



# VILLAGE OF WINNEBAGO

## REGULAR BOARD MEETING AGENDA

Wednesday, October 07, 2026 at 6:00 PM

108 West Main Street and Virtually

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To access meeting from any device: <https://global.gotomeeting.com/join/671034949>

Or by (Toll Free): 1 866 899 4679 | Access Code: 671-034-949

This meeting is being recorded

**1. RECORDING OF THE MEETING**

**2. CALL TO ORDER**

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL & ESTABLISHMENT OF A QUORUM**

**5. MEETING GUIDELINES**

*Discussion and Vote to Allow an Absent Trustee to Vote By Phone or Other Allowable Means.*

**6. DISCLOSURE OF ANY CONFLICT OF INTEREST**

**7. CHANGES TO AGENDA**

**8. PUBLIC COMMENT:** *Each speaker is limited to three (3) minutes. A maximum of thirty (30) minutes shall be generally allowed for public comment at each meeting.*

**9. CONSENT AGENDA:** *All items on the Consent Agenda denoted with an asterisk (\*) are routine in nature and will be enacted in one motion. The Consent Agenda for this meeting includes:*

[a.](#) \*Approval of Board Trustees Meeting Minutes from September 16, 2026

[b.](#) \*Approval of Invoices Presented for Payment \$194,708.10

**10. PRESIDENT'S REPORT**

**11. TREASURER'S REPORT**

**a.** Monthly Treasurer's Report (Presented at the second meeting of each month)

**12. DEPARTMENT HEAD REPORTS**

**a.** Administrator Report (*Written reports generally presented at the second meeting of each month*)

- b. Police Chief Report (*Written reports generally presented at the second meeting of each month*)
- c. Public Works Director Report (*Written reports generally presented at the second meeting of each month*)

### **13. ACTION ITEMS**

- [a.](#) A Resolution Authorizing the Extension of the Letter of Credit for Peak Storage
- [b.](#) Resolution Awarding a Video Gaming License to Louie's Uptown Corp.
- [c.](#) Resolution Approving and Ratifying the Issuance of a Video Gaming License to Tap on Benton LLC Retroactive to April 30, 2026

### **14. EXECUTIVE SESSION (CLOSED SESSION) Pursuant to 5ILCS 120/2(c)**

### **15. NEW BUSINESS**

### **16. UPCOMING MEETINGS**

- a. Board of Trustees Meeting: October 21, 2026
- b. Committee of the Whole Meeting: October 21, 2026

### **17. ADJOURNMENT**

**Posted: Friday, October 2, 2026 at 1:30 p.m. at 108 W. Main Street, Winnebago, IL and online at [www.villageofwinnebago.com](http://www.villageofwinnebago.com) Tel 815.335.2020 | Fax 815.415-8491**  
**/s/ Joseph Dienberg, Village Administrator**

The Board of Trustees of the Village of Winnebago, September 16, 2026.

The online meeting link to GoToMeeting was made available to employees and the public to attend remotely.

The meeting was called to order at 6:00 p.m. as posted, with Trustee Graham and Trustee Ackerman, Attorney Mary Gaziano, Jenny Blocker of Benning Group, Public Works Director Chad Insko and Village Clerk, Sally Jo Huggins, present. The meeting was closed at 6:01 p.m. to await other members who were watching the parade.

**1. RECORDING OF THE MEETING**

The meeting was recorded.

**2. CALL TO ORDER**

The Board of Trustees of the Village of Winnebago met in person on September 16, 2026, restarting at 6:24 p.m. with President Franklin J. Eubank, Jr. presiding.

**3. PLEDGE OF ALLEGIANCE**

The Board of Trustees and guests stood and recited the Pledge of Allegiance.

**4. ROLL CALL & ESTABLISHMENT OF A QUORUM**

PRESENT: Trustee Jason Ackerman, Trustee Jeremy Graham, Trustee Adam LeFevre. Trustee Mike McKinnon away for personal reasons and attended virtually.

ABSENT: Trustee John Kim, Trustee Duane Springer

Guests present: Attorney Mary Gaziano, Village Administrator Joseph Dienberg, Treasurer Dana Novinson, Public Works Director Chad Insko, Jenny Blocker, Chief Jeff White, Lieutenant Nick Haff.

**5. MEETING GUIDELINES**

*Discussion and Vote to Allow an Absent Trustee to Vote By Phone or Other Allowable Means.*

No Trustees attended remotely who could vote.

**6. DISCLOSURE OF ANY CONFLICT OF INTEREST**

No disclosure of conflict of interest.

**7. CHANGES TO AGENDA**

No changes to the agenda.

**8. PUBLIC COMMENT:** *Each speaker is limited to three (3) minutes. A maximum of thirty (30) minutes shall be generally allowed for public comment at each meeting.*

No one requested an opportunity to address the Board.

- 9. CONSENT AGENDA:** *All items on the Consent Agenda denoted with an asterisk (\*) are routine in nature and will be enacted in one motion. The Consent Agenda for this meeting includes:*
- Motion made by Trustee Graham, Seconded by Trustee Ackerman to approve the consent agenda. Motion carried on a unanimous roll call vote of those present in person.

- a. \*Approval of Board Trustees Meeting Minutes from September 2, 2026
- b. \*Approval of Invoices Presented for Payment

**10. PRESIDENT'S REPORT**

**11. TREASURER'S REPORT**

Monthly Treasurer's report was included in the packet.

**12. DEPARTMENT HEAD REPORTS**

The following Department Reports were included in the packet. Administrator Report, Police Chief Report, and Public Works Director Report.

**13. ACTION ITEMS**

- a. CY 2025 Audit Presentation

Ms. Blocker of the Benning Group gave a brief overview of the 2025 audit. She stated the Village is in a better position relative to cash and liabilities. The revenues and expenses remained even. There were no major audit findings. The Board thanked her for her presentation. She in turn thanked the Board for the contract renewal going forward.

- b. A Resolution Authorizing the Extension of the Letter of Credit for Peak Storage.

A motion made by Trustee Ackerman, seconded by Trustee LeFevre that the Village will enforce the Letter of Credit with Peak Storage and will stay the enforcement to the next Village Board Meeting, October 7, 2026. Motion carried on a unanimous roll call vote of those present in person. It was noted that the Village Attorney will contact Peak Storage's bank on the matter.

- c. A Resolution Approving an Additional Services Proposal with Fehr Graham for the Village's Water Rate Study

A motion made by Trustee LeFevre, seconded by Trustee Graham to adopt Resolution 2026-27R A RESOLUTION APPROVING AN ADDITIONAL SERVICES PROPOSAL WITH FEHR GRAHAM FOR THE VILLAGE'S WATER RATE STUDY. Motion carried on a unanimous roll call vote of those present in person.

- d. Line-Item Transfer for Police Overtime Allowance

A motion was made by Trustee LeFevre, seconded by Trustee Ackerman to approve a line item transfer of \$10,000 from 01-43-424 Full-time Officer Salaries to 01-43-425 Police Overtime to

cover the extra overtime cost while the department is short staffed. Motion carried on a unanimous roll call vote of those present in person.

e. A Resolution Authorizing the Replacement of a Public Works Garage Door

Motion made by Trustee Graham, Seconded by Trustee LeFevre to adopt Resolution 2026-28R

A RESOLUTION AUTHORIZING THE REPLACEMENT OF A PUBLIC WORKS

GARAGE DOOR. Motion carried on a unanimous roll call vote of those present in person.

**14. EXECUTIVE SESSION (CLOSED SESSION) Pursuant to 5ILCS 120/2(c)**

None needed.

**15. NEW BUSINESS**

The Village Clerk reminded the Trustees that packets are available to run for the next election and are due in late November.

**16. UPCOMING MEETINGS**

Board of Trustees Meeting: October 7, 2026

Committee of the Whole Meeting: October 7, 2026

**17. ADJOURNMENT**

Motion made by Trustee Graham, Seconded by Trustee LeFevre to adjourn at 6:49 p.m.. Motion carried on a voice vote.

UNAPPROVED

\_\_\_\_\_  
Sally Jo Huggins, Village Clerk

## Warrant List

October 07, 2026  
Board Meeting

### Warrant List

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Section 1: Invoices Presented for Approval - \$194,708.10

Section 2: Invoices over \$5,000 - \$174,350.75

\*\* Invoices are available for inspection and review\*\*

### SECTION 1:

## WARRANT LIST

October 07, 2026

Invoices Presented

For Board Approval

Total Invoices: \$194,708.10

VENDOR SET: 01 Village of Winnebago, IL

BANK: AP AP BANK

DATE RANGE: 0/00/0000 THRU 99/99/9999

Section 9. Item #b.

| VENDOR I.D.    | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|----------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 000600         | A GUY FOR THAT SERVICE & REPAI |        |               |                   |          |             |                 |                 |
| I-2775         | POWER BOX/CIRCT BREAK NEW ALAR | R      | 10/07/2026    | 405.00            |          | 027452      |                 | 405.00          |
| 016055         | AIRGAS USA, LLC D/B/A ENCOMPAS |        |               |                   |          |             |                 |                 |
| I-5526836945   | ACETYL/CAR DIOX RENTAL AUG 26  | R      | 10/07/2026    | 51.15             |          | 027453      |                 | 51.15           |
| 000609         | CHERRY VALLEY LANDSCAPE CENTER |        |               |                   |          |             |                 |                 |
| I-189067       | TOPSOIL 8 YDS / BELT CUTTER DE | R      | 10/07/2026    | 251.54            |          | 027454      |                 | 251.54          |
| 000367         | CITY OF ROCKFORD               |        |               |                   |          |             |                 |                 |
| I-75004789     | WELL SAMPLES AUG 3 2026        | R      | 10/07/2026    | 154.00            |          | 027455      |                 | 154.00          |
| 000100         | CONSERV FS                     |        |               |                   |          |             |                 |                 |
| I-108030383    | AKRIGOLD 10%ETHANL 366.3 GAL   | R      | 10/07/2026    | 1,480.07          |          | 027456      |                 |                 |
| I-108030384    | DIESELEX GOLD CLEAR 245.1 GAL  | R      | 10/07/2026    | 1,488.33          |          | 027456      |                 |                 |
| I-108030385    | DIESELEX GOLD DYED 132 GAL     | R      | 10/07/2026    | 728.55            |          | 027456      |                 |                 |
| I-45070459     | 50 LB SUNNY GLAMOUR MIX GRASS  | R      | 10/07/2026    | 112.50            |          | 027456      |                 | 3,809.45        |
| 000460         | CORE & MAIN LP                 |        |               |                   |          |             |                 |                 |
| I-2671872      | 6 PVC ULTR BLUE PIPE 20' -120  | R      | 10/07/2026    | 1,257.60          |          | 027457      |                 |                 |
| I-2698552      | SWIFT ST - 8" A-2361 SER. VALV | R      | 10/07/2026    | 1,845.00          |          | 027457      |                 | 3,102.60        |
| DYNEGY         | DYNEGY ENERGY SERVICES         |        |               |                   |          |             |                 |                 |
| I-034240003662 | 0 SOPER SWIFT 07/31 - 08/31    | R      | 10/07/2026    | 507.87            |          | 027458      |                 | 507.87          |
| 000024         | FEHR-GRAHAM & ASSOCIATES       |        |               |                   |          |             |                 |                 |
| I-142944       | MISC PRJ - SEE DETAIL          | R      | 10/07/2026    | 1,468.50          |          | 027459      |                 |                 |
| I-142945       | SWIFT ST PRJ 26-320 CONST MGMT | R      | 10/07/2026    | 1,500.00          |          | 027459      |                 |                 |
| I-142946       | PRJ: 26-987 WATER RATE STUDY   | R      | 10/07/2026    | 3,758.25          |          | 027459      |                 | 6,726.75        |
| 016037         | KELSEY EXCAVATING INC.         |        |               |                   |          |             |                 |                 |
| I-2026-51      | SWIFT ST WATER MAIN RELACEMENT | R      | 10/07/2026    | 154,242.00        |          | 027460      |                 | 154,242.00      |
| 000165         | LAKESIDE INTERNATIONAL TRUCKS  |        |               |                   |          |             |                 |                 |
| I-7324469P     | AIR BRAKE SLACK ADJUS.DUMP TRK | R      | 10/07/2026    | 132.19            |          | 027461      |                 | 132.19          |
| 000639         | LRS, LLC                       |        |               |                   |          |             |                 |                 |
| I-PS720385     | PORTA -POTTY 8/21 - 09/17/26   | R      | 10/07/2026    | 137.50            |          | 027462      |                 | 137.50          |
| 000365         | OLSON TREE SERVICE             |        |               |                   |          |             |                 |                 |
| I-796          | SWIFT ST - 4 STUMPS REMOVED    | R      | 10/07/2026    | 800.00            |          | 027463      |                 | 800.00          |
| 000298         | PACE ANALYTICAL SERVICES, LLC  |        |               |                   |          |             |                 |                 |
| I-267227235    | 3 FLOURIDE BY PROBE            | R      | 10/07/2026    | 75.00             |          | 027464      |                 | 75.00           |

| VENDOR I.D.     | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|-----------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 016054          | PDC PRECISION DRIVE AND CONTRO |        |               |                   |          |             |                 |                 |
| I-INV49720      | VACUUM M18 FUEL PACKOUT        | R      | 10/07/2026    | 193.90            |          | 027465      |                 | 193.90          |
| 000752          | PER MAR SECURITY SERVICES      |        |               |                   |          |             |                 |                 |
| I-3937821       | INSTALLATION OF BURGLAR ALARM  | R      | 10/07/2026    | 2,537.38          |          | 027466      |                 |                 |
| I-3937822       | SERVICE 09/11/26 - 10/31/26    | R      | 10/07/2026    | 241.32            |          | 027466      |                 | 2,778.70        |
| 000416          | PHIL'S GARAGE LLC              |        |               |                   |          |             |                 |                 |
| I-08640         | STATE INSPECTION 2024 CHEVY    | R      | 10/07/2026    | 55.00             |          | 027467      |                 | 55.00           |
| 000647          | PHYSICIANS IMMEDIATE CARE MACH |        |               |                   |          |             |                 |                 |
| I-56506         | DOT DRUG SCREEN / EXAM ACCARDO | R      | 10/07/2026    | 406.00            |          | 027468      |                 | 406.00          |
| 000051          | POSTMASTER                     |        |               |                   |          |             |                 |                 |
| I-202609252828  | UB POSTAGE OCTOBER 2026        | R      | 10/07/2026    | 750.00            |          | 027469      |                 | 750.00          |
| 000422          | ROCKFORD INFORMATION TECHNOLOG |        |               |                   |          |             |                 |                 |
| I-46661         | CHECK SCANNER SET UP 05/28/26  | R      | 10/07/2026    | 50.00             |          | 027470      |                 |                 |
| I-46662         | NETWORK CHANGE TO SILO         | R      | 10/07/2026    | 850.00            |          | 027470      |                 |                 |
| I-46711         | INCODE PRINT PREVIEW BONNIE    | R      | 10/07/2026    | 75.00             |          | 027470      |                 |                 |
| I-46751         | SETUP ACCARDO / LIC SK TO KO   | R      | 10/07/2026    | 300.00            |          | 027470      |                 |                 |
| I-46752         | INSTALL OFFICE ON PC FROM CDW  | R      | 10/07/2026    | 100.00            |          | 027470      |                 |                 |
| I-46753         | FAX SEND ISSUE WHITE/HAFF      | R      | 10/07/2026    | 50.00             |          | 027470      |                 |                 |
| I-46807         | IT CLOUD BACKUP SEPT 2026      | R      | 10/07/2026    | 250.00            |          | 027470      |                 |                 |
| I-46809         | CLOSE OUT D NNICHOLS ALL ACCTS | R      | 10/07/2026    | 50.00             |          | 027470      |                 |                 |
| I-46810         | 2FA SETUP FOR ACCARDO          | R      | 10/07/2026    | 25.00             |          | 027470      |                 |                 |
| I-46833         | REMOTE MGMT SERV/PC SEPT       | R      | 10/07/2026    | 285.00            |          | 027470      |                 | 2,035.00        |
| 000418          | SECURITY ALARM                 |        |               |                   |          |             |                 |                 |
| I-161643        | EARLY TERMINATION FEE          | R      | 10/07/2026    | 387.00            |          | 027471      |                 | 387.00          |
| 000747          | SILO COMMUNICATIONS            |        |               |                   |          |             |                 |                 |
| I-011551        | PHONE/INTERNET & MONTH SEPT    | R      | 10/07/2026    | 6,225.00          |          | 027472      |                 |                 |
| I-011552        | INTERNET 9/30 TO 10/30/26      | R      | 10/07/2026    | 797.00            |          | 027472      |                 | 7,022.00        |
| 000260          | STRAND ASSOCIATES, INC.        |        |               |                   |          |             |                 |                 |
| I-0242973       | INTERNET FIREWALL CHANGE       | R      | 10/07/2026    | 276.00            |          | 027473      |                 |                 |
| I-0243189       | SCADA UPGRADE PRJ 3736.009 AUG | R      | 10/07/2026    | 3,490.00          |          | 027473      |                 | 3,766.00        |
| 000825          | SULLIVAN'S FOODS               |        |               |                   |          |             |                 |                 |
| I-AUG STATEMENT | AUG CHARGES                    | R      | 10/07/2026    | 95.41             |          | 027474      |                 | 95.41           |
| 000623          | WANLESS BROTHERS MOVING & STOR |        |               |                   |          |             |                 |                 |
| I-9440          | MONTHLY DATA STORAGE SEP 26    | R      | 10/07/2026    | 100.00            |          | 027475      |                 | 100.00          |

VENDOR SET: 01 Village of Winnebago, IL  
BANK: AP AP BANK  
DATE RANGE: 0/00/0000 THRU 99/99/9999

Section 9. Item #b.

| VENDOR I.D. | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|-------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 000842      | WINNEBAGO COUNTY ANIMAL SERVIC |        |               |                   |          |             |                 |                 |
| I-13872     | SERV YR 07/01/25 - 06/30/26    | R      | 10/07/2026    | 6,360.00          |          | 027476      |                 | 6,360.00        |
| 000616      | XEROX FINANCIAL SERVICES       |        |               |                   |          |             |                 |                 |
| I-42655621  | SERV 10/02/26 - 11/01/26       | R      | 10/07/2026    | 364.04            |          | 027477      |                 | 364.04          |

|                     |               |                |           |              |
|---------------------|---------------|----------------|-----------|--------------|
| * * T O T A L S * * | NO            | INVOICE AMOUNT | DISCOUNTS | CHECK AMOUNT |
| REGULAR CHECKS:     | 26            | 194,708.10     | 0.00      | 194,708.10   |
| HAND CHECKS:        | 0             | 0.00           | 0.00      | 0.00         |
| DRAFTS:             | 0             | 0.00           | 0.00      | 0.00         |
| EFT:                | 0             | 0.00           | 0.00      | 0.00         |
| NON CHECKS:         | 0             | 0.00           | 0.00      | 0.00         |
| VOID CHECKS:        | 0 VOID DEBITS | 0.00           |           |              |
|                     | VOID CREDITS  | 0.00           | 0.00      |              |

TOTAL ERRORS: 0

|                                 |    |                |           |              |
|---------------------------------|----|----------------|-----------|--------------|
|                                 | NO | INVOICE AMOUNT | DISCOUNTS | CHECK AMOUNT |
| VENDOR SET: 01 BANK: AP TOTALS: | 26 | 194,708.10     | 0.00      | 194,708.10   |
| BANK: AP TOTALS:                | 26 | 194,708.10     | 0.00      | 194,708.10   |
| REPORT TOTALS:                  | 26 | 194,708.10     | 0.00      | 194,708.10   |

SECTION 2:

**WARRANT LIST**

October 07, 2026

Invoices Over \$5,000

\$ 174,350.75

These invoices are included in the  
Section 1 Warrant List

VENDOR SET: 01 Village of Winnebago, IL

BANK: AP AP BANK

DATE RANGE: 0/00/0000 THRU 99/99/9999

Section 9. Item #b.

| VENDOR I.D. | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|-------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 000024      | FEHR-GRAHAM & ASSOCIATES       |        |               |                   |          |             |                 |                 |
| I-142944    | MISC PRJ - SEE DETAIL          | R      | 10/07/2026    | 1,468.50          |          | 027459      |                 |                 |
| I-142945    | SWIFT ST PRJ 26-320 CONST MGMT | R      | 10/07/2026    | 1,500.00          |          | 027459      |                 |                 |
| I-142946    | PRJ: 26-987 WATER RATE STUDY   | R      | 10/07/2026    | 3,758.25          |          | 027459      |                 | 6,726.75        |
| 016037      | KELSEY EXCAVATING INC.         |        |               |                   |          |             |                 |                 |
| I-2026-51   | SWIFT ST WATER MAIN RELACEMENT | R      | 10/07/2026    | 154,242.00        |          | 027460      |                 | 154,242.00      |
| 000747      | SILO COMMUNICATIONS            |        |               |                   |          |             |                 |                 |
| I-011551    | PHONE/INTERNET & MONTH SEPT    | R      | 10/07/2026    | 6,225.00          |          | 027472      |                 |                 |
| I-011552    | INTERNET 9/30 TO 10/30/26      | R      | 10/07/2026    | 797.00            |          | 027472      |                 | 7,022.00        |
| 000842      | WINNEBAGO COUNTY ANIMAL SERVIC |        |               |                   |          |             |                 |                 |
| I-13872     | SERV YR 07/01/25 - 06/30/26    | R      | 10/07/2026    | 6,360.00          |          | 027476      |                 | 6,360.00        |

\* \* T O T A L S \* \*

NO

INVOICE AMOUNT

DISCOUNTS

CHECK AMOUNT

REGULAR CHECKS:

4

174,350.75

0.00

174,350.75

HAND CHECKS:

0

0.00

0.00

0.00

DRAFTS:

0

0.00

0.00

0.00

EFT:

0

0.00

0.00

0.00

NON CHECKS:

0

0.00

0.00

0.00

VOID CHECKS:

0 VOID DEBITS

0.00

VOID CREDITS

0.00

0.00

0.00

TOTAL ERRORS: 0

| VENDOR SET: 01 | BANK: AP | TOTALS: | NO | INVOICE AMOUNT | DISCOUNTS | CHECK AMOUNT |
|----------------|----------|---------|----|----------------|-----------|--------------|
|                |          |         | 4  | 174,350.75     | 0.00      | 174,350.75   |
| BANK: AP       |          | TOTALS: | 4  | 174,350.75     | 0.00      | 174,350.75   |
| REPORT TOTALS: |          |         | 4  | 174,350.75     | 0.00      | 174,350.75   |



# Agenda Item Executive Summary

Item Name A Resolution Authorizing the Extension of the Letter of Credit for Peak Storage Committee or Board Board

## BUDGET IMPACT

|                 |     |           |     |
|-----------------|-----|-----------|-----|
| Amount:         | N/A | Budgeted: | N/A |
| List what fund: | N/A |           |     |

## EXECUTIVE SUMMARY

The proposed resolution addresses a one-year extension of the irrevocable Letter of Credit posted by Peak Storage to secure construction of the recreational walking path and other outstanding development improvements. The original Letter of Credit was \$37,570.50 and was scheduled to expire in September 2026.

At its September 16, 2026 meeting, the Village Board voted to enforce the Letter of Credit while staying enforcement until the October 7, 2026 Board meeting. The Board also directed the Village Attorney to contact Peak Storage's bank regarding the matter.

Following that action, Attorney Gaziano contacted Peak Storage representative Ryan Winter and emphasized the need to obtain the extension immediately to avoid the Village calling the Letter of Credit. On September 17, Holcomb State Bank provided an extension through September 18, 2027, increasing the secured amount to \$46,355.10. This represents an increase of \$8,784.60 and matches Fehr Graham's updated Engineer's Opinion of Probable Cost, included with the resolution as Exhibit B.

The Village previously deferred construction of the recreational path because it could conflict with future critical infrastructure improvements, including the planned water main loop. The timing of the Village's work did not leave sufficient time to practically update the plans, but the obligation to construct the path remains in place.

Other required site improvements also remain incomplete, including landscaping, parking lot paving, and compliance with Winnebago County stormwater requirements. These obligations remain conditions associated with the extended Letter of Credit.

## ATTACHMENTS (PLEASE LIST)

Draft Resolution (Final Draft to be provided by Attorney Gaziano), Exhibit A (Draft), Updated Letter of Credit

## ACTION REQUESTED

- ☐ For Discussion Only
- ☒ Resolution
- ☐ Ordinance
- ☒ Motion:

**MOTION:** I MOVE TO APPROVE RESOLUTION 2026-\_\_ R, A RESOLUTION AUTHORIZING THE EXTENSION OF THE LETTER OF CREDIT FOR PEAK STORAGE

Staff: Joey Dienberg, Village Administrator Date: 9/16/2026

**RESOLUTION NO. 2026- \_\_\_\_ R****A RESOLUTION AUTHORIZING THE EXTENSION OF THE LETTER OF CREDIT  
FOR PEAK STORAGE**

**WHEREAS,** The Village of Winnebago approved the development of Peak Storage, located on Kasch Drive, which included critical infrastructure in the vicinity of the recreational walking path; and

**WHEREAS,** from the onset of the project, the Village recognized that construction of certain improvements in this area, including the recreational path, could conflict with future critical infrastructure improvements; and

**WHEREAS,** Village determined it prudent to defer those improvements until completion of the water main loop; and

**WHEREAS,** As a condition of approval, Peak Storage provided an irrevocable Letter of Credit in the amount of **\$37,570.50** to secure the future construction of the recreational path and associated infrastructure should additional development not occur; and

**WHEREAS,** Said Letter of Credit is scheduled to expire in September 2026; and

**WHEREAS,** because the Village's work on the Kasch Drive Water Main Loop occurred later in 2026, there was not sufficient time to practically complete the walking path; and

**WHEREAS,** The Village Board finds it in the best interest of the Village to extend the Letter of Credit for an additional one (1) year period, to September 2027, to maintain security for completion of all outstanding obligations; and

**WHEREAS,** Landscaping improvements, paving of the parking lot, and compliance with Winnebago County stormwater requirements remain outstanding, and shall be conditions tied to the extended Letter of Credit; and

**WHEREAS,** Village staff has communicated these requirements to the developer, and Peak Storage has acknowledged and agreed to complete said obligations within the timeframe of the extension, as outlined in the attached Letter of Credit Extension marked as Exhibit "A."

**WHEREAS,** at the Village's request, Fehr Graham prepared an updated Engineer's Opinion of Probable Cost for the outstanding improvements, establishing a revised estimated cost of \$46,355.10, which is attached hereto and incorporated herein as Exhibit "B"; and

**NOW, THEREFORE, BE IT RESOLVED,** By the President and Board of Trustees of the Village of Winnebago, Winnebago County, Illinois, as follows:

**SECTION I: AUTHORIZATION**

- A. The Village hereby authorizes the extension of the Letter of Credit posted by Peak Storage in the amount of \$46,355.10 for one (1) additional year, through September 2027.
- B. The Village President and Village Clerk are hereby authorized to execute the Letter of Credit Extension attached hereto as Exhibit “A” on behalf of the Village.

**SECTION II: CONDITIONS OF EXTENSION**

As a condition of this extension, the following items shall remain secured under the Letter of Credit and must be completed by Peak Storage within the extension period:

- A. Landscaping installation as required in accordance with the approved site plans.
- B. Paving of the parking lot as required in accordance with approved site plans.
- C. Compliance with Winnebago County stormwater requirements.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Franklin J. Eubank, Jr., President of the Board of Trustees  
of the Village of Winnebago, Illinois

**ATTEST:**

\_\_\_\_\_  
Sally Jo Huggins, Village Clerk

**PASSED:** \_\_\_\_\_  
**APPROVED:** \_\_\_\_\_  
**PUBLISHED IN**  
**PAMPHLET FORM:** \_\_\_\_\_

**MUTUAL AGREEMENT**  
**BETWEEN PEAK STORAGE LLC AS APPLICANT AND**  
**VILLAGE OF WINNEBAGO AS BENEFICIARY**  
**FOR**  
**EXTENSION OF TIME RE: IRREVOCABLE STANDBY LETTER OF CREDIT**  
**NUMBER     TO BE ISSUED BY APPLICANT'S BANK**

**THE BELOW NAMED PARTIES HEREBY AGREE TO AN EXTENSION OF TIME REGARDING THE ABOVE IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER \_\_\_\_** initially issued for a period of one year commencing September 18, 2026 in the amount of \_\_\_\_ and expiring on September 18, 2026 for the purpose of guaranteeing the installation by Peak Storage LLC of a walking path and associated infrastructure within the parameters of the subject property on Kasch Drive located in the Village of Winnebago, IL, as depicted in the approved plans should additional development not occur. The agreement for the time of extension, conditioned upon a new Letter of Credit being issued by Applicant's bank, shall be for a period of one (1) year from its current expiration date to \_\_\_\_\_. This extension is being agreed upon due to the fact that construction of certain improvements in the area of, and including, the subject property owned by Peak Storage LLC, before expiration of the Letter of Credit on September 18, 2026, could conflict with the Village's critical infrastructure improvements involving water main looping contemplated for the area. Thus, it would be prudent to avoid installing the recreational path in the area of the subject property until the water main looping in the immediate area of the subject property is completed, provided that Peak Storage LLC, meets and adheres to the following conditions:

- 1) On or before the current expiration date of September 18, 2026 of the Letter of Credit, Peak Storage shall provide a new Irrevocable Standby Letter of Credit to the Village of Winnebago, listing the Village of Winnebago as beneficiary, in the amount of \$\_\_\_\_, in a form acceptable to the Village Attorney, providing a new expiration date of \_\_\_\_\_.
- 2) Before the expiration of the new Irrevocable Standby Letter of Credit on \_\_\_\_\_, Peak Storage LLC shall complete the following:
  - a. Landscaping installation, as required in accordance with the terms of the approved site plans;
  - b. Paving of the parking lot, as required in accordance with the approved site plans.
  - c. Achieving compliance with Winnebago County storm water requirements.

This extension document shall be maintained with the original Irrevocable Standby Letter of Credit issued on September 18, 2024, as well as the new Irrevocable Standby Letter of credit issued, as referenced above, to evidence the history on this specific Irrevocable Standby Letter of Credit.

**PEAK STORAGE LLC, Developer**

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

Dated: \_\_\_\_\_

**Prepared by:** Attorney Mary J. Gaziano, Village Attorney

**VILLAGE OF WINNEBAGO, IL,**

**a Municipal Corporation, Beneficiary**

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

Franklin J. Eubank, Jr., Village President

Dated: \_\_\_\_\_

# FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

**ENGINEER'S OPINION OF PROBABLE COST**  
**Peak Storage Recreation Path, Village of Winnebago**  
 PROJECT NO. 26-125 PH02    DATE: 8/24/2026

| NO.                                 | ITEM DESCRIPTION                                   | QUANTITY | UNIT | UNIT PRICE  | TOTAL               |
|-------------------------------------|----------------------------------------------------|----------|------|-------------|---------------------|
| <b>Peak Storage Recreation Path</b> |                                                    |          |      |             | <b>\$ 38,310.00</b> |
| 1                                   | AGGREGATE BASE COURSE, TYPE B, 7" (CA-2)           | 390      | SY   | \$ 30.00    | \$ 11,700.00        |
| 2                                   | AGGREGATE BASE COURSE, TYPE B, 3" (CA-6)           | 390      | SY   | \$ 25.00    | \$ 9,750.00         |
| 3                                   | HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 2.5"  | 60       | TON  | \$ 160.00   | \$ 9,600.00         |
| 4                                   | HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50, 1.5" | 36       | TON  | \$ 160.00   | \$ 5,760.00         |
| 5                                   | STORM INLET ADJUSTMENT                             | 1        | EA   | \$ 1,500.00 | \$ 1,500.00         |
| 6                                   |                                                    |          |      |             | \$ -                |
| 7                                   |                                                    |          |      |             | \$ -                |
| 8                                   |                                                    |          |      |             | \$ -                |
| 9                                   |                                                    |          |      |             | \$ -                |
| 10                                  |                                                    |          |      |             | \$ -                |
| 11                                  |                                                    |          |      |             | \$ -                |
| 12                                  |                                                    |          |      |             | \$ -                |
| 13                                  |                                                    |          |      |             | \$ -                |
| 14                                  |                                                    |          |      |             | \$ -                |
| 15                                  |                                                    |          |      |             | \$ -                |
| 16                                  |                                                    |          |      |             | \$ -                |
| 17                                  |                                                    |          |      |             | \$ -                |

|                                          |                     |
|------------------------------------------|---------------------|
| <b>Subtotal</b>                          | <b>\$ 38,310.00</b> |
| Construction Contingency (10%)           | \$ 3,831.00         |
| <b>TOTAL ESTIMATED CONSTRUCTION COST</b> | <b>\$ 42,141.00</b> |

|                                              |                     |
|----------------------------------------------|---------------------|
| LETTER OF CREDIT CONTINGENCY (10%)           | \$ 4,214.10         |
| <b>TOTAL PROBABLE LETTER OF CREDIT VALUE</b> | <b>\$ 46,355.10</b> |



# Agenda Item Executive Summary

Item Name Resolution Awarding a Video Gaming License to Louie's Uptown Corp. Committee or Board Board

## BUDGET IMPACT

|                 |     |           |     |
|-----------------|-----|-----------|-----|
| Amount:         | N/A | Budgeted: | N/A |
| List what fund: | N/A |           |     |

## EXECUTIVE SUMMARY

The proposed resolution awards a Village video gaming license to Louie's Uptown Corp., which holds a Class G liquor license and has submitted the required Village application, supporting materials, fees, and evidence of State of Illinois video gaming licensure. Video gaming operations began before the required Village license was obtained; following notice of the Village's requirements, the establishment completed its submission, which was reviewed and approved as to legal content by the Village Attorney. The license would coincide with the establishment's current Village liquor license and expire April 30, 2027, subject to renewal upon submission of the appropriate application and fee.

## ATTACHMENTS (PLEASE LIST)

None

## ACTION REQUESTED

- ☐ For Discussion Only  
☒ Resolution  
☐ Ordinance  
☒ Motion:

**MOTION:** I MOVE TO APPROVE RESOLUTION 2026-\_\_\_R, A RESOLUTION AWARDING A VIDEO GAMING LICENSE TO LOUIE'S UPTOWN CORP.

Staff: Joseph Dienberg, Village Administrator Date: 10/7/2026

**RESOLUTION NO. 2026- \_\_\_\_R****A RESOLUTION AWARDING A VIDEO GAMING LICENSE TO  
LOUIE’S UPTOWN CORP.**

**WHEREAS**, on March 11, 2019, the Village Board of Trustees passed Ordinance No. 2019-04 allowing for licensed video gaming in the Village of Winnebago, with video gaming having been previously authorized by the State of Illinois on July 30, 2009, (230 ILCS 40/1 et seq.); and

**WHEREAS**, Louie’s Uptown Corp. is the duly authorized holder of a Class G liquor license in the Village of Winnebago; and

**WHEREAS**, Louie’s Uptown Corp. has submitted a video gaming application to the Village of Winnebago, with, inter alia, evidence that a video gaming license has been issued to said entity by the State of Illinois, and said entity meets the qualifications for issuance of a video gaming license from the Village of Winnebago; and

**WHEREAS**, video gaming operations commenced at Louie’s Uptown Corp. before the required Village video gaming license had been obtained, and, following notice of the Village’s requirements and an opportunity to submit the required application, accompanying materials, and fees, said entity completed its submission, which has been reviewed and approved as to legal content by the Village Attorney; and

**WHEREAS**, awarding a video gaming license to Louie’s Uptown Corp. will allow this local establishment a level playing field in a highly competitive industry, and there have not yet been requests for video gaming licenses to the extent there is market saturation in the Village of Winnebago.

**NOW THEREFORE, BE IT RESOLVED** by the President and the Board of Trustees of the Village of Winnebago, in the County of Winnebago, Illinois, as follows:

**SECTION I**

By passage and approval of this resolution, the Village of Winnebago hereby officially awards a video gaming license to Louie’s Uptown Corp. for a period to coincide with its currently maintained Village liquor license, such that the video gaming license shall expire on April 30, 2027, and be subject to being considered for renewal at that time if the appropriate application for renewal and corresponding fee have been submitted to the Village, and the legal content of the application approved by the Village Attorney.

**SECTION II**

The provisions and sections of this resolution shall be deemed severable, and the invalidity of any portion of this resolution shall not affect the validity of the remainder.

**SECTION III**

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this resolution shall take effect immediately upon its passage, approval, and publication in pamphlet form.

**SECTION IV**

A full, true, and complete copy of this resolution shall be published within ten (10) days after passage in pamphlet form by and under the authority of the Village President.

**APPROVED BY:** \_\_\_\_\_

Franklin J. Eubank, Jr., President of the Board  
of Trustees of the Village of Winnebago, Illinois

**ATTEST:**

\_\_\_\_\_  
Sally Jo Huggins, Village Clerk

**PASSED:** \_\_\_\_\_

**APPROVED:** \_\_\_\_\_

**PUBLISHED IN  
PAMPHLET FORM:** \_\_\_\_\_



# Agenda Item Executive Summary

Item Name Resolution Approving and Ratifying the Issuance of a Video Gaming License to Tap on Benton LLC Retroactive to April 30, 2026 Committee or Board Board

## BUDGET IMPACT

|                 |     |           |     |
|-----------------|-----|-----------|-----|
| Amount:         | N/A | Budgeted: | N/A |
| List what fund: | N/A |           |     |

## EXECUTIVE SUMMARY

The proposed resolution approves and ratifies the Village video gaming license issued to Tap on Benton LLC retroactive to April 30, 2026. Tap on Benton LLC holds a Class A liquor license and submitted the required video gaming application, including evidence of State of Illinois licensure. The application was reviewed internally and a Village license was granted on April 30, 2026; however, through administrative oversight, the application was not presented to the Village Board for final approval. This resolution provides that Board approval and ratification retroactively. The license coincides with the establishment's current Village liquor license and expires April 30, 2027, subject to renewal upon submission of the appropriate application and fee.

## ATTACHMENTS (PLEASE LIST)

None

## ACTION REQUESTED

- ☐ For Discussion Only  
☒ Resolution  
☐ Ordinance  
☒ Motion:

**MOTION:** I MOVE TO APPROVE RESOLUTION 2026-\_\_\_R, A RESOLUTION APPROVING AND RATIFYING THE ISSUANCE OF A VIDEO GAMING LICENSE TO TAP ON BENTON LLC RETROACTIVE TO APRIL 30, 2026.

Staff: Joseph Dienberg, Village Administrator Date: 10/7/2026

## RESOLUTION NO. 2026- \_\_\_\_R

### **A RESOLUTION APPROVING AND RATIFYING THE ISSUANCE OF A VIDEO GAMING LICENSE TO TAP ON BENTON LLC RETROACTIVE TO APRIL 30, 2026**

**WHEREAS**, on March 11, 2019, the Village Board of Trustees passed Ordinance No. 2019-04 allowing for licensed video gaming in the Village of Winnebago, with video gaming having been previously authorized by the State of Illinois on July 30, 2009, (230 ILCS 40/1 et seq.); and

**WHEREAS**, Tap on Benton LLC is the duly authorized holder of a Class A liquor license in the Village of Winnebago; and

**WHEREAS**, Tap on Benton LLC has submitted a video gaming application to the Village of Winnebago, with, inter alia, evidence that a video gaming license has been issued to said entity by the State of Illinois, and said entity meets the qualifications for issuance of a video gaming license from the Village of Winnebago; and

**WHEREAS**, the application of Tap on Benton LLC was reviewed internally and a Village video gaming license was granted on April 30, 2026, but, through administrative oversight, the application was not presented to the Village Board of Trustees for final approval, and the Village Board now desires to approve and ratify issuance of said license retroactive to April 30, 2026; and

**WHEREAS**, awarding a video gaming license to Tap on Benton LLC will allow this local establishment a level playing field in a highly competitive industry, and there have not yet been requests for video gaming licenses to the extent there is market saturation in the Village of Winnebago.

**NOW THEREFORE, BE IT RESOLVED** by the President and the Board of Trustees of the Village of Winnebago, in the County of Winnebago, Illinois, as follows:

### SECTION I

By passage and approval of this resolution, the Village of Winnebago hereby officially approves and ratifies the issuance of a video gaming license to Tap on Benton LLC, retroactive to April 30, 2026, for a period to coincide with its currently maintained Village liquor license, such that the video gaming license shall expire on April 30, 2027, and be subject to being considered for renewal at that time if the appropriate application for renewal and corresponding fee have been submitted to the Village, and the legal content of the application approved by the Village Attorney.

## SECTION II

The provisions and sections of this resolution shall be deemed severable, and the invalidity of any portion of this resolution shall not affect the validity of the remainder.

## SECTION III

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this resolution shall take effect immediately upon its passage, approval, and publication in pamphlet form.

## SECTION IV

A full, true, and complete copy of this resolution shall be published within ten (10) days after passage in pamphlet form by and under the authority of the Village President.

**APPROVED BY:** \_\_\_\_\_

Franklin J. Eubank, Jr., President of the Board  
of Trustees of the Village of Winnebago, Illinois

**ATTEST:**

\_\_\_\_\_  
Sally Jo Huggins, Village Clerk

**PASSED:** \_\_\_\_\_

**APPROVED:** \_\_\_\_\_

**PUBLISHED IN  
PAMPHLET FORM:** \_\_\_\_\_