT OF DOWNSTATE OPERATING ASSISTANCE AGREEMENT

WHEREAS, the provision of public transit service is essential to the people of Illinois; and

WHEREAS, the Downstate Public Transportation Act (30 ILCS 740/2-1 et seq.) (Act), authorizes the State of Illinois, acting by and through the Illinois Department of Transportation ("DEPARTMENT"), to make funds available to assist in the development and operation of public transportation systems; and

WHEREAS, awards for said funds will impose certain obligations upon the PARTICIPANT, including provisions by it of the local share of funds necessary to cover costs not covered by funds provided under the Downstate Public Transportation Act.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF County of Kendall :

- Section 1. That the _____ of the County of Kendall enter into a Downstate Public Transportation Operating Assistance Agreement ("Agreement") with the State of Illinois and amend such Agreement, if necessary, for fiscal year 2026 in order to obtain assistance under the provisions of the Act.
- Section 2. That the _____ is hereby authorized and directed to execute the Agreement or its amendment(s) on behalf of the County of Kendall for such assistance for fiscal year 2026.
- Section 3. That the _____ of the County of Kendall is hereby authorized to provide such information and file such documents as may be required to perform the Agreement and to request and receive the funding for fiscal year 2026.
- Section 4. That while participating in said operating assistance program the County of Kendall shall provide all required local matching funds.

PRESENTED and ADOPTED this _ day of _ , 20_

(Signature of Authorized Official) (Attest)

(Title) (Date)



Kendall County Agenda Briefing

Meeting Type: Committee of the Whole
Meeting Date: 8/14/2025
Subject: Main Street Campus Improvements Bid Recommendations
Prepared by: Dan G. Polvere
Department: Facilities Management

Action Requested:

Review and Approve Motion to Forward to County Board

Board/Committee Review:

March 13, 2025 COW: Direction to proceed with bidding

Fiscal impact:

\$1,034,462 from Building Capital Fund (1401)

Background and Discussion:

As part of the County Office Building renovation project, the County intended to make overall campus improvements as well. At the March 13, 2025 Committee of the Whole, Cordogan Clark and Associates presented a design plan that will complete the downtown campus. The improvements include:

- Total campus parking count increased from 106 to 126.
- Existing memorial monuments moved to centralized area next to Historic Courthouse.
- Space for new County Board-identified monuments.
- A new campus identification monument sign is proposed adjacent to Route 47.
- A pedestrian area along the memorial monument path lined with pavers, light bollards, greenspace, picnic tables and benches.
- Improved landscaping and planter beds adjacent to the Historic Courthouse.
- A new trash enclosure is designed to be included at the end of Ridge Street, adjacent to the County Clerk building.
- New asphalt and striping at the existing Northwest side Historic Courthouse parking lot.

Documents for this scope of work were received on August 1, 2025. We received (3) bids on Bid Package #1 – General Trades and (1) bid on Bid Package #2 – Asphalt, Pavers, Site Concrete. As shown on the Bid/Budget Analysis, Cordogan Clark has pursued additional cost items for the Kendall County to consider as Alternates:

1. Alternate #1 - Removal of 3 Utility Poles
2. Alternate #2 - Monument Sign along Route 47
3. Alternate #3 - Decorative Liner for Curbed Retaining Wall
4. Alternate #4 - Asphalt in lieu of permeable pavers along East side of Parking Area

We are recommending the following Alternates to be included in the Contract Awards:

- Alternate #2 - Monument Sign along Route 47 for an add of \$77,000
- Alternate #4 - Asphalt in lieu of permeable pavers along East side of parking, a credit (\$31,715)

The Monument Sign along Route 47 needs to be installed on IDOT property for the best viewing angles. Staff are currently working with IDOT regarding an easement request. This alternate will be released in the subcontractor agreement as “contingent upon IDOT approval” so no funds will be spent if approval is not received.

The City of Yorkville’s engineers are in the process of reviewing the permit drawings & specifications, including storm water retention calculations. We will report back to the Board if there are any comments/corrections that will result in additional design changes and/or costs.

The attached Bid Tabulations illustrate the recorded bids, accepted Bid Alternates. The lowest responsive and responsible bidders that Cordogan Clark recommends being awarded Contracts and the Contract Values after value engineering and other adjustments and alternates are as follows:

- Bid Package 1 – General Trades – Lite Construction at \$367,000 + \$77,000 (Sign Alternate) for a TOTAL Contract Value of **\$444,000**
- Bid Package 2 – Asphalt, Pavers and Site Concrete – Abbey Construction at \$389,515 plus the credit of \$31,715 to use Asphalt versus Permeable Pavers for a TOTAL Contract Value of **\$357,800**

The overall project will also have a general contingency for the work that Cordogan Clark (CC) will manage as needed to account for items that may arise on the project. We recommend that a sum of \$35,000 be set aside for this purpose. The project also includes General Conditions costs of \$21,000, Preconstruction Fees of \$10,000, CM Fees of \$22,700, AE Fees of \$65,962, FF&E costs at \$40,000, Civil Engineering, surveying and Geotech & Reimbursable at \$38,000. Thus, the total value of the Kendall County Main Street Campus Improvements, including contingency, miscellaneous other costs and soft costs is \$1,034,462

The May 2025 estimate for the Project was \$968,500. The final cost of the project is over our estimated total cost by \$65,962. The cost delta is due in part to site conditions requiring a retaining wall and safety guardrail along the east side of the parking area and the size and complexity of the monument sign also increased and the additional utility poles being removed were added to the scope after the estimate. The value of these items was approximately \$60,000.

Staff Recommendation:

Review and Approve Motion to Forward to County Board

Attachments:

Cordogan Clark Kendall County Main Street Campus Improvements – Bid Groups 1 & 2 Bid Recommendations

Kendall County Main Street Campus Bid Tabs

Main Street Campus Improvements Project Renderings

August 7, 2025

Kendall County
804 W. John Street, Suite B
Yorkville, IL 60560
Attention: Dan Polvere

RE: Kendall County Main Street Campus Improvements – Bid Groups 1, 2 Bid Recommendation

Dear Mr. Polvere:

The Kendall County Main Street Campus Site Improvements was put out to bid on July 18, 2025. Trade Contractors were notified, 6 obtained bidding documents and 3 attended the pre-bid meeting on July 22, 2025, at the site. At the bid opening date of August 01, 2025, we received 3 bids on Bid Package 1 and 1 bid on Bid Package 2. We proceeded to open all bids for the project and read the required information publicly.

As shown on the Bid/Budget Analysis, Cordogan Clark has pursued additional cost items for the Kendall County to consider as Alternates:

1. Alternate #1 - Removal of 3 Utility Poles
2. Alternate #2 - Monument Sign along Route 47
3. Alternate #3 - Decorative Liner for Curbed Retaining Wall
4. Alternate #4 - Asphalt in lieu of permeable pavers along East side of Parking Area

We are recommending the following Alternates to be included in the Contract Awards:

- Alternate #2 - Monument Sign along Route 47 for an add of \$77,000
- Alternate #4 - Asphalt in lieu of permeable pavers along East side of parking, a credit (\$31,715)

The attached Bid Tabulation illustrates the recorded bids, accepted Bid Alternates. The lowest responsive and responsible bidders that Cordogan Clark recommends being awarded Contracts and the Contract Values after value engineering and other adjustments and alternates is as follows:

- Bid Package 1 – General Trades – Lite Construction at \$367,000 + \$77,000 (Sign Alternate) for a TOTAL Contract Value of **\$444,000**
- Bid Package 2 – Asphalt, Pavers and Site Concrete – Abbey Construction at \$389,515 plus the credit of \$31,715 to use Asphalt versus Permeable Pavers for a TOTAL Contract Value of **\$357,800**

The overall project will also have a general contingency for the work that Cordogan Clark (CC) will manage as needed to account for items that may arise on the project. We recommend that a sum of \$35,000 be set aside for this use. The project also includes General Conditions costs of \$21,000, Preconstruction Fees of \$10,000, CM Fees of \$22,700, AE Fees of \$65,962, FF&E costs at \$40,000, Civil Engineering, surveying and Geotech & Reimbursable at \$38,000. Thus, the total value of the Kendall County Main Street Campus Improvements, including contingency, miscellaneous other costs and soft costs is \$1,034,462

The March 2025 estimate for the Project was \$968,500. The final cost of the project is over our estimated total cost by \$65,962. The cost delta is due in part to site conditions requiring a retaining wall and safety guardrail along the east side of the parking area and the size and complexity of the monument sign also increased and the additional utility poles being removed were added to the scope after the estimate. The value of these items were approximately \$60,000.

Thank you for this opportunity to serve Kendall County on this critical project. Should you require any additional information or clarifications, please do not hesitate to contact me.

Respectfully submitted,

Cordogan Clark



Brian Kronewitter, AIA, DBIA
Executive Vice President

County of Kendall Approval:

BY:

DATE:

Its representative

Bid Package #1 - General Trades

Kendall County Main St. Campus

August 1, 2025



BID TABULATION:

Vendor Name / Address	Bid Bond	Signed Bid Form	Addendum	Base Bid	Alt No. 1 Removal of 3 utility poles	Alt No. 2 Monument sign along Route 47	Total Base Bid + Accepted Alts.
Lite Construction Montgomery, IL	X	X	X	\$367,000	\$0	\$77,000	\$444,000
Abbey Construction Aurora, IL	X	X	X	\$418,650	\$4,850	\$100,310	\$523,810
Construction Inc Lombard, IL	X	X	X	\$707,000	\$7,500	\$77,000	\$791,500
Total Apparent Lowest Responsive & Responsible Bidder + Accepted Alternates:							\$444,000

Bid Package #2 - Asphalt, Pavers, Site Concrete

Kendall County Main St. Campus

August 1, 2025



BID TABULATION:

Vendor Name / Address	Bid Bond	Signed Bid Form	Addendum	Base Bid	Alt No. 3 Decorative form liner for retaining wall along Rte 47	Alt No. 4 Asphalt along east side of parking area	Total Base Bid + Accepted Alts.
Abbey Construction Aurora, IL	X	X	X	\$389,515	\$8,550	-\$31,715	\$357,800
Total Apparent Lowest Responsive & Responsible Bidder + Accepted Alternates:							\$357,800



SITE SCHEMATIC DESIGN PACKAGE

SD0.00



KENDALL COUNTY MAIN STREET CAMPUS SITE UPGRADES

504 S MAIN ST
YORKVILLE, IL 60560

03.06.2025



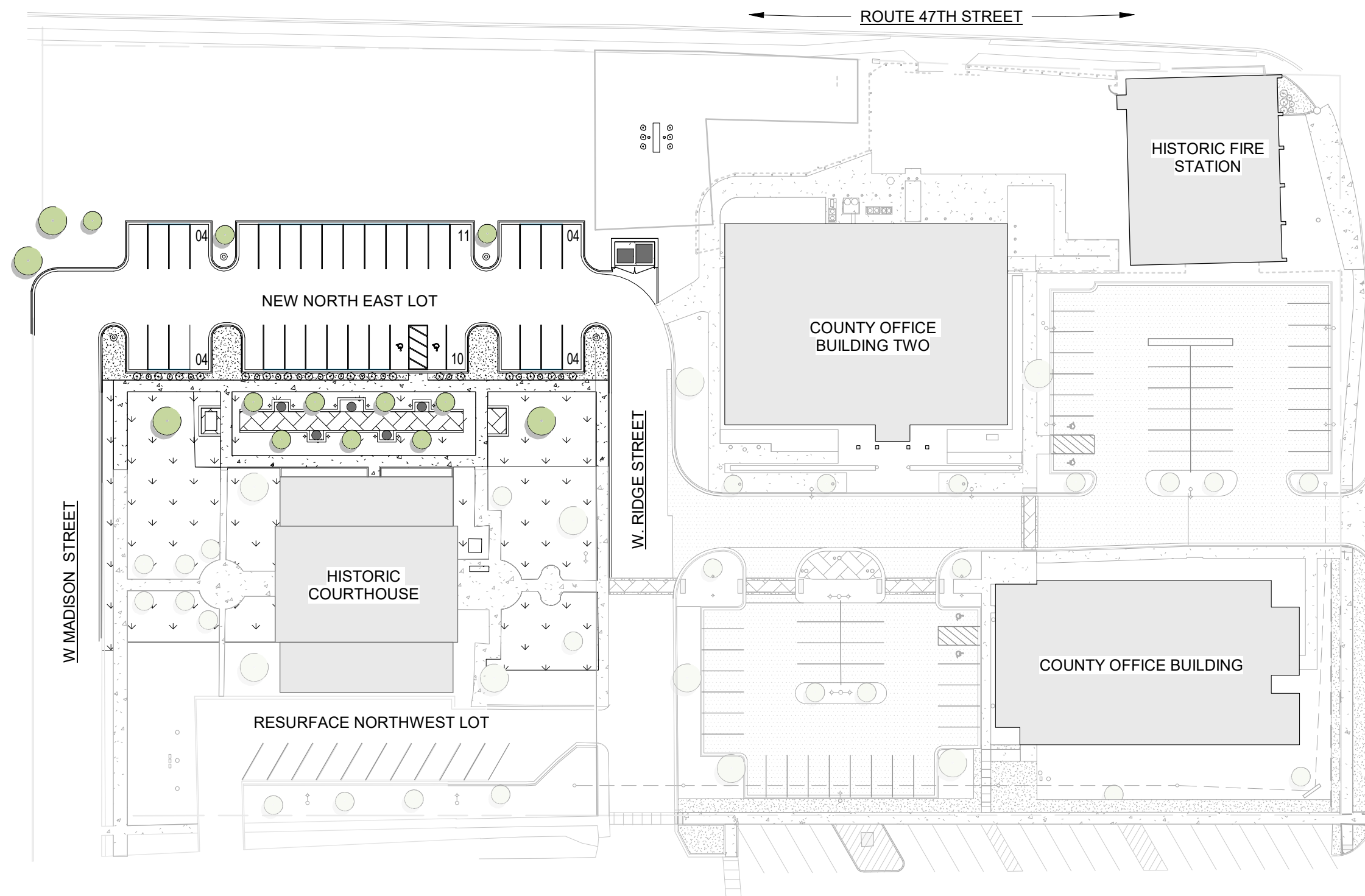


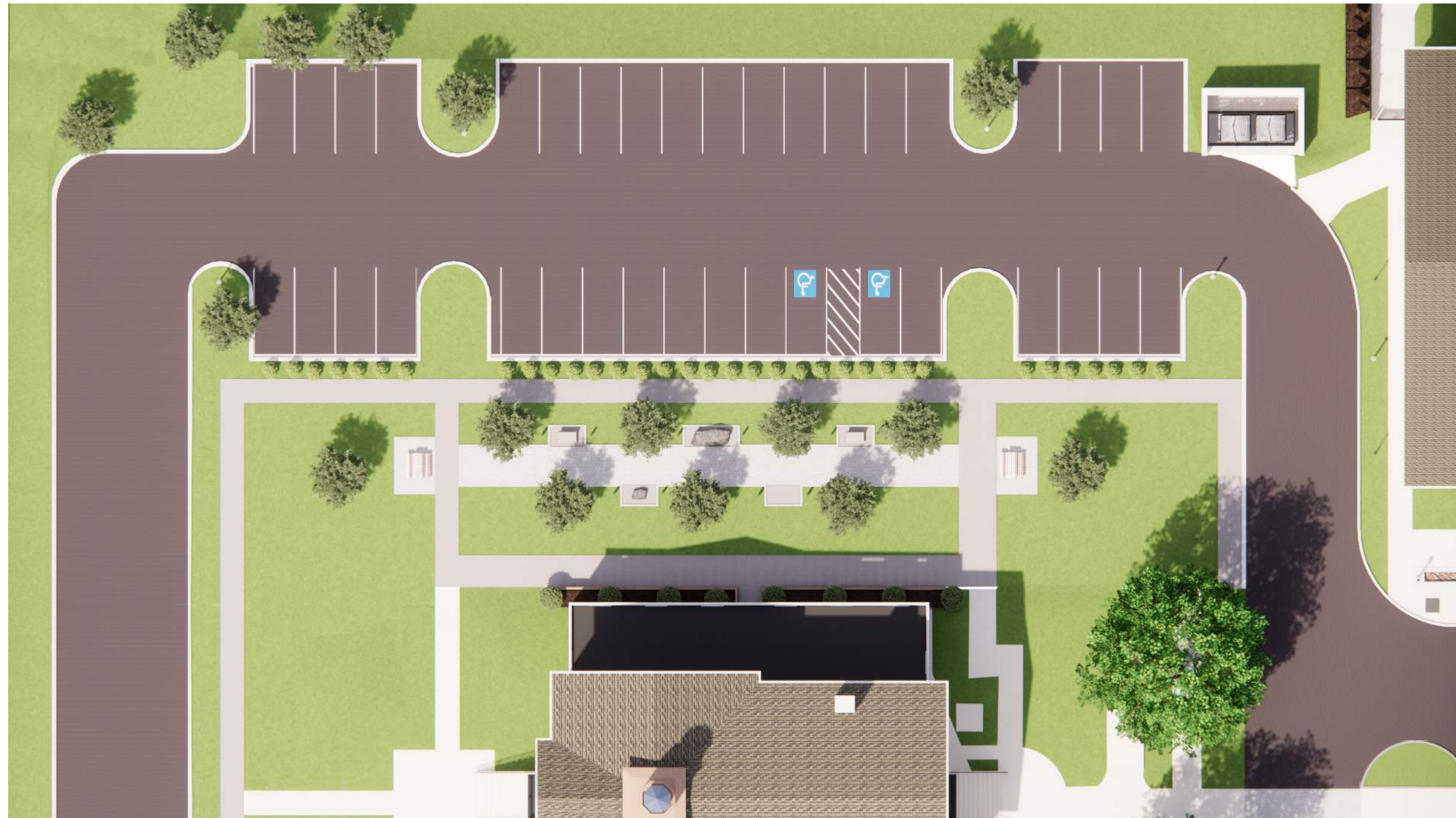
DECORATIVE SITE FEATURES

- A EXISTING MEMORIAL STONE FOR BOARD MEMBERS
- B EXISTING MEMORIAL BOULDER FOR SERVICE MEMBERS
- C EXISTING TIME CAPSULE

PARKING COUNTS

WEST LOT	30 (2 ADA)
SOUTH LOT	29 (2 ADA)
NORTHWEST LOT	10
NORTHEAST LOT	37 (2 ADA)
MAIN STREET	20
CAMPUS TOTAL	126 (6 ADA SPACES)





BIRDS EYE VIEW OF MEMORIAL PLAZA

03.06.2025
SD10.01



VIEW OF CONCOURSE

FY26 Budget Approval Calendar

	Date	Responsible Party/Meeting	Time	Task	
JUN	6/23/2025	Admin & User Departments/Offices		Prepare salary spreadsheets/narrative sheets	
	6/26/2025	Finance Committee	4:00pm	Establish FY26 Budget Criteria and authorize FY26-FY29 Capital Budget Process	
	6/30/2025	Administration		Send FY26 Budget Criteria and Capital Plan Process (FY26-FY29)	
JUL	7/1/2025	*DHEOs		End Users enter budgets and salaries	
	7/10/2025	COW	4:00pm		
	7/15/2025	County Board Meeting	9:00am		
	7/24/2025	Finance Committee	4:00pm		
AUG	8/5/2025	County Board Meeting	6:00pm		
	8/19/2025	*DHEOs		Operations Budgets and FY25-FY29 Capital Plan Budgets due	
	8/19/2025	County Board Meeting	9:00am		
	8/22-8/27	*DHEOs and Finance Chairman		DHEOs meet with Finance Chairman and Admin:	
	8/28/2025	Finance Committee	4:00pm		
SEP	9/2/2025	County Board Meeting	6:00pm		
	9/11/2025	COW	4:00pm		
	9/16/2025	County Board Meeting	9:00am		
	9/19/2025	COW/Finance Committee	8:30am	Budget Hearings - Historic Courthouse	
	9/22/2025	Admin		Place Ad - Notice for Public Inspection of Tentative Budget on October 7	FY26 Tentative Budget
	9/25/2025	Finance Committee	4:00pm	Approve FY26 Tentative Budget and forward to County Board	
OCT	10/7/2025	County Board Meeting	6:00pm	Approve FY26 Tentative Budget at least 15 days prior to final action	
	10/16/2025	COW	4:00pm	Discuss FY26 Budget	
	10/21/2025	County Board Meeting	9:00am		
	10/23/2025	Human Resources		Send FY26 salaries to KC Treasurer JFenko for Total Compensation Package; Treasurer must post \$150k salary & benefits 6 days prior to Nov 4 FY26 Budget Approval	FY26 Budget Approval
	10/30/2025	Finance Meeting	5:00pm	Discuss FY26 Budget - Forward final budget to County Board	
NOV	11/4/2025	County Board Meeting	6:00pm	Approve FY26 Budget	
	11/3-11/12	Admin		Calculate Levy Increase; Run Ad - Notice of Proposed Tax Increase (less than 14 days; greater than 7 days prior to Levy Hearing)	Levy Approval
	11/13/2025	COW	4:00pm		
	11/18/2025	County Board Meeting	9:00am	Levy Hearing; Approve Levy	
	11/27/2025	Finance Meeting	4:00pm		
DEC	12/2/2025	County Board Meeting	6:00pm		
	12/11/2025	COW	4:00pm		
	12/16/2025	County Board Meeting	9:00am	Last day to certify Levy on or before the last Tuesday in December	

*DHEOs = Department Heads &
Elected Officials