



United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA
CITY COUNCIL MEETING
Tuesday, April 26, 2016
7:00 p.m.

City Hall Council Chambers
800 Game Farm Road, Yorkville, IL

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk: WARD I

Carlo Colosimo
Ken Koch

WARD II

Jackie Milschewski
Larry Kot

WARD III

Chris Funkhouser
Joel Frieders

WARD IV

Diane Teeling
Seaver Tarulis

Establishment of Quorum:

Amendments to Agenda:

Presentations:

1. Commendation for Sergeant Mikolasek
2. Commendation for Detective Hunter

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. PS 2016-08 Request to Dispose of Hewlett Packard Design Jet 500 Printer – *authorize staff to dispose of Hewlett Packard Design Jet 500 Printer Model #C7770B – Serial Number SG08L1102K*
2. PW 2016-22 Route 47 and Main Street – Pedestrian Crossing – Highway Permit and Resolution – *authorize Mayor and City Clerk to execute*
3. PW 2016-23 Church Street Water Main – Bid Award – *accept bid and award contract to Superior Excavating in an amount not to exceed \$248,713.50*
4. PW 2016-24 Blackberry Woods Completion of Improvements – Bid Award – *accept bid and award contract to Jensen Excavating, LLC, in an amount not to exceed \$149,760.00*
5. PW 2016-25 Countryside Water Main and Roadway Improvements – Change Order No. 1 – *authorize Mayor to execute*
6. PW 2016-26 2016 Road to Better Roads Program – Additional Work – *accept proposal and award to D Construction, Co. in an amount not to exceed \$313,413.47*
7. ADM 2016-25 Monthly Treasurer's Report for March 2016

Minutes for Approval:

1. Minutes of the Regular City Council – March 22, 2016

Bills for Payment (Informational): \$1,230,542.53

Mayor's Report:

1. CC 2016-23 Proclamation for Poppy Days
2. CC 2016-24 Proclamation for Rain Barrel Month
3. CC 2016-25 Request to Purchase Body Cameras for the Police Department
4. CC 2016-26 MFT Compliance Review No. 64 for January 1, 2015 – December 31, 2015

Public Works Committee Report:

Economic Development Committee Report:

Public Safety Committee Report:

Administration Committee Report:

Park Board:

1. CC 2016-27 Ordinance Approving a Fifth Amendment to Lease-Donation Agreement (Open Lands)
2. CC 2016-22 Ordinance Directing the Sale of Real Property (Bristol Bay 65)

Plan Commission:

1. CC 2016-28 Ordinance Authorizing the Execution of the Second Amendment to the Annexation Agreement and Planned Development Agreement (Autumn Creek Subdivision)
2. PC 2016-05 Ordinance Reclassifying Certain Property on Fox Road Between Pavillion Road and Ford Drive (Formally known as the Silver Fox Development)
3. PC 2016-06 Ordinance Amending the Yorkville Zoning Ordinance by Amending the Definition of Trade Schools and Adding Them as Special Uses in the M-1 and M-2 Manufacturing Districts
4. PC 2016-07 Ordinance Amending Ordinance 2015-42 that Granted a Special Use for a Public Storage Facility at 147 Commercial Drive

Zoning Board of Appeals:

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Additional Business:

Executive Session:

1. For litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

Executive Session (cont'd):

2. For the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

Citizen Comments:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: May 18, 2016 – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Milschewski	Finance	Library
Vice-Chairman: Alderman Frieders	Administration	
Committee: Alderman Teeling		
Committee: Alderman Tarulis		

ECONOMIC DEVELOPMENT: May 3, 2016 – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Koch	Community Development	Plan Commission
Vice-Chairman: Alderman Teeling	Building Safety and Zoning	Yorkville Econ. Dev. Corp.
Committee: Alderman Colosimo		Kendall Co. Plan Commission
Committee: Alderman Funkhouser		

PUBLIC SAFETY: July 7, 2016 – 6:30 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Kot	Police	School District
Vice-Chairman: Alderman Frieders		
Committee: Alderman Colosimo		
Committee: Alderman Tarulis		

PUBLIC WORKS: May 17, 2016 – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Funkhouser	Public Works	Park Board
Vice-Chairman: Alderman Milschewski	Engineering	YBSD
Committee: Alderman Kot	Parks and Recreation	
Committee: Alderman Koch		

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, April 26, 2016
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

PRESENTATIONS:

1. Commendation for Sergeant Mikolasek

2. Commendation for Detective Hunter

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

1. PS 2016-08 Request to Dispose of Hewlett Packard Design Jet 500 Printer

- ☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____
- ☐ Removed _____
- ☐ Notes _____
- _____
- _____

2. PW 2016-22 Route 47 and Main Street – Pedestrian Crossing – Highway Permit and Resolution

- ☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____
- ☐ Removed _____
- ☐ Notes _____
- _____
- _____

3. PW 2016-23 Church Street Water Main – Bid Award

- ☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____
- ☐ Removed _____
- ☐ Notes _____
- _____
- _____

4. PW 2016-24 Blackberry Woods Completion of Improvements – Bid Award

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

5. PW 2016-25 Countryside Water Main and Roadway Improvements – Change Order No. 1

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

6. PW 2016-26 2016 Road to Better Roads Program – Additional Work

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

7. ADM 2016-25 Monthly Treasurer's Report for March 2016

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

MINUTES FOR APPROVAL:

1. Minutes of the City Council – March 22, 2016

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

BILLS FOR PAYMENT:

1. Bills for Payment (Informational)

☐ Notes _____

MAYOR'S REPORT:

1. CC 2016-23 Proclamation for Poppy Days

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

2. CC 2016-24 Proclamation for Rain Barrel Month

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

3. CC 2016-25 Request to Purchase Body Cameras for the Police Department

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

4. CC 2016-26 MFT Compliance Review No. 64 for January 1, 2015 – December 31, 2015

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

PARK BOARD:

1. CC 2016-27 Ordinance Approving a Fifth Amendment to Lease-Donation Agreement (Open Lands)

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

2. CC 2016-22 Ordinance Directing the Sale of Real Property (Bristol Bay 65)

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

PLAN COMMISSION:

1. CC 2016-28 Ordinance Authorizing the Execution of the Second Amendment to the Annexation Agreement and Planned Development Agreement (Autumn Creek Subdivision)

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

-
2. PC 2016-05 Ordinance Reclassifying Certain Property on Fox Road Between Pavillion Road and Ford Drive (Formally known as the Silver Fox Development)

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

-
3. PC 2016-06 Ordinance Amending the Yorkville Zoning Ordinance by Amending the Definitions of Trade Schools and Adding Them as Special Uses in the M-1 and M-2 Manufacturing Districts

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

-
4. PC 2016-07 Ordinance Amending Ordinance 2015-42 that Granted a Special Use for a Public Storage Facility at 147 Commercial Drive

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input checked="" type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

CA #1

Tracking Number

PS 2016-08

Agenda Item Summary Memo

Title: Request to Dispose of Hewlett Packard Design Jet 500 Printer

Meeting and Date: City Council – April 26, 2016

Synopsis: Request to Dispose of Hewlett Packard Design Jet 500 Printer (Model #C7770B).

Council Action Previously Taken:

Date of Action: PS – 4/7/2016 Action Taken: Moved forward to CC consent agenda

Item Number: PS 2016-08

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Chief Rich Hart

Police Department

Name

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

Lisa Pickering

From: Rich Hart
Sent: Thursday, March 17, 2016 10:45 AM
To: Bart Olson; Lisa Pickering; Larry Kot
Cc: Terry Klingel
Subject: FW: Destruction Order for public safety committee on 5-7-16
Attachments: printer 001.JPG; printer 002.JPG; printer 003.JPG; Tracking Document - Request to Dispose of Firearms.doc

Importance: High

From: Terry Klingel
Sent: Wednesday, February 17, 2016 10:36 AM
To: Rich Hart
Subject: Destruction Order
Importance: High

Sir,

At this time I am requesting to receive a destruction order for our Hewlett Packard Design Jet 500 printer (model # C7770B) (serial # SG08L1102K). We receive this from our building and zoning department approximately eight (8) years ago. The original purpose of us receiving this printer was to assist the accident reconstruction unit. Within the last few years this printer has become outdated. We have had a conversation with Krysti Barksdale-Noble, Community Development Director for the United City of Yorkville, she informed us that this device cannot be repaired and can be destroyed. If you have any other questions in reference contact me. Thank you in advance. Attached are photographs of the printer.

***Respectfully,
Terry A. Klingel
Deputy Chief
Yorkville Police Department
(630) 553-8504/ desk
(630) 553-4340/Police Dept.
" BE SAFE"***





001343-00



MODEL N°:

型号

C7770B



FACTORY MODEL:

C7770B

SERIAL N°:



SG08L1102K

POWER MAX	150 W	最大功率
FREQUENCY RANGE	50-60 Hz	频率范围
AC VOLTAGE	~100-240V	交流电压
CURRENT MAX	3A	最大电流

非维修人员请勿打开机盖。

需要维修时请找专业人员服务。

NO OPERATOR SERVICEABLE PARTS INSIDE.

REFER SERVICING TO QUALIFIED SERVICE PERSONNEL.

NO HAY PIEZAS REPARABLES POR EL USUARIO EN EL INTERIOR

REPARACIONES: CONTACTAR CON PERSONAL DE SERVICIO
AUTORIZADO.

设备仅应连接到有接地的电源上。

Equipment to be connected to earthed mains outlet only.
Conectar el producto a red de alimentación con
toma de tierra.

Apparatet må kun tilkoples jordet stikkontakt.
Apparaten skall anslutas till jordat nätuttag.
Laite on liitettävä suojakosketinpistorasiaan.

警告使用者：這是甲類的資訊產品，在居住的
環境中使用時，可能會造成射頻干擾。在這種
情況下，使用者會被要求採取某些適當的對策。

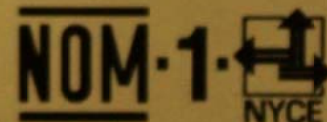
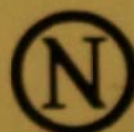
This product complies with Canadian EMC Regulation ICES-003.
Cet appareil est conforme à la norme NMB-003 de Canada.

FC Tested To Comply
With FCC Standards
FOR HOME OR OFFICE USE

檢磁 3892H364



S18050



hp HEWLETT®
PACKARD

MADE IN SINGAPORE

新加坡制造 APL



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

CA #2

Tracking Number

PW 2016-22

Agenda Item Summary Memo

Title: Rt 47 and Main Street – Pedestrian Crossing

Meeting and Date: City Council – April 26, 2016

Synopsis: Consideration of Resolution

Council Action Previously Taken:

Date of Action: PW – 4/19/16 Action Taken: Moved forward to CC consent agenda

Item Number: PW 2016-22

Type of Vote Required: _____

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson Engineering
Name Department

Agenda Item Notes:



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: April 8, 2016
Subject: Rt 47 and Main Street – Pedestrian Crossing

As directed by the Public Works Committee, we have applied for a permit through IDOT to install pedestrian crossing enhancements along Rt 47 at Main Street. IDOT has determined that the plans are acceptable and they have issued a draft permit to the City for execution (see attached).

One of the requirements to obtain the permit is that City approve the attached resolution. In addition, IDOT will be requiring a \$1,000 bond for assurances that the enhancements will be constructed correctly.

We are recommending approval of the resolution. If you have any questions, please let me know.

RESOLUTION

WHEREAS, the city of Yorkville is located in the county of Kendall, state of Illinois, wishes to install flashing beacon assemblies and blinking signs along IL 47 which by law comes under the jurisdiction and control of the Department of Transportation of the state of Illinois, and

WHEREAS, a permit from said department is required before said work can be legally undertaken by said city of Yorkville; now

THEREFORE, be it resolved by the city of Yorkville, county of Kendall, state of Illinois.

FIRST: That we do hereby request from the Department of Transportation, state of Illinois, a permit authorizing the city of Yorkville to proceed with the work herein described and as shown on enclosed detailed plans.

SECOND: Upon completion of the flashing beacon assemblies and blinking signs by the contractor and acceptance by the city, the city guarantees that all work has been performed in accordance with the conditions of the permit to be granted by the Department of Transportation of the state of Illinois.

Further, the city will hold the state of Illinois harmless for any damages that may occur to persons or property during such work.

The city will require the contractor to obtain a bond and a comprehensive general liability insurance policy in acceptable amounts and will require the contractor to add the State of Illinois as an additional insured on both policies.

THIRD: That we hereby state that the proposed work is, ~~is not~~, (~~delete one~~) to be performed by the employees of the city of Yorkville.

FOURTH: That the proper officers of the city of Yorkville are hereby instructed and authorized to sign said permit in behalf of the city of Yorkville.

I, _____, hereby certify the above to be a
City Clerk

true copy of the resolution passed by the City Council of the city of Yorkville, county of Kendall, State of Illinois.

Dated this _____ day of _____ A.D. 2016

(Signature)

(CORPORATE SEAL)

RESOLUTION



District Serial No. _____

Whereas, I (We) United City of Yorkville . 800 Game Farm Road
(Name of Applicant) (Mailing Address)

Yorkville IL 60560 hereinafter termed the Applicant,
(City) (State)

request permission and authority to do certain work herein described on the right-of-way of the State Highway
known as IL Route 47 , Section _____ ,
from Station * _____ to Station _____
Kendall _____ County. The work is described in detail on the attached plan or sketch and/or as follows:

***LOCATED NORTH OF AND SOUTH OF MAIN STREET**

Upon approval this permit authorizes the applicant to locate, construct, operate and maintain at the above mentioned location, rectangular, rapid flashing beacon assemblies and solar crossing blinker signs as shown on the attached plans which become a part hereof.

The United City of Yorkville will be responsible for the RRFB system and for the LED border blinking pedestrian crossing signs.

The applicant shall notify Adam Rue, Field Engineer, Phone: 630-553-7337 or the District Permit Section, Phone: 815-434-8490 twenty-four hours in advance of starting any work covered by this permit.

The state right of way shall be left in good condition. (No advertising matter shall be placed on the state right of way).

All turf areas which are disturbed during the course of this work shall be restored to the original line and grade and be promptly seeded in accordance with Standard State Specifications.

All work authorized by this permit shall be completed 180 days after the date this permit is approved, otherwise the permit becomes null and void.

This permit is subject to the conditions and restrictions printed on the reverse side of this sheet.

This permit is hereby accepted and its provisions agreed to this _____ day of _____ , _____

Witness _____

Signed _____

Engineering Enterprises, Inc., 52 Wheeler Road

United City of Yorkville, 800 Game Farm Road

Mailing Address

Mailing Address

Sugar Grove IL
City State

Yorkville IL
City State

SIGN AND RETURN TO: Regional Engineer _____

Approved this _____ day of _____ , _____

Department of Transportation

BY: _____
Regional Engineer

First: The Applicant represents and warrants that he/she is the party in interest respecting this Permit and that he/she is the agent in fact with authority to bind all parties in interest to the obligations and undertakings agreed to in this Permit. The Applicant represents and warrants that the property lines shown on the attached plan sheet(s) or sketch are true and correct, and that all proposed work is accurately depicted thereon.

Second: The proposed work shall be located and constructed to the satisfaction of the Regional Engineer or his/her duly authorized representative. No revisions or additions shall be made to the proposed work on the right-of-way without the written permission of the Regional Engineer. The Applicant agrees to complete all work to the standards and specifications identified by the Regional Engineer or his/her authorized representative as a condition of granting this Permit. The Applicant agrees to furnish all labor, equipment and material, and do all work and pay all costs associated with the work authorized by this Permit. The Applicant agrees to restore any and all damaged portions of the highway right-of-way to the condition satisfactory to the Regional Engineer or his/her authorized representative including, but not limited to, all landscape restoration. The Applicant shall not trim, cut or in any way disturb any trees or shrubbery along the highway without the approval of the Regional Engineer or his/her duly authorized representative. Any and all documents, writings and notes reflecting or identifying the standards, specifications, understandings and conditions applicable to the performance of the permitted work required by the Regional Engineer or his/her authorized representative are hereby incorporated into this Permit by reference as though fully set forth herein.

Third: The Applicant shall at all times conduct the work in such a manner as to minimize hazards to vehicular and pedestrian traffic. Traffic controls and work site protection shall be in accordance with the applicable requirements of Part 6 (Temporary Traffic Control) of the Illinois Manual on Uniform Traffic Control Devices and with the traffic control plan if one is required elsewhere in the permit. All signs, barricades, flaggers, etc., required for traffic control shall be furnished by the Applicant. The work may be done on any day except Sunday, New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Work shall be done only during daylight hours.

Fourth: The work performed by the Applicant is for the bona fide purpose expressed and not for the purpose of, nor will it result in, the parking or servicing of vehicles on the highway right-of-way. Signs located on or overhanging the right-of-way shall be prohibited.

Fifth: The Applicant shall engage in only the proposed work approved herein, and subject to the hazards incident to such activities, assumes all risks associated therewith. The Applicant assumes full and strict liability for the actions of itself, all parties in interest, its agents and employees, contractors, subcontractors and consultants. The Applicant and all parties in interest shall save, defend, hold harmless and indemnify the State of Illinois and each of its officers, agents, employees, invitees and others associated with it from and against any and all suits, claims, actions, losses, injuries, damages, judgments and expenses that are based on, or that arise or are alleged to have arisen out of the performance of the work approved herein, including, but not limited to, any act, willful or intended, or negligence of the Applicant and any party in interest, its agents and employees, contractors, subcontractors and consultants whether at law, in equity or common law. In the event the Applicant or any party in interest fails, neglects, or refuses to comply with any provision of this indemnity, the State of Illinois may take any action necessary to protect itself from liability, including any action to pay, settle, compromise and procure the discharge thereof, in which case the Applicant or any party in interest, jointly and severally, shall be liable and bound unto the State of Illinois for any and all expenses related thereto, including attorney's fees.

Sixth: The State reserves the right to make such changes, additions, repairs and relocations within its statutory limits to the facilities constructed under this permit or their appurtenances on the right-of-way as may at any time be considered necessary to permit the relocation, reconstruction, widening or maintaining of the highway and/or provide proper protection to life and property on or adjacent to the State right-of-way. However, in the event this permit is granted to construct, locate, operate and maintain utility facilities on the State right-of-way, the Applicant, upon written request by the Regional Engineer, shall perform such alterations or change of location of the facilities, without expense to the State, and should the Applicant fail to make satisfactory arrangements to comply with this request within a reasonable time, the State reserves the right to make such alterations or change of location or remove the work, and the Applicant agrees to pay for the cost incurred.

Seventh: This permit is effective only insofar as the Department has jurisdiction and does not presume to release the Applicant from compliance with the provisions of any existing statutes or local regulations relating to the construction of such work.

Eighth: The Construction of access driveways is subject to the regulations listed in the "Policy on Permits for Access Driveways to State Highways." If, in the future, the land use of property served by an access driveway described and constructed in accordance with this permit changes so as to require a higher driveway type as defined in that policy, the owner shall apply for a new permit and bear the costs for such revisions as may be required to conform to the regulations listed in the policy. Utility installations shall be subject to the "Policy on the Accommodation of Utilities on Right-of-Way of the Illinois State Highway System."

Ninth: If the work covered by this permit includes construction of additional lanes, turn lanes, median cross-overs or traffic signals on, along or adjacent to a highway under Department jurisdiction, the permittee shall use only contractor(s) approved by the Department of Transportation for the performance of said work on the State highway. A contractor currently prequalified by the Department in the work rating governing the said work shall be approved. Prior to the commencement of the said work on the State highway, the applicant shall furnish the Regional Engineer a copy of the contractor's current Certificate of Eligibility, or, if the permittee proposes to use a contractor not currently prequalified by the Department, information satisfactory to the Department evidencing the contractor's qualification and ability to perform the said work. No work on the State highway shall be performed until the Department issues an approval of the proposed contractor.

SPECIAL PROVISIONS

Whenever any of the work under this permit involves any obstruction or hazard to the free flow of traffic in the normal traffic lanes, plans for the proposed method of traffic control must be submitted to and approved by the Regional Engineer at least 72 hours, and preferably longer, before the start of work.

All traffic control shall be in accordance with the State of Illinois Manual of Uniform Traffic Control Devices and amendments thereof. It should be noted that standards and typical placement of devices shown in the Uniform Manual are minimums. Many locations may require additional or supplemental devices.

The petitioner agrees to furnish the necessary barricades, lights, and flagmen for the protection of traffic.

Traffic shall be maintained at all times.

The applicant agrees to notify the Department of Transportation upon completion of work covered under the terms and conditions of this permit so that a final inspection and acceptance can be made.

To avoid any revisions to the work completed under the highway permit, the applicant should insure the conditions and restrictions of this permit, the applicable supplemental permit specifications and permit drawing are fully understood.

If this permit work is contracted out, it will be the responsibility of the applicant to furnish the contractor with a copy of this highway permit, as the applicant will be responsible for the contractor's work.

A copy of approved permit shall be present on job site at all times the work is in progress.

The department reserves the right to reject or accept any contractor hired by the applicant.

To ensure the fulfillment of the obligations assumed by the applicant, this permit is bonded by the _____ in the amount of one thousand (\$1,000.00) dollars for a period of five years after the date of approval.

All excavations shall be promptly backfilled, thoroughly tamped and any excess material removed from the state right of way (including rock exposed during backfilling operations). Mounding or crowning of backfill will not be permitted.

All material or equipment stored along the highway shall be placed as remote as practical from the edge of pavement in a manner to minimize its being a hazard to errant vehicles or an obstacle to highway maintenance. If material is to be stored on the highway right of way for more than two weeks prior to installation, written approval must be obtained from the department.



**Illinois Department
of Transportation**

**Individual Highway
Permit Bond**

Address 700 East Norris Drive District 3

City / State Ottawa, IL 61350 Bond No. _____

KNOWN ALL MEN BY THE PRESENTS, That I (We) _____
(Name of Applicant)

(Mailing Address)

as Principal, and _____
(Surety Company)

a corporation organized and existing under the laws of the State of Illinois
and licensed to do business in the State of Illinois, are held firmly bound unto the people of the State of Illinois in the penal
sum of One Thousand and No/100 Dollars

(\$ 1,000.00) lawful money of the United States well and truly to be paid unto said people of the State
of Illinois, for payment of which we bind ourselves, our successors and assigns, jointly, severally, and firmly by these presents.

WHEREAS, Highway Permit No. L-15043 Issued by the Department of Transportation

of the State of Illinois grants to _____ permission and
authority to construct, locate, operate, and maintain the work described in said Permit, upon or adjacent to
IL _____ Route 47 in Kendall County as more fully

described in said Permit and Sketch, which by this reference are made a part hereof as if written herein at length, in and by
which Permit and Sketch the said Principal has promised and agreed to perform said described operation and related activities
in accordance with the terms and conditions of and description in said Permit and Sketch.

NOW, THEREFORE, if the said Principal shall well and truly perform said operations in accordance with the terms and
conditions of and description in said Permit and Sketch to the satisfaction of said Department, and shall perform no other work
or construction at said location without first applying for and receiving another permit from said Department, then no claim or
demand will be made against the above obligation. Otherwise, this bond or so much thereof as may be necessary shall insure to
the said Department as cost and expense to change and correct, during a period of five years from the date of approval of this
bond by the Department, said construction to conform to the terms and conditions of and description in said Permit and Sketch.

IN WITNESS WHEREOF, WE HAVE DULY EXECUTED THE FOREGOING

This _____ Day of _____ Principal _____

Surety _____ Address _____

Address _____ City / State _____

City / State _____ Telephone () _____

By _____ By _____

Attorney in Fact

(Seal) (Seal)

Agent for Surety _____ Department of Transportation

Address _____ By _____

City / State _____ Deputy Director of Highways, Regional Engineer

By _____



Illinois Department of Transportation

Office of Highways Project Implementation / Region 2 / District 3
700 East Norris Drive / Ottawa, Illinois 61350-1628

March 24, 2016

United City of Yorkville
c/o Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

PERMIT APPLICATION

Route: IL 47

County: Kendall

Type of Work: Flashing Beacon Assemblies & Blinking Signs

Gentlemen:

Please execute the attached forms according to the following directions:

1. All signatures must be in ink on all copies.
2. Mailing address to be shown where indicated.
3. Fill in date permit is signed by you in the spaces provided above your signature.
4. Have a disinterested party witness your signature on permit form by signing name in space after printed word "Witness" at the left of form. If the permit is in the city or village's name, an authorized city or village official must sign the permit.
5. If Highway Permit Bond forms are included, **sign all three original copies and have executed by a reputable bonding company. (Personal bond or a letter of credit is not acceptable.)** Please attach the name and address of the local agency through which you received the permit bond.
6. If a temporary construction permit is proposed, we will require a letter from the local municipality guaranteeing that occupancy permits from the municipality will **not** be granted until after a permanent entrance permit has been issued.
7. If traffic signals are required as part of this permit, then a city/state agreement is needed for the cost and maintenance of the proposed traffic signals before the permit will be issued by the department.

United City of Yorkville
c/o Engineering Enterprises, Inc.
March 24, 2016
Page 2

8. The attached application should be returned to this office for approval by October 1, 2016. To perform work within highway right of way without an approved permit is in violation of state law.
9. **Return all five signed original copies to the address shown above for approval by the Regional Engineer. When approved, the completed permit and permit bond will be forwarded to the applicant.**
10. If the work covered by this permit includes construction of additional lanes, turn lanes, median crossovers or traffic signals on, along or adjacent to a highway under department jurisdiction, the permittee shall use only contractor(s) approved by the Department of Transportation for the performance of said work on the state highway. A contractor currently prequalified by the department in the work rating governing the said work shall be approved. Prior to the commencement of the said work on the state highway, the applicant shall furnish the Regional Engineer a copy of the contractor's current Certificate of Eligibility, or, if the permittee proposes to use a contractor not currently prequalified by the department, information satisfactory to the department evidencing the contractor's qualification and ability to perform the said work. No work on the state highway shall be performed until the department issues an approval of the proposed contractor.

If additional information or clarification is required, please contact the Permit Section at 815-434-8456 or e-mail DOT.D3.Permits@illinois.gov.

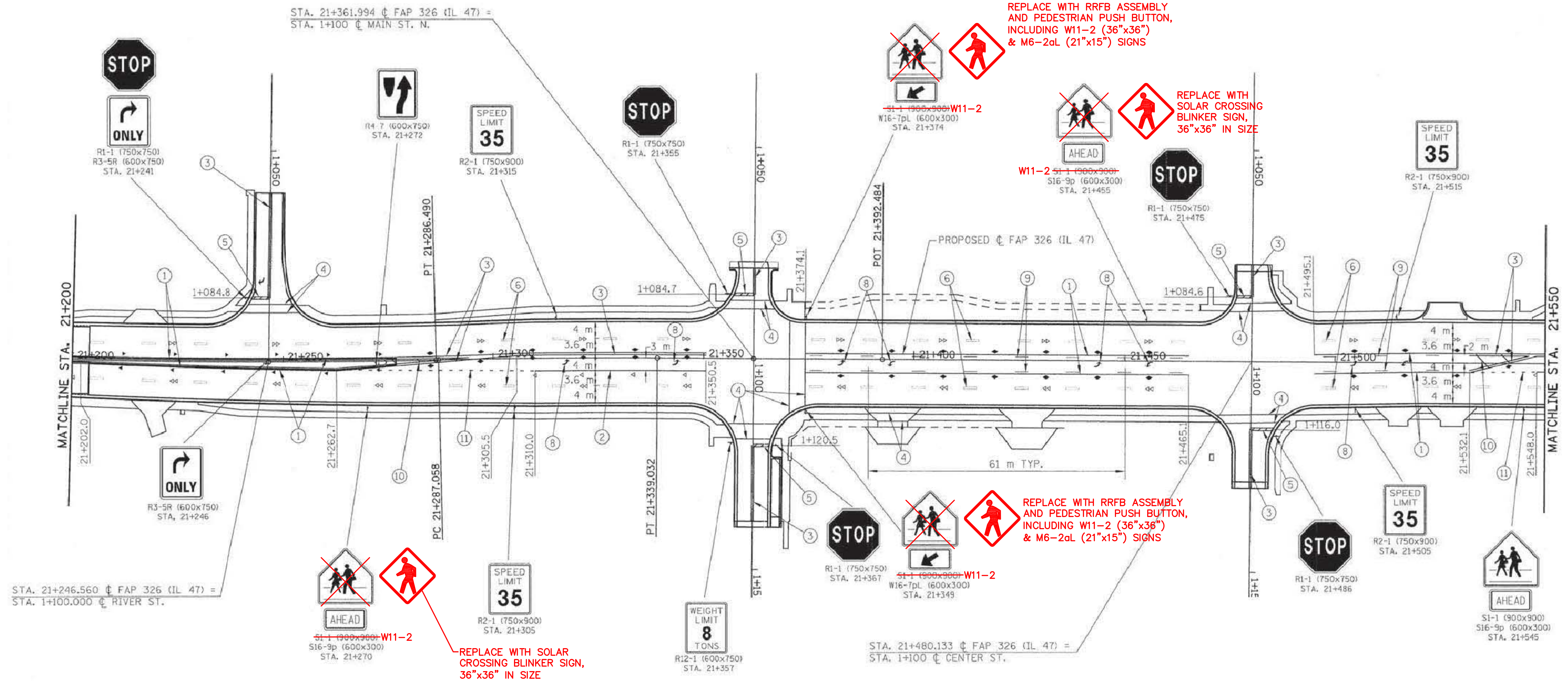
Sincerely,

Paul A. Loete, P.E.
Region Two Engineer



By: Dave Broviak, P.E.
Acting Program Development Engineer

Printed: March 10, 2016 @ 10:08 AM By: Larry Nolan - Tab: Signs Exhibit - 22x34



PAVEMENT MARKING LEGEND

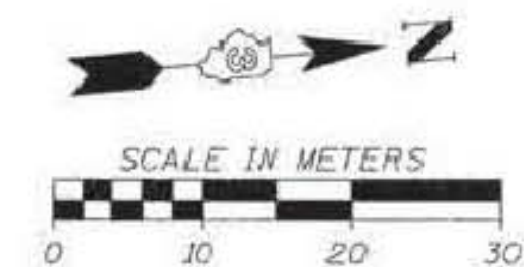
- | | |
|--------------------------------|-------------------------------|
| ① 100 mm SOLID (YELLOW) | ⑦ 300 mm SOLID (WHITE) |
| ② 200 mm SOLID (WHITE) | ⑧ LETTERS & ARROWS |
| ③ 100 mm DOUBLE SOLID (YELLOW) | ⑨ 150 mm 'SKIP DASH' (YELLOW) |
| ④ 150 mm SOLID (WHITE) | ⑩ 300 mm SOLID (YELLOW) |
| ⑤ 600 mm SOLID (WHITE) | ⑪ 200 mm DOTTED (WHITE) |
| ⑥ 150 mm SKIP DASH (WHITE) | ⑫ 100 mm SOLID (WHITE) |

RAISED REFLECTIVE PAVEMENT MARKING

- ◁ ONE-WAY CRYSTAL MARKER ON 12.2 m CENTERS
- ◆ TWO-WAY AMBER MARKER ON 12.2 m CENTERS
- ◁ ONE-WAY AMBER MARKER ON 12.2 m CENTERS

NOTES:

1. THE SCHOOL CROSSING SIGNS (S1-1) WERE NOT INSTALLED ON ROUTE 47 AT MAIN STREET. PEDESTRIAN CROSSING SIGNS (W11-2) WERE INSTALLED INSTEAD.
2. RRFB ASSEMBLIES WILL BE INSTALLED WITH A BREAKAWAY DEVICE ACCORDING TO HIGHWAY STANDARD 838001.
3. TRAFFIC CONTROL WILL BE PROVIDED ACCORDING TO HIGHWAY STANDARDS 701101-05, 701421-07, 701602-07, 701801-06, AND 701901-05.
4. ALL SIGNS WILL BE FLUORESCENT YELLOW-GREEN.



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Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eelweb.com

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

NO.	DATE	REVISIONS

ROUTE 47 AND MAIN STREET
PEDESTRIAN CROSSING

SIGNAGE ENHANCEMENT
EXHIBIT

DATE: DECEMBER	2015
PROJECT NO:	Y01529
FILE:	Y01529-SIGNS
SHEET	1 OF 13

Printed: March 10, 2016 @ 10:08 AM By: Larry Nolan - Tab: Signs Exhibit - 22x34



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

CA #3

Tracking Number

PW 2016-23

Agenda Item Summary Memo

Title: Church Street Water Main Improvements

Meeting and Date: City Council – April 26, 2016

Synopsis: Consideration of Contract Award

Council Action Previously Taken:

Date of Action: PW – 4/19/16 Action Taken: Moved forward to CC consent agenda

Item Number: PW 2016-23

Type of Vote Required: _____

Council Action Requested: Consideration of Contract Award

Submitted by: Brad Sanderson Engineering
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville,
tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: March 9, 2016
Subject: Church Street Water Main Improvements

Bids were received, opened and tabulated for work to be done on the project at 10:00 a.m., April 7, 2016. Representatives of contractors bidding the project, the City, and our firm were in attendance. A tabulation of the bids and the engineer's estimate is attached for your information and record. The low bid was below our engineer's estimate and within the project budget.

We recommend the acceptance of the bid and award be made to the low bidder, Superior Excavating, P.O. Box 575, Channahon, IL 60140 in the amount of **\$248,713.50**.

If you have any questions or require additional information, please let us know.



BID TABULATION
CHURCH STREET WATER MAIN IMPROVEMENTS
UNITED CITY OF YORKVILLE

		BID TABULATION		SUPERIOR EXCAVATING		PLAINFIELD GRADING & EXCAVATING		H. LINDEN & SONS SEWER & WATER		SCORPIO CONSTRUCTION		PERFORMANCE CONSTRUCTION		LEN COX & SONS EXCAVATING		STARK & SON TRENCHING		CONSTRUCTION BY CAMCO		JENSEN EXCAVATING		ELLIOTT & WOOD, INC.		J. CONGDON SEWER SERVICE		ENGINEER'S ESTIMATE	
		BIDS RECD	4/7/2016	P.O. Box 575		7150 S. Ridge Road		722 E. South Street-Unit D		103 Oswego Plains Drive		1000 Independence Blvd.		1203 Theodore Street		45W826 Rohrsen Excavating		2125 Oak Leaf Street		8751 E. Highpoint Road		210 Industrial Drive		170-A Alexandria Way		52 Wheeler Road	
				Channahon, IL 60410		Plainfield, IL 60544		Plano, IL 60545		Oswego, IL 60543		Yorkville, IL 60560		Crest Hill, IL 60403		Hampshire, IL 60140		Joliet, IL 60436		Yorkville, IL 60560		DeKalb, IL 60115		Carol Stream, IL 60188		Sugar Grove, IL 60554	
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	WATER MAIN, 6-INCH D.I.P, CLASS 52	FOOT	31	\$ 55.85	\$ 1,731.35	\$ 99.69	\$ 3,090.39	\$ 58.00	\$ 1,798.00	\$ 60.00	\$ 1,860.00	\$ 75.00	\$ 2,325.00	\$ 68.00	\$ 2,108.00	\$ 95.00	\$ 2,945.00	\$ 86.00	\$ 2,666.00	\$ 89.00	\$ 2,759.00	\$ 110.00	\$ 3,410.00	\$ 100.00	\$ 3,100.00	\$ 85.00	\$ 2,635.00
2	WATER MAIN, 8-INCH D.I.P, CLASS 52	FOOT	1,513	\$ 70.30	\$ 106,363.90	\$ 62.96	\$ 95,258.48	\$ 85.00	\$ 128,605.00	\$ 80.00	\$ 121,040.00	\$ 79.00	\$ 119,527.00	\$ 72.00	\$ 108,936.00	\$ 100.00	\$ 151,300.00	\$ 100.00	\$ 151,300.00	\$ 98.00	\$ 148,274.00	\$ 129.00	\$ 195,177.00	\$ 125.00	\$ 189,125.00	\$ 95.00	\$ 143,735.00
3	POLYETHYLENE WRAP, 6"	FOOT	31	\$ 0.40	\$ 12.40	\$ 0.44	\$ 13.64	\$ 1.00	\$ 31.00	\$ 2.00	\$ 62.00	\$ 1.00	\$ 31.00	\$ 1.00	\$ 31.00	\$ 0.50	\$ 15.50	\$ 1.50	\$ 46.50	\$ 1.00	\$ 31.00	\$ 0.50	\$ 15.50	\$ 1.00	\$ 31.00	\$ 5.00	\$ 155.00
4	POLYETHYLENE WRAP, 8"	FOOT	1,513	\$ 0.40	\$ 605.20	\$ 0.44	\$ 665.72	\$ 1.00	\$ 1,513.00	\$ 2.00	\$ 3,026.00	\$ 1.00	\$ 1,513.00	\$ 1.00	\$ 1,513.00	\$ 0.50	\$ 756.50	\$ 1.00	\$ 1,513.00	\$ 1.00	\$ 1,513.00	\$ 0.50	\$ 756.50	\$ 1.00	\$ 1,513.00	\$ 5.00	\$ 7,565.00
5	GATE VALVE, 8-INCH (RESILIENT SEAT), AND VALVE BOX	EACH	6	\$ 1,516.00	\$ 9,096.00	\$ 1,814.23	\$ 10,885.38	\$ 1,700.00	\$ 10,200.00	\$ 2,500.00	\$ 15,000.00	\$ 2,800.00	\$ 16,800.00	\$ 1,785.00	\$ 10,710.00	\$ 2,350.00	\$ 14,100.00	\$ 2,500.00	\$ 15,000.00	\$ 2,500.00	\$ 15,000.00	\$ 2,215.00	\$ 13,290.00	\$ 3,000.00	\$ 18,000.00	\$ 4,000.00	\$ 24,000.00
6	FIRE HYDRANT ASSEMBLY WITH AUXILIARY VALVE, 6-INCH MJ	EACH	3.0	\$ 4,366.75	\$ 13,100.25	\$ 5,283.11	\$ 15,849.33	\$ 4,500.00	\$ 13,500.00	\$ 6,000.00	\$ 18,000.00	\$ 5,000.00	\$ 15,000.00	\$ 4,250.00	\$ 12,750.00	\$ 4,100.00	\$ 12,300.00	\$ 4,900.00	\$ 14,700.00	\$ 4,800.00	\$ 14,400.00	\$ 4,440.00	\$ 13,320.00	\$ 7,500.00	\$ 22,500.00	\$ 4,000.00	\$ 12,000.00
7	DUCTILE IRON FITTINGS	LB	2,479.0	\$ 8.80	\$ 21,815.20	\$ 4.64	\$ 11,502.56	\$ 5.00	\$ 12,395.00	\$ 3.50	\$ 8,676.50	\$ 5.00	\$ 12,395.00	\$ 7.00	\$ 17,353.00	\$ 3.00	\$ 7,437.00	\$ 0.01	\$ 24.79	\$ 10.00	\$ 24,790.00	\$ 4.16	\$ 10,312.64	\$ 0.01	\$ 24.79	\$ 5.00	\$ 12,395.00
8	FOUNDATION MATERIAL	CUYD	500	\$ 1.00	\$ 500.00	\$ 23.92	\$ 11,960.00	\$ 1.00	\$ 500.00	\$ 5.00	\$ 2,500.00	\$ 10.00	\$ 5,000.00	\$ 48.00	\$ 24,000.00	\$ 32.00	\$ 16,000.00	\$ 0.01	\$ 5.00	\$ 37.50	\$ 18,750.00	\$ 54.00	\$ 27,000.00	\$ 5.00	\$ 2,500.00	\$ 30.00	\$ 15,000.00
9	CONNECT TO EXISTING WATER MAIN	EACH	6	\$ 1,322.95	\$ 7,937.70	\$ 2,996.53	\$ 17,979.18	\$ 2,500.00	\$ 15,000.00	\$ 3,500.00	\$ 21,000.00	\$ 4,500.00	\$ 27,000.00	\$ 2,330.00	\$ 13,980.00	\$ 5,000.00	\$ 30,000.00	\$ 2,250.00	\$ 13,500.00	\$ 2,800.00	\$ 16,800.00	\$ 2,900.00	\$ 17,400.00	\$ 3,500.00	\$ 21,000.00	\$ 1,500.00	\$ 9,000.00
10	WATER SERVICE CONNECTION, 1-INCH	EACH	5	\$ 818.70	\$ 4,093.50	\$ 708.47	\$ 3,542.35	\$ 1,200.00	\$ 6,000.00	\$ 1,000.00	\$ 5,000.00	\$ 1,000.00	\$ 5,000.00	\$ 1,450.00	\$ 7,250.00	\$ 900.00	\$ 4,500.00	\$ 2,000.00	\$ 10,000.00	\$ 350.00	\$ 1,750.00	\$ 1,500.00	\$ 7,500.00	\$ 1,000.00	\$ 5,000.00	\$ 1,000.00	\$ 5,000.00
11	WATER SERVICE PIPE, 1-INCH TYPE K COPPER	FOOT	118	\$ 29.30	\$ 3,457.40	\$ 52.00	\$ 6,136.00	\$ 52.00	\$ 6,136.00	\$ 20.00	\$ 2,360.00	\$ 30.00	\$ 3,540.00	\$ 50.00	\$ 5,900.00	\$ 22.00	\$ 2,596.00	\$ 100.00	\$ 11,800.00	\$ 80.00	\$ 9,440.00	\$ 65.00	\$ 7,670.00	\$ 15.00	\$ 1,770.00	\$ 40.00	\$ 4,720.00
12	DISCONNECT AND ABANDON EXISTING WATER MAIN	EACH	6	\$ 661.50	\$ 3,969.00	\$ 634.12	\$ 3,804.72	\$ 1,200.00	\$ 7,200.00	\$ 1,000.00	\$ 6,000.00	\$ 2,000.00	\$ 12,000.00	\$ 2,000.00	\$ 12,000.00	\$ 3,620.00	\$ 21,720.00	\$ 1,200.00	\$ 7,200.00	\$ 800.00	\$ 4,800.00	\$ 500.00	\$ 3,000.00	\$ 1,500.00	\$ 9,000.00	\$ 1,200.00	\$ 7,200.00
13	VALVE BOXES TO BE ABANDONED	EACH	6	\$ 352.80	\$ 2,116.80	\$ 914.00	\$ 5,484.00	\$ 10.00	\$ 60.00	\$ 200.00	\$ 1,200.00	\$ 100.00	\$ 600.00	\$ 275.00	\$ 1,650.00	\$ 450.00	\$ 2,700.00	\$ 400.00	\$ 2,400.00	\$ 800.00	\$ 4,800.00	\$ 500.00	\$ 3,000.00	\$ 250.00	\$ 1,500.00	\$ 1,000.00	\$ 6,000.00
14	WATER MAIN TESTING - PRESSURE AND DISINFECTION	LSUM	1	\$ 6,000.00	\$ 6,000.00	\$ 1,991.00	\$ 1,991.00	\$ 1,500.00	\$ 1,500.00	\$ 6,000.00	\$ 6,000.00	\$ 10,000.00	\$ 10,000.00	\$ 2,500.00	\$ 2,500.00	\$ 5,500.00	\$ 5,500.00	\$ 4,100.00	\$ 4,100.00	\$ 2,800.00	\$ 2,800.00	\$ 750.00	\$ 750.00	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00
15	WATER MAIN PROTECTION, PVC, C-900, 12-INCH	FOOT	78	\$ 47.05	\$ 3,669.90	\$ 16.40	\$ 1,279.20	\$ 85.00	\$ 6,630.00	\$ 60.00	\$ 4,680.00	\$ 35.00	\$ 2,730.00	\$ 65.00	\$ 5,070.00	\$ 40.00	\$ 3,120.00	\$ 44.00	\$ 3,432.00	\$ 24.00	\$ 1,872.00	\$ 120.00	\$ 9,360.00	\$ 85.00	\$ 6,630.00	\$ 100.00	\$ 7,800.00
16	EXPLORATORY TRENCH	EACH	5	\$ 441.00	\$ 2,205.00	\$ 1,995.42	\$ 9,977.10	\$ 450.00	\$ 2,250.00	\$ 1,000.00	\$ 5,000.00	\$ 500.00	\$ 2,500.00	\$ 750.00	\$ 3,750.00	\$ 865.00	\$ 4,325.00	\$ 700.00	\$ 3,500.00	\$ 600.00	\$ 3,000.00	\$ 1.00	\$ 5.00	\$ 250.00	\$ 1,250.00	\$ 1,000.00	\$ 5,000.00
17	HOT-MIX ASPHALT PAVEMENT REMOVAL	SQYD	779	\$ 3.05	\$ 2,375.95	\$ 9.13	\$ 7,112.27	\$ 4.00	\$ 3,116.00	\$ 6.00	\$ 4,674.00	\$ 3.50	\$ 2,726.50	\$ 6.00	\$ 4,674.00	\$ 3.00	\$ 2,337.00	\$ 6.00	\$ 4,674.00	\$ 25.50	\$ 19,864.50	\$ 10.00	\$ 7,790.00	\$ 5.00	\$ 3,895.00	\$ 3.00	\$ 2,337.00
18	PAVEMENT PATCHING, SPECIAL	SQYD	180	\$ 48.65	\$ 8,757.00	\$ 87.78	\$ 15,800.40	\$ 65.00	\$ 11,700.00	\$ 43.00	\$ 7,740.00	\$ 46.00	\$ 8,280.00	\$ 92.00	\$ 16,560.00	\$ 33.00	\$ 5,940.00	\$ 64.00	\$ 11,520.00	\$ 48.00	\$ 8,640.00	\$ 75.00	\$ 13,500.00	\$ 55.00	\$ 9,900.00	\$ 50.00	\$ 9,000.00
19																											
20	CONCRETE DRIVEWAY REMOVAL AND REPLACEMENT	SQFT	87	\$ 9.30	\$ 809.10	\$ 15.05	\$ 1,309.35	\$ 7.00	\$ 609.00	\$ 11.00	\$ 957.00	\$ 12.00	\$ 1,044.00	\$ 82.00	\$ 7,134.00	\$ 19.00	\$ 1,653.00	\$ 19.00	\$ 1,653.00	\$ 25.00	\$ 2,175.00	\$ 15.00	\$ 1,305.00	\$ 85.00	\$ 7,395.00	\$ 20.00	\$ 1,740.00
21	SIDEWALK REMOVAL	SQFT	202	\$ 1.20	\$ 242.40	\$ 3.76	\$ 759.52	\$ 5.00	\$ 1,010.00	\$ 2.00	\$ 404.00	\$ 2.00	\$ 404.00	\$ 3.00	\$ 606.00	\$ 0.75	\$ 151.50	\$ 4.00	\$ 808.00	\$ 7.00	\$ 1,414.00	\$ 1.00	\$ 202.00	\$ 2.00	\$ 404.00	\$ 2.00	\$ 404.00
22	PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH	SQFT	202.0	\$ 8.15	\$ 1,646.30	\$ 10.03	\$ 2,026.06	\$ 15.00	\$ 3,030.00	\$ 8.00	\$ 1,616.00	\$ 6.50	\$ 1,313.00	\$ 10.00	\$ 2,020.00	\$ 17.50	\$ 3,535.00	\$ 10.00	\$ 2,020.00	\$ 7.80	\$ 1,575.60	\$ 14.00	\$ 2,828.00	\$ 8.00	\$ 1,616.00	\$ 7.00	\$ 1,414.00
23	DETECTABLE WARNINGS	SQFT	24	\$ 28.95	\$ 694.80	\$ 37.62	\$ 902.88	\$ 30.00	\$ 720.00	\$ 27.00	\$ 648.00	\$ 25.00	\$ 600.00	\$ 32.00	\$ 768.00	\$ 40.00	\$ 960.00	\$ 30.00	\$ 720.00	\$ 25.00	\$ 600.00	\$ 19.00	\$ 456.00	\$ 35.00	\$ 840.00	\$ 20.00	\$ 480.00
24	COMBINATION CONCRETE CURB AND GUTTER REMOVAL & REPLACEMENT	FOOT	48	\$ 32.45	\$ 1,557.60	\$ 26.33	\$ 1,263.84	\$ 34.00	\$ 1,632.00	\$ 48.00	\$ 2,304.00	\$ 55.00	\$ 2,640.00	\$ 75.00	\$ 3,600.00	\$ 58.00	\$ 2,784.00	\$ 74.00	\$ 3,552.00	\$ 80.00	\$ 3,840.00	\$ 55.00	\$ 2,640.00	\$ 40.00	\$ 1,920.00	\$ 35.00	\$ 1,680.00
25	FIRE HYDRANT REMOVAL	EACH	3	\$ 500.00	\$ 1,500.00	\$ 977.09	\$ 2,931.27	\$ 750.00	\$ 2,250.00	\$ 500.00	\$ 1,500.00	\$ 400.00	\$ 1,200.00	\$ 1,500.00	\$ 4,500.00	\$ 450.00	\$ 1,350.00	\$ 725.00	\$ 2,175.00	\$ 800.00	\$ 2,400.00	\$ 1,170.00	\$ 3,510.00	\$ 250.00	\$ 750.00	\$ 600.00	\$ 1,800.00
26	REMOVE AND REPLACE CULVERT, 8"	FOOT	25	\$ 38.55	\$ 963.75	\$ 43.75	\$ 1,093.75	\$ 52.00	\$ 1,300.00	\$ 40.00	\$ 1,000.00	\$ 50.00	\$ 1,250.00	\$													



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

CA #4

Tracking Number

PW 2016-24

Agenda Item Summary Memo

Title: Blackberry Woods – Completion of Improvements

Meeting and Date: City Council – April 26, 2016

Synopsis: Consideration of Bid Award

Council Action Previously Taken:

Date of Action: PW – 4/19/16 Action Taken: Moved forward to CC consent agenda

Item Number: PW 2016-24

Type of Vote Required:

Council Action Requested: Consideration of Contract Award

Submitted by: Brad Sanderson Engineering
Name Department

Agenda Item Notes:



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: April 8, 2016
Subject: Blackberry Woods – Completion of Improvements

Bids were received, opened and tabulated for work to be done on the project at 10:15 a.m., April 7, 2016. Representatives of contractors bidding the project, the City, and our firm were in attendance. A tabulation of the bids and the engineer's estimate is attached for your information and record. The low bid was below our engineer's estimate and within the value of the funds obtained (\$174,016.00) to complete the improvements.

Work not included within the above noted bid include maintenance of the storm water management basins and the removal of dead trees from the park site. This will be handled under separate contracts.

Therefore, we recommend the acceptance of the bid and approval of award be made to the low bidder, Jensen Excavating, LLC, 8751 E. Highpoint Road, Yorkville, IL 60560 in the amount of **\$149,760.00.**

If you have any questions or require additional information, please let us know.



BID TABULATION
BLACKBERRY WOODS COMPLETION OF IMPROVEMENTS

		BID TABULATION		JENSEN EXCAVATING		PERFORMANCE CONSTRUCTION & ENG		SUPERIOR EXCAVATING		WILKINSON EXCAVATING		LEN COX & SONS EXCAVATING		H. LINDEN & SONS SEWER & WATER		ENGINEER'S ESTIMATE	
		BIDS RECD	4/7/2016	8751 E. Highpoint Road		1000 Independence Blvd		P.O. Box 575		725 E. LaSalle Street		1203 Theodore Street		722 E. South Street- Unit D		52 Wheeler Road	
				Yorkville, IL 60560		Yorkville, IL 60560		Channahon, IL 60410		Somonauk, IL 60552		Crest Hill, IL 60403		Plano, IL 60545		Sugar Grove, IL 60554	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	ADJUST STRUCTURE TO GRADE	EACH	2	\$ 300.00	\$ 600.00	\$ 950.00	\$ 1,900.00	\$ 400.00	\$ 800.00	\$ 750.00	\$ 1,500.00	\$ 625.00	\$ 1,250.00	\$ 1,000.00	\$ 2,000.00	\$ 500.00	\$ 1,000.00
2	RESET FRAME AND ADJUSTING RINGS	EACH	1	\$ 150.00	\$ 150.00	\$ 300.00	\$ 300.00	\$ 250.00	\$ 250.00	\$ 112.00	\$ 112.00	\$ 850.00	\$ 850.00	\$ 1,000.00	\$ 1,000.00	\$ 250.00	\$ 250.00
3	INSTALL, REINSTALL OR REPAIR FILLETS IN STORM STRUCTURE	EACH	27	\$ 100.00	\$ 2,700.00	\$ 75.00	\$ 2,025.00	\$ 200.00	\$ 5,400.00	\$ 200.00	\$ 5,400.00	\$ 650.00	\$ 17,550.00	\$ 1,200.00	\$ 32,400.00	\$ 75.00	\$ 2,025.00
4	TELEWISE STORM SEWER	FOOT	5,500	\$ 3.00	\$ 16,500.00	\$ 2.50	\$ 13,750.00	\$ 4.00	\$ 22,000.00	\$ 3.50	\$ 19,250.00	\$ 3.15	\$ 17,325.00	\$ 5.00	\$ 27,500.00	\$ 1.55	\$ 8,525.00
5	INSTALL STEP AND CHIMNEY SEAL	EACH	1	\$ 250.00	\$ 250.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 600.00	\$ 600.00	\$ 850.00	\$ 850.00	\$ 1,500.00	\$ 1,500.00	\$ 350.00	\$ 350.00
6	CLEAN STORM STRUCTURE	EACH	15.0	\$ 250.00	\$ 3,750.00	\$ 300.00	\$ 4,500.00	\$ 260.00	\$ 3,900.00	\$ 300.00	\$ 4,500.00	\$ 250.00	\$ 3,750.00	\$ 800.00	\$ 12,000.00	\$ 250.00	\$ 3,750.00
7	BACKFILL AROUND STRUCTURE	EACH	5.0	\$ 200.00	\$ 1,000.00	\$ 350.00	\$ 1,750.00	\$ 350.00	\$ 1,750.00	\$ 450.00	\$ 2,250.00	\$ 650.00	\$ 3,250.00	\$ 100.00	\$ 500.00	\$ 250.00	\$ 1,250.00
8	PAINT FIRE HYDRANTS	EACH	20	\$ 100.00	\$ 2,000.00	\$ 200.00	\$ 4,000.00	\$ 175.00	\$ 3,500.00	\$ 100.00	\$ 2,000.00	\$ 450.00	\$ 9,000.00	\$ 640.00	\$ 12,800.00	\$ 100.00	\$ 2,000.00
9	REPAIR AUXILIARY VALVE	EACH	2	\$ 250.00	\$ 500.00	\$ 400.00	\$ 800.00	\$ 150.00	\$ 300.00	\$ 225.00	\$ 450.00	\$ 2,000.00	\$ 4,000.00	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00
10	ADJUST AUXILIARY VALVE TO GRADE	EACH	8	\$ 150.00	\$ 1,200.00	\$ 200.00	\$ 1,600.00	\$ 125.00	\$ 1,000.00	\$ 90.00	\$ 720.00	\$ 375.00	\$ 3,000.00	\$ 300.00	\$ 2,400.00	\$ 250.00	\$ 2,000.00
11	PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH	SF	5,500	\$ 7.80	\$ 42,900.00	\$ 6.75	\$ 37,125.00	\$ 7.25	\$ 39,875.00	\$ 10.60	\$ 58,300.00	\$ 7.00	\$ 38,500.00	\$ 7.50	\$ 41,250.00	\$ 8.00	\$ 44,000.00
12	SILT FENCE REMOVAL	FOOT	300	\$ 2.00	\$ 600.00	\$ 1.50	\$ 450.00	\$ 1.50	\$ 450.00	\$ 0.66	\$ 198.00	\$ 3.00	\$ 900.00	\$ 1.00	\$ 300.00	\$ 5.00	\$ 1,500.00
13	DETECTABLE WARNINGS	SF	80	\$ 22.00	\$ 1,760.00	\$ 25.00	\$ 2,000.00	\$ 28.00	\$ 2,240.00	\$ 25.00	\$ 2,000.00	\$ 35.00	\$ 2,800.00	\$ 30.00	\$ 2,400.00	\$ 35.00	\$ 2,800.00
14	INSTALL WATER SERVICE, 1" COPPER W/ B-BOX, LONG	EACH	3	\$ 2,700.00	\$ 8,100.00	\$ 2,600.00	\$ 7,800.00	\$ 2,000.00	\$ 6,000.00	\$ 6,500.00	\$ 19,500.00	\$ 2,500.00	\$ 7,500.00	\$ 100.00	\$ 300.00	\$ 2,000.00	\$ 6,000.00
15	INSTALL WATER SERVICE, 1" COPPER W/ B-BOX, SHORT	EACH	2	\$ 1,200.00	\$ 2,400.00	\$ 1,900.00	\$ 3,800.00	\$ 800.00	\$ 1,600.00	\$ 4,500.00	\$ 9,000.00	\$ 1,150.00	\$ 2,300.00	\$ 100.00	\$ 200.00	\$ 1,200.00	\$ 2,400.00
16	EMERALD LUSTRE NORWAY MAPLE, 2.5" CALIPER, BALLED AND BURLAPPED	EACH	4	\$ 300.00	\$ 1,200.00	\$ 500.00	\$ 2,000.00	\$ 592.00	\$ 2,368.00	\$ 350.00	\$ 1,400.00	\$ 515.00	\$ 2,060.00	\$ 550.00	\$ 2,200.00	\$ 500.00	\$ 2,000.00
17	COMMON HACKBERRY, 2.5" CALIPER, BALLED AND BURLAPPED	EACH	6	\$ 400.00	\$ 2,400.00	\$ 515.00	\$ 3,090.00	\$ 505.00	\$ 3,030.00	\$ 450.00	\$ 2,700.00	\$ 515.00	\$ 3,090.00	\$ 565.00	\$ 3,390.00	\$ 500.00	\$ 3,000.00
18	SKYLINE HONEYLOCUST, 2.5" CALIPER, BALLED AND BURLAPPED	EACH	8	\$ 400.00	\$ 3,200.00	\$ 550.00	\$ 4,400.00	\$ 537.00	\$ 4,296.00	\$ 450.00	\$ 3,600.00	\$ 515.00	\$ 4,120.00	\$ 587.00	\$ 4,696.00	\$ 500.00	\$ 4,000.00
19	AUTUMN BLAZE PEAR, 2.5" CALIPER, BALLED AND BURLAPPED	EACH	3	\$ 400.00	\$ 1,200.00	\$ 520.00	\$ 1,560.00	\$ 520.00	\$ 1,560.00	\$ 450.00	\$ 1,350.00	\$ 515.00	\$ 1,545.00	\$ 570.00	\$ 1,710.00	\$ 500.00	\$ 1,500.00
20	SWAMP WHITE OAK, 2.5" CALIPER, BALLED AND BURLAPPED	EACH	9	\$ 430.00	\$ 3,870.00	\$ 550.00	\$ 4,950.00	\$ 540.00	\$ 4,860.00	\$ 500.00	\$ 4,500.00	\$ 535.00	\$ 4,815.00	\$ 590.00	\$ 5,310.00	\$ 500.00	\$ 4,500.00
21	BUR OAK, 2.5" CALIPER, BALLED AND BURLAPPED	EACH	1	\$ 420.00	\$ 420.00	\$ 550.00	\$ 550.00	\$ 585.00	\$ 585.00	\$ 500.00	\$ 500.00	\$ 535.00	\$ 535.00	\$ 585.00	\$ 585.00	\$ 500.00	\$ 500.00
22	GREENSPIRE LITTLELEAF LINDEN, 2.5" CALIPER, BALLED AND BURLAPPED	EACH	4.0	\$ 390.00	\$ 1,560.00	\$ 520.00	\$ 2,080.00	\$ 520.00	\$ 2,080.00	\$ 450.00	\$ 1,800.00	\$ 515.00	\$ 2,060.00	\$ 569.00	\$ 2,276.00	\$ 500.00	\$ 2,000.00
23	REDMOND AMERICAN LINDEN, 2.5" CALIPER, BALLED AND BURLAPPED	EACH	14	\$ 410.00	\$ 5,740.00	\$ 520.00	\$ 7,280.00	\$ 520.00	\$ 7,280.00	\$ 450.00	\$ 6,300.00	\$ 515.00	\$ 7,210.00	\$ 569.00	\$ 7,966.00	\$ 500.00	\$ 7,000.00
24	APPLE SERVICEBERRY, 6' TALL, CLUMP FORM (ORNAMENTAL)	EACH	6	\$ 325.00	\$ 1,950.00	\$ 450.00	\$ 2,700.00	\$ 440.00	\$ 2,640.00	\$ 350.00	\$ 2,100.00	\$ 475.00	\$ 2,850.00	\$ 480.00	\$ 2,880.00	\$ 350.00	\$ 2,100.00
25	BLACK ALDER, 6' TALL, CLUMP FORM (ORNAMENTAL)	EACH	12	\$ 400.00	\$ 4,800.00	\$ 450.00	\$ 5,400.00	\$ 440.00	\$ 5,280.00	\$ 400.00	\$ 4,800.00	\$ 500.00	\$ 6,000.00	\$ 480.00	\$ 5,760.00	\$ 350.00	\$ 4,200.00
26	RIVER BIRCH, 6' TALL, CLUMP FORM (ORNAMENTAL)	EACH	4	\$ 310.00	\$ 1,240.00	\$ 450.00	\$ 1,800.00	\$ 452.00	\$ 1,808.00	\$ 350.00	\$ 1,400.00	\$ 475.00	\$ 1,900.00	\$ 490.00	\$ 1,960.00	\$ 350.00	\$ 1,400.00
27	THORNLESS COCKSPUR HAWTHORN, 6' TALL, CLUMP FORM (ORNAMENTAL)	EACH	7	\$ 350.00	\$ 2,450.00	\$ 450.00	\$ 3,150.00	\$ 425.00	\$ 2,975.00	\$ 400.00	\$ 2,800.00	\$ 450.00	\$ 3,150.00	\$ 465.00	\$ 3,255.00	\$ 350.00	\$ 2,450.00
28	WHITE FIR, 6' TALL (EVERGREEN)	EACH	11	\$ 400.00	\$ 4,400.00	\$ 710.00	\$ 7,810.00	\$ 660.00	\$ 7,260.00	\$ 400.00	\$ 4,400.00	\$ 450.00	\$ 4,950.00	\$ 776.00	\$ 8,536.00	\$ 600.00	\$ 6,600.00
29	BLACK HILLS SPRUCE, 6' TALL (EVERGREEN)	EACH	2	\$ 350.00	\$ 700.00	\$ 500.00	\$ 1,000.00	\$ 470.00	\$ 940.00	\$ 390.00	\$ 780.00	\$ 425.00	\$ 850.00	\$ 510.00	\$ 1,020.00	\$ 600.00	\$ 1,200.00
30	AUSTRIAN PINE, 6' TALL (EVERGREEN)	EACH	6	\$ 370.00	\$ 2,220.00	\$ 500.00	\$ 3,000.00	\$ 470.00	\$ 2,820.00	\$ 400.00	\$ 2,400.00	\$ 425.00	\$ 2,550.00	\$ 510.00	\$ 3,060.00	\$ 600.00	\$ 3,600.00
31	MISCELLANEOUS ADDITIONS TO THE PROJECT AT THE CITY'S DISCRETION	UNIT	10,000	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00
32	INSPECT LIGHTING SYSTEM	LSUM	1	\$ 2,000.00	\$ 2,000.00	\$ 4,800.00	\$ 4,800.00	\$ 1,500.00	\$ 1,500.00	\$ 5,800.00	\$ 5,800.00	\$ 7,000.00	\$ 7,000.00	\$ 20,000.00	\$ 20,000.00	\$ 7,025.00	\$ 7,025.00
33	INSTALL NEW LIGHT POLE	EACH	4	\$ 4,000.00	\$ 16,000.00	\$ 4,300.00	\$ 17,200.00	\$ 4,000.00	\$ 16,000.00	\$ 5,100.00	\$ 20,400.00	\$ 10,000.00	\$ 40,000.00	\$ 6,500.00	\$ 26,000.00	\$ 4,250.00	\$ 17,000.00
BASE BID - TOTAL FOR ITEMS 1-33					149,760.00		165,070.00		166,847.00		202,810.00		217,510.00		249,154.00		159,925.00

* Corrected Total



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

CA #5

Tracking Number

PW 2016-25

Agenda Item Summary Memo

Title: Countryside Water Main and Roadway Improvements

Meeting and Date: City Council – April 26, 2016

Synopsis: Consideration of Change Order No. 1

Council Action Previously Taken:

Date of Action: PW – 4/19/16 Action Taken: Moved forward to CC consent agenda

Item Number: PW 2016-25

Type of Vote Required: _____

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson Engineering
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville,
tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: April 11, 2016
Subject: Countryside Water Main and Roadway Imp. – Change Order No. 1

The purpose of this memo is to present Change Order No. 1 for the above referenced project.

A Change Order, as defined by in the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

Background:

The United City of Yorkville and Geneva Construction Co. entered into an agreement for a contract value of \$4,307,538.03 for the above referenced project. Construction is scheduled to begin in mid-April.

Questions Presented:

Should the City approve Change Order No. 1 which would increase the contract amount by \$451,885.10?

Discussion:

Change Order No. 1 includes the additions of paving and water main on E. Blackberry Lane, paving only on W. Countryside Parkway (Center Pkwy to W. Kendall Dr), Palmer Court, and Naden Court, and curb replacement on Center Parkway and Kendall Drive.

Since the City received favorable bids on the original planned work, we are able to add the proposed work and remain within the overall project budget.

We are recommending approval of the Change Order.

Action Required:

Consideration of approval from the City Council for Change Order No. 1.

CHANGE ORDER

Order No. 1

Date: April 11, 2016

Agreement Date: March 28, 2016

NAME OF PROJECT: Countryside Water Main and Roadway Improvements

OWNER: United City of Yorkville

CONTRACTOR: Geneva Construction Company

The following changes are hereby made to the CONTRACT DOCUMENTS:

<u>Change</u>	<u>Value</u>
1) Addition of W. Countryside Parkway (Center Pkwy to Kendall Dr.)	\$48,885.25
2) Addition of Palmer Court	\$58,871.80
3) Addition of Naden Court	\$60,340.05
4) Addition of E. Blackberry Lane	\$141,388.00
5) Addition of Center Parkway and Countryside Parkway Curb Replacement	\$142,400.00

Change of CONTRACT PRICE:

Original CONTRACT PRICE: \$4,307,538.03

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S): \$4,307,538.03

The CONTRACT PRICE due to this CHANGE ORDER will be INCREASED by: \$ 451,885.10

The new CONTRACT PRICE including this CHANGE ORDER will be: \$4,759,423.13

Justification:

1-5) Additional roads added due to surplus budget. See attached spreadsheet for cost breakdown per street.

Change to CONTRACT TIME:

The contract time is increased/~~decreased~~ by 0 days.

Requested by: _____ Geneva Construction Co.

Recommended by: _____ Engineering Enterprises, Inc.

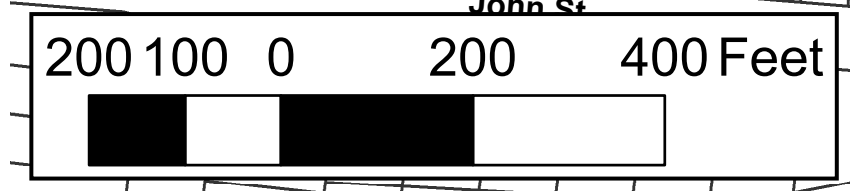
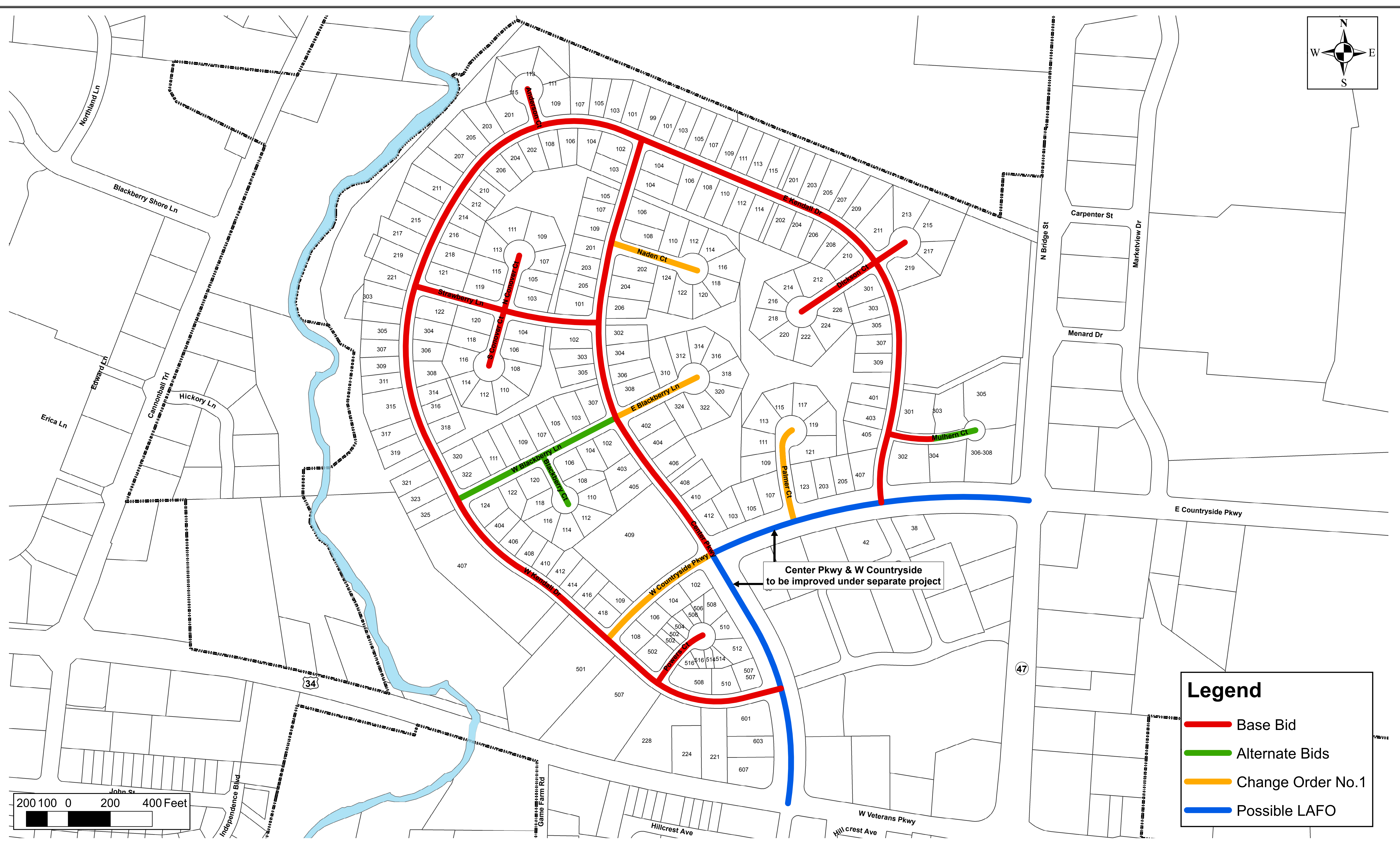
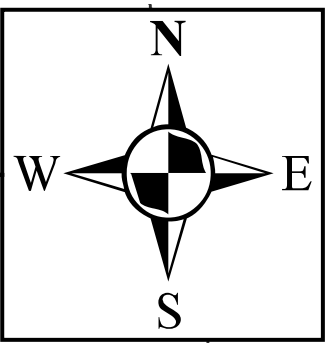
Accepted by: _____ United City of Yorkville

**COUNTRYSIDE WATER MAIN & ROADWAY IMPROVEMENTS
CONTRACT ADDITIONS**

ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	W. Countryside		Palmer Ct.		Naden Ct.		E. Blackberry		Center & E. Countryside	
				QUANTITY	VALUE	QUANTITY	VALUE	QUANTITY	VALUE	QUANTITY	VALUE	QUANTITY	VALUE
1	TREE REMOVAL, 6-15 UNIT DIAMETER	UNIT	\$16.50										
2	TREE REMOVAL, OVER 15 UNIT DIAMETER	UNIT	\$18.00										
3	TREE ROOT PRUNING	EACH	\$70.00							2	\$ 140.00		
4	CONNECTION TO EXISTING 4-INCH WATER MAIN	EACH	\$4,400.00										
5	CONNECTION TO EXISTING 6-INCH WATER MAIN	EACH	\$4,800.00										
6	CONNECTION TO EXISTING 8-INCH WATER MAIN	EACH	\$5,500.00							1	\$ 5,500.00		
7	CONNECTION TO EXISTING 12-INCH WATER MAIN	EACH	\$5,800.00										
8	WATER MAIN, 4-INCH D.I.P, CLASS 52, WITH POLYETHYLENE WRAP	LF	\$120.00										
9	WATER MAIN, 6-INCH D.I.P, CLASS 52, WITH POLYETHYLENE WRAP	LF	\$140.00										
10	WATER MAIN, 8-INCH D.I.P, CLASS 52, WITH POLYETHYLENE WRAP	LF	\$62.00							441	\$ 27,342.00		
11	WATER MAIN, 12-INCH D.I.P, CLASS 52, WITH POLYETHYLENE WRAP	LF	\$83.00										
12	GATE VALVE , 4-INCH (RESILIENT SEAT) IN VALVE BOX	EACH	\$1,700.00										
13	GATE VALVE, 6-INCH (RESILIENT SEAT) IN VALVE BOX	EACH	\$1,800.00										
14	GATE VALVE, 8-INCH (RESILIENT SEAT) IN VALVE BOX	EACH	\$2,250.00							1	\$ 2,250.00		
15	GATE VALVE & VALVE VAULT, 12-INCH (RESILENT SEAT) IN 60-INCH VAULT	EACH	\$5,500.00										
16	WATER MAIN LINE STOP, 6-INCH	EACH	\$9,000.00										
17	FIRE HYDRANT ASSEMBLY, WITH AUXILIARY VALVE, 6-INCH MJ	EACH	\$4,600.00							2	\$ 9,200.00		
18	FIRE HYDRANT ASSEMBLY, WITH AUXILIARY VALVE, 2-INCH MJ	EACH	\$2,500.00										
19	TEMPORARY FLUSHING FIRE HYDRANT	EACH	\$4,600.00										
20	DUCTILE IRON FITTINGS	LB	\$2.00							349	\$ 698.00		
21	WATER MAIN PROTECTION, PVC C-900, 12-INCH	LF	\$100.00										
22	WATER MAIN PROTECTION, PVC C-900, 18-INCH	LF	\$80.00										
23	WATER MAIN INSULATION	LF	\$12.00										
24	SANITARY SEWER REMOVAL AND REPLACEMENT	LF	\$100.00										
25	STORM SEWER REMOVAL AND REPLACEMENT	LF	\$80.00										
26	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL-TYPE 1	TON	\$10.00							25	\$ 250.00		
27	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL-TYPE 2	TON	\$10.00							25	\$ 250.00		
28	SELECT GRANULAR BACKFILL	CY	\$25.00							735	\$ 18,375.00		
29	FOUNDATION MATERIAL	CY	\$1.00							10	\$ 10.00		
30	EXPLORATORY EXCAVATION	EACH	\$750.00							3	\$ 2,250.00		

ITEM			UNIT	W. Countryside		Palmer Ct.		Naden Ct.		E. Blackberry		Center & E. Countryside	
NO.	DESCRIPTION	UNIT	PRICE	QUANTITY	VALUE	QUANTITY	VALUE	QUANTITY	VALUE	QUANTITY	VALUE	QUANTITY	VALUE
31	WATER SERVICE CONNECTION, 1-INCH	EACH	\$1,000.00							8	\$ 8,000.00		
32	WATER SERVICE CONNECTION, 2-INCH	EACH	\$2,000.00										
33	WATER SERVICE PIPE, 1-INCH PEX, OPEN CUT	LF	\$1.00							50	\$ 50.00		
34	WATER SERVICE PIPE, 1-INCH PEX, TRENCHLESS	LF	\$10.00							307	\$ 3,070.00		
35	WATER SERVICE PIPE, 2-INCH PEX, OPEN CUT	LF	\$2.00										
36	WATER SERVICE PIPE, 2-INCH PEX, TRENCHLESS	LF	\$845.00										
37	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, 6-INCH	EACH	\$350.00							2	\$ 700.00		
38	DISCONNECT AND ABANDON EXISTING WATER MAIN	EACH	\$1,400.00							1	\$ 1,400.00		
39A	WATER MAIN TESTING - PRESSURE AND DISINFECTION (BASE BID)	LS	\$15,000.00										
39B	WATER MAIN TESTING - PRESSURE AND DISINFECTION (ALTERNATE 1)	LS	\$1,200.00										
39C	WATER MAIN TESTING - PRESSURE AND DISINFECTION (ALTERNATE 2)	LS	\$275.00										
39D	WATER MAIN TESTING - PRESSURE AND DISINFECTION (CO 1 - E. BLACKBERRY)	LS	\$1,000.00							1	\$ 1,000.00		
40	HOT-MIX ASPHALT PAVEMENT REMOVAL	SY	\$6.50										
41	HOT-MIX ASPHALT PAVEMENT, 4-INCH, WITH 12-INCH AGGREGATE BASE	SY	\$48.15										
42	HOT-MIX ASPHALT PAVEMENT, 7-INCH, WITH 12-INCH AGGREGATE BASE	SY	\$73.00										
43	HOT-MIX ASPHALT PAVEMENT REMOVAL, VARIABLE DEPTH, SPECIAL	SY	\$5.80										
44	HOT-MIX ASPHALT BINDER PATCH, 2.5-INCH, SPECIAL	SY	\$12.00										
45	DRIVEWAY PAVEMENT REMOVAL, SPECIAL	SY	\$8.50					15	\$ 127.50	95	\$ 807.50		
46	HMA DRIVEWAY PAVEMENT, N50, 3-INCH, WITH 8-INCH AGGREGATE BASE	SY	\$47.25										
47	HMA DRIVEWAY PAVEMENT, N50, 4-INCH, WITH 8-INCH AGGREGATE BASE	SY	\$61.00										
48	PORTLAND CEMENT CONCRETE DRIVEWAY, 6-INCH, WITH 4-INCH AGGREGATE BASE	SY	\$60.10					15	\$ 901.50	95	\$ 5,709.50		
49	PORTLAND CEMENT CONCRETE DRIVEWAY, 8-INCH, WITH 4-INCH AGGREGATE BASE	SY	\$75.70										
50	BRICK PAVER DRIVEWAY REMOVAL AND REPLACEMENT, WITH 6-INCH AGGREGATE BASE	SF	\$9.00										
51	CONCRETE CURB AND GUTTER REMOVAL	LF	\$6.35	215	\$ 1,365.25	100	\$ 635.00	150	\$ 952.50	139	\$ 882.65	5,000	\$ 31,750.00
52	COMBINATION CONCRETE CURB AND GUTTER	LF	\$21.45	215	\$ 4,611.75	100	\$ 2,145.00	150	\$ 3,217.50	139	\$ 2,981.55	5,000	\$ 107,250.00
53	VAVLE VAULT TO BE ABANDONED	EACH	\$250.00							1	\$ 250.00		
54	VAVLE BOX TO BE ABANDONES	EACH	\$100.00										
55	FIRE HYDRANT REMOVAL	EACH	\$350.00							1	\$ 350.00		
56	SIGN TO BE REMOVED AND RESET	EACH	\$260.00										
57	MAILBOX TO BE REMOVED AND REPLACED	EACH	\$150.00										
58	REPLACEMENT TREE, 2.5" CALIPER (MIN.), BALLED AND BURLAPPED	EACH	\$435.00										

ITEM NO.	DESCRIPTION	UNIT	PRICE	W. Countryside		Palmer Ct.		Naden Ct.		E. Blackberry		Center & E. Countryside	
				QUANTITY	VALUE	QUANTITY	VALUE	QUANTITY	VALUE	QUANTITY	VALUE	QUANTITY	VALUE
59	RESTORATION	SY	\$9.00							200	\$ 1,800.00		
60A	TRAFFIC CONTROL AND PROTECTION (BASE BID)	LS	\$95,000.00										
60B	TRAFFIC CONTROL AND PROTECTION (ALTERNATE 1)	LS	\$800.00										
60C	TRAFFIC CONTROL AND PROTECTION (ALTERNATE 2)	LS	\$350.00										
60D	TRAFFIC CONTROL AND PROTECTION (CO 1 - PAVING & WM)	LS	\$1,200.00	0.25	\$ 300.00	0.25	\$ 300.00	0.25	\$ 300.00	0.25	\$ 300.00		
60E	TRAFFIC CONTROL AND PROTECTION (CO 1 - COUNTRYSIDE & CENTER CURB)	LS	\$1,000.00									1	\$ 1,000.00
61	ALLOWANCE-ITEMS ORDERED BY THE ENGINEER	UNIT	\$1.00							2,000	\$ 2,000.00		
62	PREPARATION OF BASE	SQ YD	\$0.55	1,815	\$ 998.25	2,400	\$ 1,320.00	2,400	\$ 1,320.00	2,000	\$ 1,100.00		
63	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	\$35.00	100	\$ 3,500.00	100	\$ 3,500.00	100	\$ 3,500.00	60	\$ 2,100.00		
64	AGGREGATE SUBGRADE IMPROVEMENT	SQ YD	\$9.50	100	\$ 950.00	100	\$ 950.00	100	\$ 950.00	180	\$ 1,710.00		
65	HOT-MIX ASPHALT SURFACE REMOVAL-BUTT JOINT	SQ YD	\$8.65	30	\$ 259.50	45	\$ 389.25						
66	HOT-MIX ASPHALT SURFACE REMOVAL, 4-INCH	SQ YD	\$4.00	1,815	\$ 7,260.00	2,400	\$ 9,600.00	2,400	\$ 9,600.00	2,000	\$ 8,000.00		
67	BITUMINOUS MATERAIL (PRIME COAT)	GALLON	\$0.01	550	\$ 5.50	725	\$ 7.25	725	\$ 7.25	1,200	\$ 12.00		
68	HOT-MIX ASPHALT BINER COURSE, IL-19.0, N50	TON	\$64.00	261	\$ 16,704.00	350	\$ 22,400.00	350	\$ 22,400.00	260	\$ 16,640.00		
69	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	\$72.00	157	\$ 11,304.00	215	\$ 15,480.00	215	\$ 15,480.00	205	\$ 14,760.00		
70	SIDEWALK REMOVAL	SQ FT	\$0.90										
71	SIDEWALK REMOVAL AND REPLACEMENT, WITH 4-INCH AGGREGATE BASE	SQ FT	\$7.15	100	\$ 715.00	150	\$ 1,072.50	100	\$ 715.00	148	\$ 1,058.20		
72	PORTLAND CEMENT CONCRETE SIDEWALK 5-INCH, SPECIAL	SQ FT	\$7.45										
73	DETECTABLE WARNINGS	SQ FT	\$24.00	16	\$ 384.00	24	\$ 576.00	16	\$ 384.00				
74	MANHOLES TO BE ADJUSTED	EACH	\$415.00										
75	INLETS TO BE ADJUSTED	EACH	\$375.00										
76	NEW FRAME AND LID OR GRATE	EACH	\$325.00										
77	INLET TY A, SPECIAL	EACH	\$1,200.00										
78	MANHOLE TO BE RECONSTRUCTED	EACH	\$1,250.00										
79	SANITARY MANHOLES TO BE ADJUSTED	EACH	\$850.00										
80	PIPE UNDERDRAINS, 4-INCH	LF	\$30.00										
81	REMOVE CURB ASPHALT	EACH	\$95.00										
82	ROADWAY EDGE CRACK SEALING	LF	\$0.48	1,100	\$ 528.00	1,035	\$ 496.80	1,010	\$ 484.80	920	\$ 441.60	5,000	\$ 2,400.00
	TOTAL			\$ 48,885.25		\$ 58,871.80		\$ 60,340.05		\$ 141,388.00		\$ 142,400.00	
TOTAL CHANGE ORDER NO. 1													\$ 451,885.10



Legend

Base Bid

Alternate Bids

Change Order No.1

Possible LAFO



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

CA #6

Tracking Number

PW 2016-26

Agenda Item Summary Memo

Title: 2016 RTBR Program

Meeting and Date: City Council – April 26, 2016

Synopsis: Consideration of Additional Work

Council Action Previously Taken:

Date of Action: PW – 4/19/16 Action Taken: Moved forward to CC consent agenda

Item Number: PW 2016-26

Type of Vote Required: _____

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson

Name

Engineering

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: April 8, 2016
Subject: 2016 RTBR Program – Additional Work

The purpose of this memo is to present a quote for additional work for the above referenced project.

Background:

The United City of Yorkville and D Construction, Co. entered into an agreement on March 22, 2016 for a contract value of **\$515,056.39** for the above referenced project. The value of the contract is substantially lower than the amount that is budgeted for FY2017.

We are currently projecting that \$110,000 +/- is available for additional roadway work under the current RTBR budget. In addition, there are additional funds available from the bond proceeds left over from the Game Farm Road project.

The proposed locations of the additional work are noted in the attached exhibit. Many of the additional streets were planned to be improved in 2018 as part of the most recent five year plan.

Note that due to the fact that the existing contract between the City and D Construction utilized MFT funds, we are unable to add additional streets via change order. Therefore a separate quote was solicited from D for the additional work.

Questions Presented:

Should the City approve the additional work which is estimated to be \$313,413.47?

Discussion:

D Construction, Co. has indicated that they will hold their prices from the originally bid project for the additional work and have provided a letter accordingly.

Note that included in the additional work is the removal and replacement of sidewalk along Church Street. The sidewalk is in disrepair (see attached pictures) and should be replaced.

The funding of the additional work is broken down as follows:

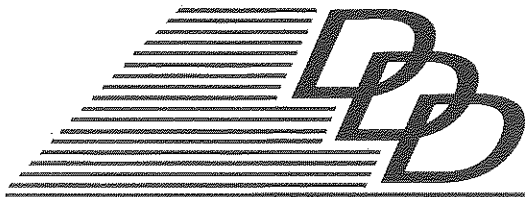
RTBR Funds \$110,000.00

Bond Funds \$203,413.47

We recommend proceeding with the additional work.

Action Required:

Consideration of approval from the City Council for additional RTBR work.



"D" Construction, Inc.

General Contractor

1488 South Broadway • Coal City, IL 60416
Office (815) 634-2555 • FAX (815) 634-8748

United City of Yorkville
610 Tower Lane
Yorkville, IL 60560

April 8, 2016

Re: 2016 MFT - Additional Work

Gentlemen:

In reference to the above captioned project, it is our pleasure to quote you on additional paving work.

DESCRIPTION	Bid Quantity	Unit	Unit Price	Amount
1 BIT MATLS (PRIME COAT)	9635.0	POUND	\$0.01	\$96.35
2 BUTT JOINT	362.0	SY	\$0.01	\$3.62
3 LEV BINDER HM N50	0.0	TON	\$0.01	\$0.00
4 LEV BINDER MM N50	960.0	TON	\$60.00	\$57,600.00
5 HMA SURFACE N50	1435.0	TON	\$61.00	\$87,535.00
6 INCIDENTAL HMA SURFACING	0.0	TON	\$75.00	\$0.00
7 PCC WALK REMOVAL	6067.0	SF	\$1.75	\$10,617.25
8 PCC WALK 5"	6067.0	SF	\$6.00	\$36,402.00
9 DETECTIBLE WARNINGS PLASTIC	297.0	SF	\$25.00	\$7,425.00
10 BIT SURF REM 2.5"	15290.0	SY	\$2.15	\$32,873.50
11 CL D PATCH 4	1380.0	SY	\$30.00	\$40,800.00
12 PCC CURB R&R	370.0	FT	\$35.00	\$12,950.00
13 MAN ADJUST W/NEW F & LID TY 1	13.0	Each	\$550.00	\$7,150.00
14 INLETS TO BE ADJ	7.0	Each	\$350.00	\$2,450.00
15 VALVE BOX ADJ	3.0	Each	\$250.00	\$750.00
16 RESTORATION	1102.0	SY	\$11.00	\$12,122.00
17 AGGREGATE SHOULDER	5.0	TON	\$100.00	\$500.00
18 CRACK ROUTING	0.0	FT	\$0.01	\$0.00
19 CRACK FILLING	0.0	POUND	\$1.47	\$0.00
20 CRACK SEALING	7525.0	FT	\$0.55	\$4,138.75
21 BASE PREPARATION	0.0	SY	\$3.25	\$0.00
22 THPL L&S	0.0	SF	\$6.62	\$0.00
23 THPL 4	0.0	FT	\$1.49	\$0.00
24 THPL 6	0.0	FT	\$2.21	\$0.00
25 THPL 12	0.0	FT	\$4.42	\$0.00
26 THPL 24	0.0	FT	\$8.83	\$0.00
TOTAL				\$313,413.47

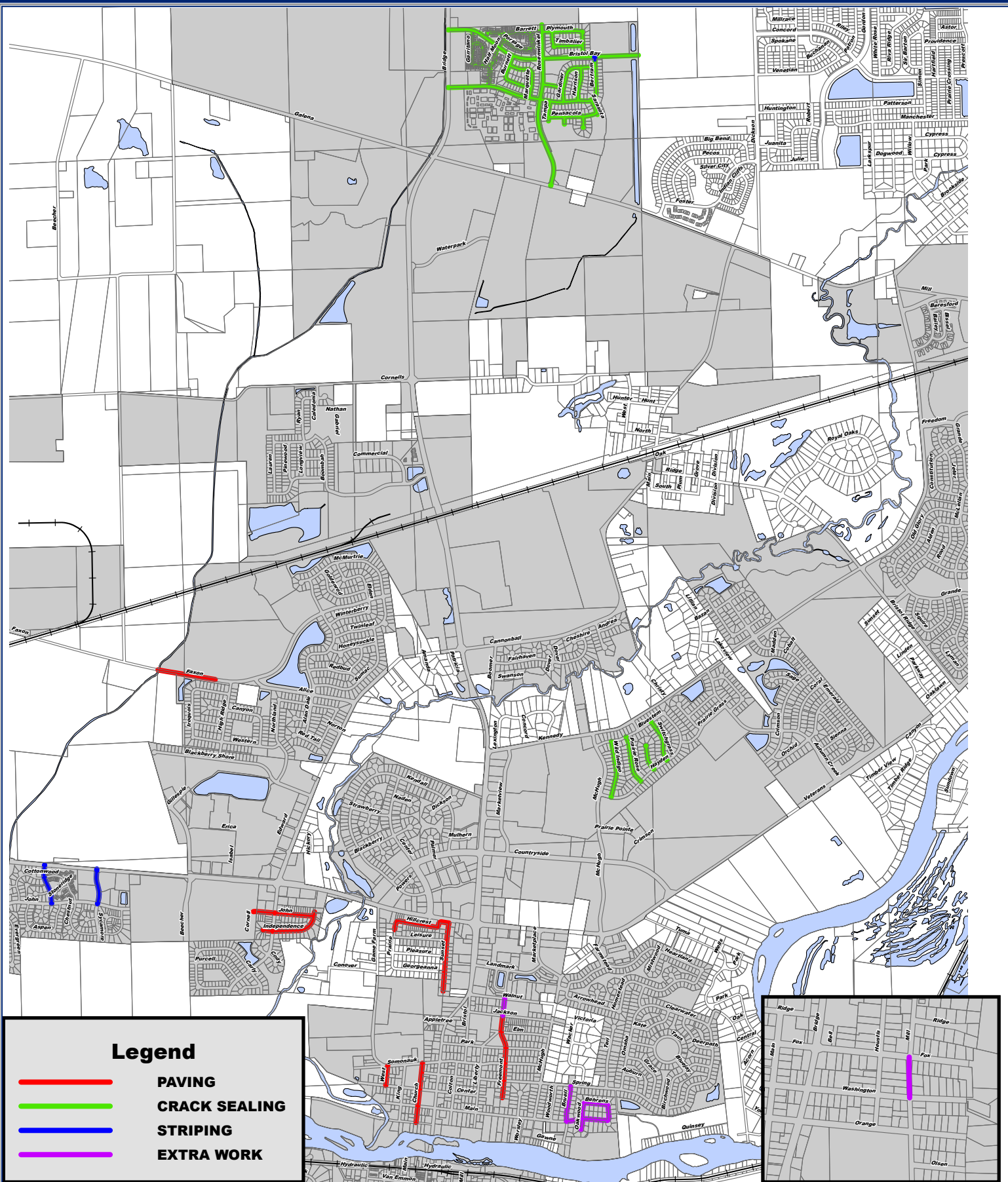
Qualifications: PLEASE NOTE

- * Sales tax is not included in the above work. A tax exempt number will be required or sales taxes will be added to the final invoice.
- * We have not included any layout, engineering, nor testing.
- * Our work is limited to the items described above.
- * The above items of work are quoted as a package and may not be separated without prior approval by "D" Construction, Inc.
- * Final billing shall be based upon the actual quantities of work performed at the unit prices quoted above.
- * If the surface is to be placed at a later date, the patching, cleaning, tack coat of the binder course will be extra.
- * Our price is based on the work being done in one continuous operation and completed by November 15, 2016.
- * We must have a signed contract within 30 days in order to hold these prices.
- * Terms of payment will be agreed upon before any work is started.
- * All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Respectfully submitted,

16-0008

K. D. Wilhelm
"D" Construction, Inc.



Engineering Enterprises, Inc.

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

DATE: April 2016
PROJECT NO.: YO1518
BY: KKP
PATH: H:\GIS\PUBLIC\YORKVILLE\2015\1518\1518_Paving.MXD
FILE: YO1518_Paving.MXD

2016 RTBR LOCATION MAP



Freemont Street



Mill Street



Main Street



Behrens Street





Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

CA #7

Tracking Number

ADM 2016-25

Agenda Item Summary Memo

Title: Monthly Treasurer's Report for March 2016

Meeting and Date: City Council – April 26, 2016

Synopsis: _____

Council Action Previously Taken:

Date of Action: ADM – 04/20/16 Action Taken: Moved forward to CC consent agenda

Item Number: ADM 2016-25

Type of Vote Required: Majority

Council Action Requested: Approval


Submitted by: Rob Fredrickson Finance
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

TREASURER'S REPORT - for the month ending March 31, 2016



Cash Basis												
	Beginning Fund Balance	March	Revenues	YTD Revenues	Revenues Budget	% of Budget	March	Expenses	YTD Expenses	Expenses Budget	% of Budget	Projected Ending Fund Balance
General Fund												
01 - General	4,826,059		1,128,626	13,590,421	14,200,637	96%		1,260,781	12,221,666	14,190,635	86%	6,194,814
Special Revenue Funds												
15 - Motor Fuel Tax	920,282		37,335	462,656	484,000	96%		25,808	586,867	871,497	67%	796,071
79 - Parks and Recreation	557,536		103,638	1,581,304	1,583,231	100%		192,060	1,564,303	1,795,940	87%	574,537
72 - Land Cash	117,430		4,102	116,705	430,500	27%		846	13,988	580,832	2%	220,147
87 - Countryside TIF	(604,820)		-	1,741,077	100,000	1741%		-	1,686,203	96,571	1746%	(549,946)
88 - Downtown TIF	239,096		-	69,238	65,050	106%		654	37,903	406,030	9%	270,431
11 - Fox Hill SSA	15,462		-	7,072	7,073	100%		1,300	26,099	29,833	87%	(3,565)
12 - Sunflower SSA	(20,108)		-	18,609	18,608	100%		-	28,322	37,594	75%	(29,821)
Debt Service Fund												
42 - Debt Service	7,842		11,309	297,572	302,130	98%		75	314,191	310,775	101%	(8,777)
Capital Project Funds												
25 - Vehicle & Equipment	105,577		46,338	440,143	472,338	93%		69,616	435,960	616,130	71%	109,760
23 - City-Wide Capital	4,684,706		22,345	1,301,836	1,757,322	74%		45,391	3,098,542	5,900,204	53%	2,888,000
Enterprise Funds												
* 51 - Water	1,099,988		130,443	7,498,691	7,673,519	98%		224,190	3,214,233	7,949,715	40%	5,384,447
* 52 - Sewer	1,829,605		227,225	2,216,688	2,516,354	88%		111,303	2,673,087	2,941,087	91%	1,373,207
Library Funds												
82 - Library Operations	466,683		3,056	693,199	721,418	96%		55,866	601,070	716,122	84%	558,812
83 - Library Debt Service	-		-	746,643	749,876	100%		-	749,845	749,846	100%	(3,202)
84 - Library Capital	12,714		4,951	31,158	20,020	156%		3,225	24,544	11,895	206%	19,327
Total Funds	14,258,052		1,719,368	30,813,012	31,102,076	99%		1,991,114	27,276,824	37,204,706	73%	17,794,240

* Fund Balance Equivalency

As Deputy Treasurer of the United City of Yorkville, I hereby attest, to the best of my knowledge, that the information contained in this Treasurer's Report is accurate as of the date detailed herein. Further information is available in the Finance Department.

Rob Fredrickson, Finance Director/Deputy Treasurer



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Minutes #1

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – March 22, 2016

Meeting and Date: City Council – April 26, 2016

Synopsis: Approval of Minutes.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Lisa Pickering Administration
Name Department

Agenda Item Notes:

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, MARCH 22, 2016**

Mayor Pro Tem Milschewski called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

Deputy City Clerk Pickering called the roll.

Ward I	Colosimo	Present
	Koch	Present
Ward II	Milschewski	Present
	Kot	Present
Ward III	Funkhouser	Present
	Frieders	Present
Ward IV	Teeling	Present
	Tarulis	Present

Also present: Deputy City Clerk Pickering, Attorney Orr, City Administrator Olson, Deputy Chief of Police Klingel, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, EEI Engineer Morrison and Administrative Intern Kathman.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Administrative Intern Kathman gave a PowerPoint presentation on the results of the City Services Survey that was conducted in 2015 (see attached).

PUBLIC HEARINGS

Proposed FY 2016-2017 Budget.

Mayor Pro Tem Milschewski opened the public hearing and asked if anyone wanted to comment on the proposed budget. No comments were made so Mayor Pro Tem Milschewski then proceeded to close the public hearing.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Countryside Water Main and Roadway Improvements – Bid Award – *accept base bid plus alternates 1 and 2 and award contract to Geneva Construction in an amount not to exceed \$4,306,188.03* (PW 2016-13)
2. 2016 Road to Better Roads Program – Bid Award – *accept bid and award contract to D Construction, Co. in an amount not to exceed \$515,056.39* (PW 2016-14)
3. MFT General Maintenance Appropriation **Resolution 2016-09** for FY 2017 – *authorize City Clerk to execute* (PW 2016-16)
4. Hot Mix and Cold Patch MFT FY 2017 – RFP – Award – *accept bid and award contract to D Construction Co. for fiscal year 2017 in an amount of \$42.00 per ton for hot mix asphalt and \$115.00 per ton for bituminous premix (cold patch)* (PW 2016-17)
5. Well No. 8 Rehabilitation – Change Order No. 2 – *authorize Mayor to execute* (PW 2016-18)
6. Intergovernmental Agreement for Kendall County Transportation Alternatives Program (“KC-TAP”) Funding to the United City of Yorkville to Construct Multi-Use Trails and Sidewalks Along Route 47 in Yorkville, Illinois (2016) – *authorize Mayor and City Clerk to execute* (PW 2016-19)
7. **Ordinance 2016-27** Adding Stop Intersections to the Traffic Schedules (Windett Ridge) – *authorize the Mayor and City Clerk to execute* (PW 2016-19)

CONSENT AGENDA (cont'd)

8. Monthly Treasurer's Report for February 2016 (ADM 2016-17)
9. Resolution Approving Tax Compliance Procedures Relating to Tax-Exempt Bonds – *authorize Mayor and City Clerk to execute* (ADM 2016-22)

Mayor Pro Tem Milschewski entertained a motion to approve the consent agenda. So moved by Alderman Koch; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Milschewski-aye, Koch-aye, Teeling-aye,
Frieders-aye, Kot-aye, Colosimo-aye, Tarulis-aye

MINUTES FOR APPROVAL

None.

BILLS FOR PAYMENT (Informational): \$1,131,960.87

REPORTS

MAYOR'S REPORT

Proclamation for National Service Recognition Day
(CC 2016-17)

Mayor Pro Tem Milschewski read Mayor Golinski's proclamation recognizing April 5, 2016 as National Service Recognition Day in the United City of Yorkville (*see attached*).

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

FY 17 Insurance Renewals
(ADM 2016-23)

Mayor Pro Tem Milschewski entertained a motion to approve a contract with Lincoln Financial for life insurance, to approve a contract with Guardian Dental for dental insurance, to approve Blue Cross Blue Shield HMO Plan: BA HMO MHH106 and to approve Blue Cross Blue Shield PPO Plan: BE HAS PPO MPSE3X05 with the HRA card amounts as described in the memo included with this packet item from City Administrator Olson, dated March 17, 2016 and to authorize the same contribution percentages as last year's health insurance plan for non-union employees and with employee contribution rates in the amounts as authorized by the Police Department unions and Public Works union contracts. So moved by Alderman Tarulis and seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Teeling-aye, Frieders-aye, Kot-aye,
Colosimo-aye, Tarulis-aye, Funkhouser-aye, Milschewski-aye

PARK BOARD

Grande Reserve Park A Improvement Bids
(CC 2016-18)

Mayor Pro Tem Milschewski entertained a motion to accept bid and award to Semper Fi Land Services in an amount not to exceed \$51,549.00. So moved by Alderman Funkhouser; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-8 Nays-0
Teeling-aye, Frieders-aye, Kot-aye, Colosimo-aye,
Tarulis-aye, Funkhouser-aye, Milschewski-aye, Koch-aye

Bicentennial Riverfront Park Playground Structure Purchase Proposal
(CC 2016-19)

Mayor Pro Tem Milschewski entertained a motion to approve the purchase of Burke Playground proposal #129-84983-2 in an amount not to exceed \$81,815.00. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Teeling-aye, Frieders-aye, Kot-aye, Colosimo-aye,
Tarulis-aye, Funkhouser-aye, Milschewski-aye, Koch-aye

PLAN COMMISSION

No report.

ZONING BOARD OF APPEALS

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

Ordinance Approving the 2016-2017 Fiscal Budget
(CC 2016-13)

Mayor Pro Tem Milschewski entertained a motion to approve an Ordinance Approving the 2016-2017 Fiscal Budget. So moved by Alderman Frieders; seconded by Alderman Colosimo.

Discussion took place as to whether the economic consultant position should be moved in house and made into a full time staff position instead of a part time consultant. It was mentioned that the current economic consultant knows Yorkville and therefore can accomplish much more as a part time consultant, than potentially a new full time person who will not have all of the institutional knowledge that the current consultant has.

Motion to table to the April 12, 2016 City Council meeting. So moved by Alderman Frieders; seconded by Alderman Funkhouser.

Motion to table approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Milschewski-aye, Koch-aye, Teeling-aye,
Frieders-aye, Kot-aye, Colosimo-aye, Tarulis-aye

ADDITIONAL BUSINESS

None.

EXECUTIVE SESSION

None.

CITIZEN COMMENTS

None.

ADJOURNMENT

Mayor Pro Tem Milschewski adjourned the City Council meeting at 7:39 p.m.

Minutes submitted by:

Lisa Pickering,
Deputy City Clerk, City of Yorkville, Illinois



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Bills for Payment

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment (Informational): \$1,230,542.53

Meeting and Date: City Council – April 26, 2016

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None – Informational

Council Action Requested:

Submitted by: _____ Amy Simmons _____ Finance
Name Department

Agenda Item Notes:

UNITED CITY OF YORKVILLE
CHECK REGISTER
CHECK DATE: 04/19/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521972	R0001616	ZACHARY & PAMELA KLEINPRINZ					
		20150564-BUILD	04/15/16	01	1975 MEADOWLARK BUILD PROGRAM	51-000-24-00-2445	6,000.00
				02	1975 MEADOWLARK BUILD PROGRAM	52-000-24-00-2445	4,000.00
					INVOICE TOTAL:		10,000.00 *
					CHECK TOTAL:		10,000.00
521973	R0001617	JEFFREY J CHOHNACKI					
		20150622-BUILD	04/18/16	01	802 CAULFIELD BUILD PROGRAM	23-000-24-00-2445	3,127.60
				02	802 CAULFIELD BUILD PROGRAM	25-000-24-20-2445	300.00
				03	802 CAULFIELD BUILD PROGRAM	25-000-24-21-2445	900.00
				04	802 CAULFIELD BUILD PROGRAM	42-000-24-00-2445	50.00
				05	802 CAULFIELD BUILD PROGRAM	51-000-24-00-2445	870.00
					INVOICE TOTAL:		5,247.60 *
					CHECK TOTAL:		5,247.60
521974	R0001618	KEVIN & CHRISTINA WHYTE					
		20150550-BUILD	04/19/16	01	1443 RUBY DR BUILD PROGRAM	23-000-24-00-2445	3,703.60
				02	1443 RUBY DR BUILD PROGRAM	25-000-24-20-2445	600.00
				03	1443 RUBY DR BUILD PROGRAM	25-000-24-21-2445	1,600.00
				04	1443 RUBY DR BUILD PROGRAM	25-000-24-22-2445	100.00
				05	1443 RUBY DR BUILD PROGRAM	42-000-24-00-2445	50.00
				06	1443 RUBY DR BUILD PROGRAM	51-000-24-00-2445	3,840.00
				07	1443 RUBY DR BUILD PROGRAM	72-000-24-00-2445	106.40
					INVOICE TOTAL:		10,000.00 *
					CHECK TOTAL:		10,000.00
					TOTAL AMOUNT PAID:		25,247.60

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 04/19/16
TIME: 08:35:54
ID: AP225000.CBL

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900026	FNBO	FIRST NATIONAL BANK OMAHA			04/25/16		
	042516-A.HERNANDEZ	03/31/16	01	RURAL KING-CABLE TIES		79-790-56-00-5620	135.04
						INVOICE TOTAL:	135.04 *
	042516-A.SIMMONS	03/31/16	01	QUILL-BUDGET BOOK TABS		01-110-56-00-5610	49.49
			02	KONICA-01/10-02/09 COPY CHARGE		01-110-54-00-5430	280.40
			03	KONICA-01/10-02/09 COPY CHARGE		01-120-54-00-5430	93.47
			04	KONICA-01/10-02/09 COPY CHARGE		01-220-54-00-5430	119.66
			05	KONICA-01/10-02/09 COPY CHARGE		01-210-54-00-5430	249.73
			06	KONICA-01/10-02/09 COPY CHARGE		01-410-54-00-5462	1.99
			07	KONICA-01/10-02/09 COPY CHARGE		51-510-54-00-5430	1.99
			08	KONICA-01/10-02/09 COPY CHARGE		52-520-54-00-5430	1.99
			09	KONICA-01/10-02/09 COPY CHARGE		79-790-54-00-5462	24.97
			10	KONICA-01/10-02/09 COPY CHARGE		79-795-54-00-5462	24.97
			11	KONICA-01/19-02/18 COPY CHARGE		82-820-54-00-5462	10.44
			12	ADVANCED DISPOSAL-GARBAGE TAGS		01-540-54-00-5442	500.00
			13	KONICA-02/10-03/09 COPY CHARGE		01-110-54-00-5430	189.54
			14	KONICA-02/10-03/09 COPY CHARGE		01-120-54-00-5430	63.19
			15	KONICA-02/10-03/09 COPY CHARGE		01-220-54-00-5430	75.85
			16	KONICA-02/10-03/09 COPY CHARGE		01-210-54-00-5430	205.99
			17	KONICA-02/10-03/09 COPY CHARGE		01-410-54-00-5462	2.33
			18	KONICA-02/10-03/09 COPY CHARGE		51-510-54-00-5430	2.33
			19	KONICA-02/10-03/09 COPY CHARGE		52-520-54-00-5430	2.33
			20	KONICA-02/10-03/09 COPY CHARGE		79-790-54-00-5462	19.01
			21	KONICA-02/10-03/09 COPY CHARGE		79-795-54-00-5462	19.01
						INVOICE TOTAL:	1,938.68 *
	042516-B.OLSEM	03/31/16	01	WAREHOUSE DIRECT-CHAIR MAT,		01-110-56-00-5610	414.05
			02	PAPER		** COMMENT **	
						INVOICE TOTAL:	414.05 *
	042516-B.OLSON	03/31/16	01	ICSC MEMBERSHIP DUES FOR MAYOR		01-110-54-00-5460	150.00
			02	AND CITY ADMINISTRATOR		** COMMENT **	
			03	GLOBAL RETAIL REAL ESTATE		01-000-14-00-1400	1,140.00
			04	CONVENTION REGISTRATION FOR		** COMMENT **	
			05	MAYOR AND CITY ADMINISTRATOR		** COMMENT **	
						INVOICE TOTAL:	1,290.00 *
	042516-B.REISINGER	03/31/16	01	2 TONER CARTRIDGES		79-790-56-00-5610	145.98
			02	ARAMARK#1590377673-UNIFORMS		79-790-56-00-5600	47.55
			03	ARAMARK#1590368491-UNIFORMS		79-790-56-00-5600	47.55
			04	ARAMARK#1590386931-UNIFORMS		79-790-56-00-5600	65.68
			05	CANOE EVENT LODGING		88-880-60-00-6000	182.06
			06	COMCAST-02/29-03/28 INTERNET		01-110-54-00-5440	5.33
			07	COMCAST-02/29-03/28 INTERNET		01-220-54-00-5440	4.00
			08	COMCAST-02/29-03/28 INTERNET		01-120-54-00-5440	5.33

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900026	FNBO	FIRST NATIONAL BANK OMAHA			04/25/16		
	042516-B.REISINGER	03/31/16	09	COMCAST-02/29-03/28 INTERNET		01-210-54-00-5440	34.61
			10	COMCAST-02/29-03/28 INTERNET		79-795-54-00-5440	7.32
			11	COMCAST-02/29-03/28 INTERNET		52-520-54-00-5440	4.00
			12	COMCAST-02/29-03/28 INTERNET		01-410-54-00-5440	5.33
			13	COMCAST-02/29-03/28 INTERNET		51-510-54-00-5440	6.66
			14	COMCAST-02/29-03/28 INTERNET		79-790-54-00-5440	7.32
			15	COMCAST-02/29-03/28 CABLE &		79-790-54-00-5440	83.28
			16	DEPOSIT FOR JULY RIBS ON RIVER		79-795-56-00-5606	350.00
			17	AT&T U-VERSE 02/24-03/23 TOWN		79-795-54-00-5440	52.00
			18	SQUARE PARK SIGN		** COMMENT **	
			19	ARAMARK#1590396592-UNIFORMS		79-790-56-00-5600	47.55
			20	ARAMARK#1590405940-UNIFORMS		79-790-56-00-5600	78.04
			21	HEARTSMARTREPLACEMENT BATTERY		79-795-56-00-5607	220.80
				INVOICE TOTAL:			1,400.39 *
	042516-D.BEHRENS	03/31/16	01	OFFICE MAX-PROTECT		52-520-56-00-5610	7.57
				INVOICE TOTAL:			7.57 *
	042516-E.DHUSE	03/31/16	01	NAPA#131499-OIL FILTER		01-410-56-00-5628	5.33
			02	NAPA#131459-OIL & FUEL FILTER		79-790-56-00-5640	7.77
			03	RVRVIW FORD-REPLACED BALL		01-410-54-00-5495	2,448.91
			04	JOINTS, TRACK BAR, DRAG LINK		** COMMENT **	
			05	RVRVIW FORD-REPLACED OUTER HUB		01-410-54-00-5495	162.56
			06	SEAL		** COMMENT **	
			07	RVRVIW FORD-ALTERNATOR		01-410-54-00-5495	153.10
			08	ASSEMBLY		** COMMENT **	
			09	NAPA#131927-ALARM		01-410-56-00-5628	34.99
			10	NAPA#132059-AIR & OIL FILTER		51-510-56-00-5628	25.72
			11	NAPA#132167-BULBS		52-520-56-00-5620	66.20
			12	ARAMARK#1590359181-UNIFORMS		01-410-56-00-5600	83.28
			13	ARAMARK#1590359181-UNIFORMS		51-510-56-00-5600	83.28
			14	ARAMARK#1590368488-UNIFORMS		51-510-56-00-5600	78.77
			15	ARAMARK#1590368488-UNIFORMS		01-410-56-00-5600	78.76
			16	ARAMARK#1590377671-UNIFORMS		01-410-56-00-5600	68.04
			17	ARAMARK#1590377671-UNIFORMS		51-510-56-00-5600	68.03
			18	ARAMARK#1590396590-UNIFORMS		51-510-56-00-5600	103.43
			19	ARAMARK#1590396590-UNIFORMS		01-410-56-00-5600	103.43
			20	ARAMARK#1590386929-UNIFORMS		01-410-56-00-5600	72.61
			21	ARAMARK#1590386929-UNIFORMS		51-510-56-00-5600	72.60
			22	NAPA#133243-BATTERY NUT,		01-410-56-00-5628	10.31
			23	BATTERY CABLE BRUSH		** COMMENT **	
			24	NAPA#133248-RELAY		01-410-56-00-5628	31.06
			25	NAPA#133259-AIR FILTERS		01-410-56-00-5628	120.07
			26	NAPA#133722-RELAY, FUSE		01-410-56-00-5628	26.00
			27	NAPA#133921-SOLENOID		01-410-56-00-5628	17.49

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900026	FNBO	FIRST NATIONAL BANK OMAHA			04/25/16		
	042516-E.DHUSE	03/31/16	28	NAPA#134223-STARTER		51-510-56-00-5640	244.88
			29	SUNBELT RENTALS-SELF PRIMING		52-520-56-00-5640	1,857.57
			30	SILENT TRASH PUMP		** COMMENT **	
						INVOICE TOTAL:	6,024.19 *
	042516-J.DYON	03/31/16	01	WRHSE DRCT-TONER		51-510-56-00-5620	54.46
			02	WRHSE DRCT-TONER		52-520-56-00-5620	27.49
			03	WRHSE DRCT-TONER		01-120-56-00-5610	42.54
			04	WRHSE DRCT-FIRST AID OINTMENT		01-110-56-00-5610	11.12
			05	WRHSE DRCT-CLIPBOARDS		51-510-56-00-5620	32.65
			06	SAMS-WIPES, KLEENEX, TOWELS		01-110-56-00-5610	40.10
						INVOICE TOTAL:	208.36 *
	042516-J.SLEEZER	03/31/16	01	MARCH WORLD OF ASPHALT EXPO		01-410-54-00-5412	620.00
			02	REGISTRATION		** COMMENT **	
			03	WORLD OF ASPHALT EXPO LODGING		01-410-54-00-5412	738.72
			04	WORLD OF ASPHALT EXPO MEALS		01-410-54-00-5412	108.37
						INVOICE TOTAL:	1,467.09 *
	042516-J.WEISS	03/31/16	01	TARGET-STORYTIME SUPPLIES		82-820-56-00-5671	85.76
			02	DOLLAR TREE-STORYTIME SUPPLIES		82-820-56-00-5671	18.00
						INVOICE TOTAL:	103.76 *
	042516-L.HILT	03/31/16	01	DAVE AUTO#24004-SQUAD REPAIR		01-210-54-00-5495	1,037.00
			02	GALLS-BOOTS		01-210-56-00-5600	121.24
			03	DAVE AUTO#24006-SQUAD REPAIR		01-210-54-00-5495	1,440.00
			04	VERIZON#9761421408-03/02-04/01		01-210-54-00-5440	418.22
			05	IN CAR UNITS		** COMMENT **	
			06	DAVE AUTO#24023-SQUAD REPAIR		01-210-54-00-5495	320.00
			07	DAVE AUTO#24029-ABS & BRAKE		01-210-54-00-5495	434.00
			08	REPAIR		** COMMENT **	
			09	DAVE AUTO#24034-SQUAD REPAIR		01-210-54-00-5495	833.00
			10	DAVE AUTO#24060-SQUAD REPAIR		01-210-54-00-5495	87.00
			11	DAVE AUTO#24040-OIL CHANGE		01-210-54-00-5495	87.00
			12	DAVE AUTO#24065-SQUAD REPAIR		01-210-54-00-5495	740.00
						INVOICE TOTAL:	5,517.46 *
	042516-M.EBERHARDT	03/31/16	01	PIZZA HUT-ICE CREAM BREAK CLUB		82-000-24-00-2480	13.80
			02	REFRESHMENTS		** COMMENT **	
						INVOICE TOTAL:	13.80 *
	042516-M.PFISTER	03/31/16	01	AMAZON-POPCORM MACHINE		82-000-24-00-2480	209.95
			02	AMAZON-WALL MURALS, PLATES		82-000-24-00-2480	34.53
						INVOICE TOTAL:	244.48 *
	042516-R.FREDRICKSON	03/31/16	01	COMCAST-02/10-03/09 INTERNET,		82-820-54-00-5440	388.02

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900026	FNBO	FIRST NATIONAL BANK OMAHA			04/25/16		
	042516-R.FREDRICKSON	03/31/16	02	CABLE & PHONE		** COMMENT **	
			03	FY17 IGFOA WEBINARS		01-000-14-00-1400	220.00
			04	IGFOA FIRST THURSDAY WEBINARS		01-120-54-00-5412	100.00
			05	IGFOA FIRST THURSDAY WEBINARS		01-000-14-00-1400	150.00
			06	COMCAST-02/13-03/20 INTERNET		01-110-54-00-5440	45.29
			07	COMCAST-02/13-03/20 INTERNET		01-220-54-00-5440	33.97
			08	COMCAST-02/13-03/20 INTERNET		01-120-54-00-5440	45.29
			09	COMCAST-02/13-03/20 INTERNET		79-790-54-00-5440	62.28
			10	COMCAST-02/13-03/20 INTERNET		01-210-54-00-5440	294.41
			11	COMCAST-02/13-03/20 INTERNET		79-795-54-00-5440	62.28
			12	COMCAST-02/13-03/20 INTERNET		52-520-54-00-5440	33.97
			13	COMCAST-02/13-03/20 INTERNET		01-410-54-00-5440	45.29
			14	COMCAST-02/13-03/20 INTERNET		51-510-54-00-5440	161.47
			15	VERIZON-MAR 2016 CELL PHONES		01-220-54-00-5440	225.70
			16	VERIZON-MAR 2016 CELL PHONES		01-210-54-00-5440	603.13
			17	VERIZON-MAR 2016 CELL PHONES		79-795-54-00-5440	121.56
			18	VERIZON-MAR 2016 CELL PHONES		51-510-54-00-5440	283.05
			19	VERIZON-MAR 2016 CELL PHONES		01-410-54-00-5440	96.73
			20	VERIZON-MAR 2016 CELL PHONES		52-520-54-00-5440	109.53
			21	GOLDSMITH AU - SPRING 2016		01-210-54-00-5410	1,608.00
			22	COMCAST-03/10-04/09 INTERNET		82-820-54-00-5440	388.02
			23	PHONE & CABLE		** COMMENT **	
			24	3/11-4/11 WEB UPKEEP FEES		01-640-54-00-5450	15.95
				INVOICE TOTAL:			5,093.94 *
	042516-R.HARMON	03/31/16	01	HANDWRITING WITHOUT TEARS		79-795-56-00-5606	512.71
			02	FUNDRAISER PURCHASE		** COMMENT **	
			03	AMAZON-PRESCHOOL CRAFT		79-795-56-00-5606	90.53
			04	SUPPLIES		** COMMENT **	
			05	UNITPRINTS.COM-17 8X10 PRINTS		79-795-56-00-5606	22.78
			06	MICHAELS-PRESCHOOL CRAFT		79-795-56-00-5606	21.26
			07	SUPPLIES		** COMMENT **	
			08	HOBBY LOBBY-EASTER SUPPLIES		79-795-56-00-5606	19.13
			09	WALMART-PRESCHOOL APRIL		79-795-56-00-5606	124.51
			10	CLASSROOM SUPPLIES		** COMMENT **	
			11	AMAZON-GIFT BAGS		79-795-56-00-5606	5.00
			12	AMAZON-DOUBLE SIDED TAPE		79-795-56-00-5606	9.45
			13	WALGREENS-PHOTOS		79-795-56-00-5606	130.08
			14	TARGET-PRESCHOOL SUPPLIES		79-795-56-00-5606	11.84
			15	AMAZON-PRESCHOOL SUPPLIES		79-795-56-00-5606	64.49
				INVOICE TOTAL:			1,011.78 *
	042516-R.HART	03/31/16	01	FBINAA 2016 ANNUAL TRAINING		01-000-14-00-1400	475.00
			02	CONFERENCE REGISTRATION		** COMMENT **	
				INVOICE TOTAL:			475.00 *

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900026	FNBO	FIRST NATIONAL BANK OMAHA			04/25/16		
	042516-R.HORNER	03/30/16	01	HOME DEPO-SPADE BIT		79-790-56-00-5630	10.47
			02	MEIJER-GASOLINE		79-790-56-00-5695	37.00
			03	HEAVY DUTY DRAWER SLIDE		25-225-60-00-6060	222.50
				INVOICE TOTAL:			269.97 *
	042516-R.MIKOLASEK	03/31/16	01	CARBINE STOCK WRENCH		01-210-56-00-5620	23.71
			02	CELL PHONE CASE		01-210-56-00-5600	18.88
			03	POLICE GEAR OPERATOR BACKPACK		01-210-56-00-5600	243.93
			04	PISTOL MAG POUCH		01-210-56-00-5600	42.99
			05	DICKS GIFT CERTIFICATE FOR		01-210-56-00-5650	50.00
			06	COMPLIANCE CHECK VOLUNTEERS		** COMMENT **	
			07	NCG GIFT CERTIFICATE FOR		01-210-56-00-5650	50.00
			08	COMPLIANCE CHECK VOTUNTEERS		** COMMENT **	
			09	BLACKHAWK MEDICAL POUCH		01-210-56-00-5600	29.86
			10	RAPID DEPLOYMENT INSTRUCTOR		01-000-14-00-1400	475.00
			11	COURSE REGISTRATION-GARRETT		** COMMENT **	
			12	DAVE AUTO#24054-SQUAD REPAIR		01-210-54-00-5495	167.00
				INVOICE TOTAL:			1,101.37 *
	042516-R.WRIGHT	03/31/16	01	KEND PRINT-AP&PAYROLL ENVELOPE		01-120-56-00-5610	214.60
			02	BEACON-CODE ENFORCEMENT AD		01-220-54-00-5426	525.00
				INVOICE TOTAL:			739.60 *
	042516-S.REDMON	03/31/16	01	BUNNY COSTUME CLEANING		79-795-56-00-5606	74.00
				INVOICE TOTAL:			74.00 *
	042516-S.REMUS	03/31/16	01	CANOE EVENT LOGING & MEALS		88-880-60-00-6000	197.18
				INVOICE TOTAL:			197.18 *
	042516-S.SLEEZER	03/30/16	01	CANOE EVENT LODGING & FOOD		88-880-60-00-6000	668.46
			02	UTILITY TRAILER W/TITLE &		25-225-60-00-6060	674.99
			03	REGISTRATION		** COMMENT **	
				INVOICE TOTAL:			1,343.45 *
	042516-T.EVANS	03/31/16	01	CANOE EVENT FOOD & LODGING		88-880-60-00-6000	217.32
				INVOICE TOTAL:			217.32 *
	042516-T.HOULE	03/30/16	01	FARM&FLEET-BOOTS		79-790-56-00-5600	179.99
			02	HOME DEPO-RODS		79-790-56-00-5620	11.82
				INVOICE TOTAL:			191.81 *
	042516-T.KLINGEL	03/31/16	01	OFFICE MAX-INK CARTRIDGE		01-210-56-00-5610	92.99
			02	IL DIAI CONFERNECE-GOLDSMITH		01-210-54-00-5412	275.00
			03	AMAZON-PHONE CASES		01-210-56-00-5600	210.80
			04	ILEAS ANNUAL CONFERENCE REG -		01-000-14-00-1400	180.00

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900026	FNBO	FIRST NATIONAL BANK OMAHA			04/25/16		
	042516-T.KLINGEL	03/31/16	05	GRIMES & KUEHLEM		** COMMENT **	
			06	DAVE AUTO#24047-SQUAD REPAIR		01-210-54-00-5495	688.00
						INVOICE TOTAL:	1,446.79 *
	042516-T.KONEN	03/31/16	01	HACH#9812088-FLOURIDE		51-510-56-00-5638	340.04
			02	ILAWWA 04/19 CONFERENCE		51-510-54-00-5412	80.00
			03	REGISTRATION-SCODRO		** COMMENT **	
			04	HOME DEPO-EXTENSION CORD,		51-510-56-00-5630	27.83
			05	RUBBER STRAPS		** COMMENT **	
			06	WATER OPERATOR CONFERENCE		51-510-56-00-5695	40.57
			07	FOOD AND GAS		** COMMENT **	
			08	HACH#9848634-TEST STRIPS,		51-510-56-00-5638	463.95
			09	STOOL		** COMMENT **	
			10	HACH#9850059-CHEMICALS		51-510-56-00-5638	241.16
			11	AMAZON-WATER BUG WATER SENSOR		51-510-56-00-5638	62.95
			12	AMAZON-PHONE CASE		51-510-56-00-5620	4.99
						INVOICE TOTAL:	1,261.49 *
	042516-T.NELSON	03/31/16	01	OFFICIAL SPORTS-SOCCER REF		79-795-56-00-5606	30.20
			02	SHIRT		** COMMENT **	
			03	CPRP RENEWAL FEE		79-795-54-00-5412	60.00
						INVOICE TOTAL:	90.20 *
	042516-UCOY	03/31/16	01	FEB 2016 REFUSE SERVICE		01-540-54-00-5442	100,141.39
			02	FEB 2016 REFUSE SERVICE		01-540-54-00-5441	2,606.78
			03	FEB 2016 SR REFUSE SERVICE		01-540-54-00-5441	196.35
						INVOICE TOTAL:	102,944.52 *
	043016-N.DECKER	03/31/16	01	AMAZON-BOOTS		01-210-56-00-5600	108.49
			02	ACCURINT-FEB 2016 SEARCHES		01-210-54-00-5462	55.50
			03	MINER ELEC#259580-RADIO REPAIR		01-210-54-00-5495	95.00
			04	LEADS#235616-SERVICE PACKAGE		01-210-54-00-5462	2,238.00
			05	RENEWAL		** COMMENT **	
			06	MINER ELEC#259690-INSTALLED		01-210-54-00-5495	112.00
			07	NEW ANTENNA CABLE		** COMMENT **	
			08	MINER ELEC#259708-INSTALLED		01-210-54-00-5495	47.50
			09	NEW SIREN		** COMMENT **	
			10	SHRED IT-FEB 2016 SHREDDING		01-210-54-00-5462	126.97
			11	SHRED IT-MAR 2016 SHREDDING		01-210-54-00-5462	126.97
			12	AT&T-02/25-03/24 SERVICE		01-210-54-00-5440	112.56
			13	COMCAST-03/08-04/07 CABLE		01-210-54-00-5440	4.27
						INVOICE TOTAL:	3,027.26 *
						CHECK TOTAL:	138,250.55
						TOTAL AMOUNT PAID:	138,250.55

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521975	ACTION	ACTION GRAPHIX LTD					
	5684R		03/21/16	01	NEW VAN LETTERING	79-790-54-00-5495	90.00
					INVOICE TOTAL:		90.00 *
					CHECK TOTAL:		90.00
521976	ACTION	ACTION GRAPHIX LTD					
	5705R		04/06/16	01	P/U DOORS	79-795-56-00-5606	95.00
					INVOICE TOTAL:		95.00 *
	5716R		04/11/16	01	NEW TRUCK LETTERING	01-410-54-00-5490	134.50
					INVOICE TOTAL:		134.50 *
					CHECK TOTAL:		229.50
521977	ADVAAUTO	ADVANCED AUTOMATION & CONTROLS					
	16-2423		03/30/16	01	WELL 8 REPAIR	51-510-54-00-5495	859.83
					INVOICE TOTAL:		859.83 *
					CHECK TOTAL:		859.83
521978	ADVAWIND	ADVANCED WINDOW TINITING INC					
	1652		04/13/16	01	RETINT WEST WINDOW DUE TO	79-795-54-00-5495	1,189.00
				02	PELLET HOLE DAMAGE	** COMMENT **	
					INVOICE TOTAL:		1,189.00 *
					CHECK TOTAL:		1,189.00
521979	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC					
	0625909-IN		03/24/16	01	SPLICE KIT, PHOTOCONTROL	01-410-56-00-5640	98.18
					INVOICE TOTAL:		98.18 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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521979	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC					
	0626040-IN		03/24/16	01	LAMP	01-410-56-00-5640 INVOICE TOTAL:	14.94 14.94 *
	0626466-IN		03/28/16	01	WIRE CONTROL	23-216-56-00-5656 INVOICE TOTAL:	70.90 70.90 *
	0626555-IN		03/28/16	01	SPLICE KIT	01-410-56-00-5640 INVOICE TOTAL:	80.70 80.70 *
	0627392-IN		03/30/16	01	ACRYLIC LENSE	01-410-56-00-5640 INVOICE TOTAL:	104.94 104.94 *
					CHECK TOTAL:		369.66
521980	ATT	AT&T					
	6305536805-0316		03/25/16	01	03/25-04/24 SERVICE	51-510-54-00-5440 INVOICE TOTAL:	192.92 192.92 *
					CHECK TOTAL:		192.92
521981	ATTINTER	AT&T					
	8570821302		03/10/16	01	03/10-04/09 ROUTER	01-110-54-00-5440 INVOICE TOTAL:	489.18 489.18 *
					CHECK TOTAL:		489.18
521982	BATTERY S	BATTERY SERVICE CORPORATION					
	266983		03/25/16	01	2 BATTERIES	01-410-56-00-5628 INVOICE TOTAL:	124.25 124.25 *
	267163		03/31/16	01	GARDEN TRACTOR BATTERY	51-510-56-00-5628 INVOICE TOTAL:	34.75 34.75 *
					CHECK TOTAL:		159.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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521983	BCBS	BLUE CROSS BLUE SHIELD					
	041316		04/13/16	01	MAY 2016 HEALTH INS-ADMIN	01-000-14-00-1400	6,471.08
				02	MAY 2016 HEALTH INS-FINANCE	01-000-14-00-1400	1,940.44
				03	MAY 2016 HEALTH INS-PD	01-000-14-00-1400	49,101.96
				04	MAY 2016 HEALTH INS-COMM/DEV	01-000-14-00-1400	6,431.30
				05	MAY 2016 HEALTH INS-STREETS	01-000-14-00-1400	10,660.16
				06	MAY 2016 HEALTH INS-RETIREEES	01-000-14-00-1400	7,795.45
				07	MAY 2016 HEALTH INS-PARKS	79-000-14-00-1400	8,785.24
				08	MAY 2016 HEALTH INS-RECREATION	79-000-14-00-1400	6,535.08
				09	MAY 2016 HEALTH INS-WATER	51-000-14-00-1400	10,663.78
				10	MAY 2016 HEALTH INS-SEWER	52-000-14-00-1400	3,869.63
				11	MAY 2016 HEALTH INS-LIBRARY	82-000-14-00-1400	5,785.96
					INVOICE TOTAL:		118,040.08 *
					CHECK TOTAL:		118,040.08
521984	BSNSPORT	BSN/PASSON'S/GSC/CONLIN SPORTS					
	97783289		03/31/16	01	SOFTBALLS, SCOREBOOKS	79-795-56-00-5606	882.86
					INVOICE TOTAL:		882.86 *
	97799284		04/06/16	01	BASEBALLS, KOLDPAKS	79-795-56-00-5606	1,906.50
					INVOICE TOTAL:		1,906.50 *
					CHECK TOTAL:		2,789.36
521985	BUILDERS	BUILDERS ASPHALT LLC					
	17166		03/29/16	01	COLD PATCH	15-155-56-00-5633	1,869.60
					INVOICE TOTAL:		1,869.60 *
					CHECK TOTAL:		1,869.60
521986	CALLONE	UNITED COMMUNICATION SYSTEMS					
	1010-7980-0000-0416		04/15/16	01	MAR 2016 ADMIN LINES	01-110-54-00-5440	288.17

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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521986	CALLONE	UNITED COMMUNICATION SYSTEMS					
		1010-7980-0000-0416	04/15/16	02	MAR 2016 CITY HALL NORTEL	01-110-54-00-5440	139.43
				03	MAR 2016 CITY HALL NORTEL	01-210-54-00-5440	139.43
				04	MAR 2016 CITY HALL NORTEL	51-510-54-00-5440	139.43
				05	MAR 2016 POLICE LINES	01-210-54-00-5440	734.43
				06	MAR 2016 CITY HALL FIRE	01-210-54-00-5440	123.65
				07	MAR 2016 CITY HALL FIRE	01-110-54-00-5440	123.65
				08	MAR 2016 PUBLIC WORKS LINES	51-510-54-00-5440	1,312.37
				09	MAR 2016 TRAFFIC SIGNAL	01-410-54-00-5440	169.55
				10	MAINTENANCE	** COMMENT **	
				11	MAR 2016 PARKS LINES	79-790-54-00-5440	43.15
				12	MAR 2016 RECREATION LINES	79-795-54-00-5440	144.12
					INVOICE TOTAL:		3,357.38 *
					CHECK TOTAL:		3,357.38
521987	CARSTAR	CARSTAR					
		30366	04/12/16	01	DODGE CARAVAN REPAIR	79-795-54-00-5495	1,442.99
					INVOICE TOTAL:		1,442.99 *
					CHECK TOTAL:		1,442.99
521988	CINTASFP	CINTAS CORPORATION NO. 2					
		F9400138912	03/31/16	01	ANNUAL FIRE EXTINGUISHER	23-216-54-00-5446	587.90
				02	INSPECTION FOR CITY HALL	** COMMENT **	
				03	BUILDING	** COMMENT **	
					INVOICE TOTAL:		587.90 *
					CHECK TOTAL:		587.90
521989	COLLEPRO	COLLECTION PROFESSIONALS INC.					
		214830-J-033116	03/31/16	01	COMMISSION ON COLLECTIONS	51-510-54-00-5462	187.92
					INVOICE TOTAL:		187.92 *
					CHECK TOTAL:		187.92

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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521990	COMED	COMMONWEALTH EDISON						
	0185079109-0316		03/30/16	01	03/01-03/30 420 FAIRHAVEN	52-520-54-00-5480	139.64	
					INVOICE TOTAL:		139.64 *	
					CHECK TOTAL:			139.64
521991	COMED	COMMONWEALTH EDISON						
	0435113116-0316		04/05/16	01	03/04-04/04 RT34 & BEECHER	15-155-54-00-5482	29.14	
					INVOICE TOTAL:		29.14 *	
					CHECK TOTAL:			29.14
521992	COMED	COMMONWEALTH EDISON						
	0663112230-0317		03/30/16	01	03/01-03/29 103 1/2 BEAVER	51-510-54-00-5480	241.88	
					INVOICE TOTAL:		241.88 *	
	0903040077-0316		03/30/16	01	03/01-03/30 MISC STREET LIGHTS	15-155-54-00-5482	2,541.98	
					INVOICE TOTAL:		2,541.98 *	
	0908014004-0316		03/31/16	01	03/02-03/31 6780 RT47	51-510-54-00-5480	94.74	
					INVOICE TOTAL:		94.74 *	
	0966038077-0316		03/29/16	01	02/29-03/29 456 KENNEDY RD	15-155-54-00-5482	96.23	
				02	02/29-03/29 456 KENNEDY RD	01-410-54-00-5482	3.62	
					INVOICE TOTAL:		99.85 *	
	1183088101-0316		03/28/16	01	02/26-03/28 1107 PRAIRIE LIFT	52-520-54-00-5480	134.88	
					INVOICE TOTAL:		134.88 *	
	1407125045-0317		04/04/16	01	03/04-04/04 FOXHILL 7 LIFT	52-520-54-00-5480	95.12	
					INVOICE TOTAL:		95.12 *	
	1718099052-0316		03/29/16	01	02/29-03/29 872 PRAIRIE CR	52-520-54-00-5480	134.87	
					INVOICE TOTAL:		134.87 *	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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521992	COMED	COMMONWEALTH EDISON					
		2019099044-0316	04/06/16	01	02/15-03/15 4600 BRIDGE WELL	51-510-54-00-5480	94.78
						INVOICE TOTAL:	94.78 *
		2668047007-0316	03/28/16	01	02/26-03/28 1908 RAINTREE RD	51-510-54-00-5480	252.94
						INVOICE TOTAL:	252.94 *
						CHECK TOTAL:	3,691.04
521993	COMED	COMMONWEALTH EDISON					
		2947052031-0316	03/30/16	01	03/01-03/30 RIVER & RT47	15-155-54-00-5482	197.03
						INVOICE TOTAL:	197.03 *
						CHECK TOTAL:	197.03
521994	COMED	COMMONWEALTH EDISON					
		2961017043-0316	03/29/16	01	02/29-03/29 PRESTWICK LIFT	52-520-54-00-5480	106.23
						INVOICE TOTAL:	106.23 *
		3119142025-0316	03/29/16	01	03/01-03/29 VAN EMMON LOT	01-410-54-00-5482	14.83
						INVOICE TOTAL:	14.83 *
		4085080033-0316	03/29/16	01	02/29-03/29 1991 CANNONBALL	51-510-54-00-5480	281.80
						INVOICE TOTAL:	281.80 *
		4449087016-0316	04/06/16	01	02/02-03/30 MISC LIFT STATIONS	52-520-54-00-5480	1,212.06
						INVOICE TOTAL:	1,212.06 *
		4475093053-0316	03/30/16	01	03/01-03/30 610 TOWER	51-510-54-00-5480	290.65
						INVOICE TOTAL:	290.65 *
						CHECK TOTAL:	1,905.57
521995	COMED	COMMONWEALTH EDISON					

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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521995	COMED	COMMONWEALTH EDISON						
	6819027011-0316		04/05/16	01	03/01-03/30 PR BUILDINGS	79-795-54-00-5480	380.20	
						INVOICE TOTAL:	380.20	*
						CHECK TOTAL:		380.20
521996	COMED	COMMONWEALTH EDISON						
	6963019021-0316		03/16/16	01	02/15-03/15 RT47 & ROSENWINKLE	15-155-54-00-5482	30.57	
						INVOICE TOTAL:	30.57	*
						CHECK TOTAL:		30.57
521997	COMED	COMMONWEALTH EDISON						
	7090039005-0316		04/11/16	01	03/11-04/11 CANNONBALL TR LITE	15-155-54-00-5482	18.51	
				02	03/11-04/11 CANNONBALL TR LITE	01-410-54-00-5482	0.90	
						INVOICE TOTAL:	19.41	*
						CHECK TOTAL:		19.41
521998	CONSTELL	CONSTELLATION NEW ENERGY						
	003167593		03/31/16	01	02/29-03/28 2224 TREMONT ST	51-510-54-00-5480	4,368.34	
						INVOICE TOTAL:	4,368.34	*
	0031701426		04/01/16	01	03/01-03/29 610 TOWER	51-510-54-00-5480	6,362.02	
						INVOICE TOTAL:	6,362.02	*
	0031710203		04/02/16	01	03/03-013/29 2921 BRISTOL RIDG	51-510-54-00-5480	2,908.44	
						INVOICE TOTAL:	2,908.44	*
	0031710362		04/02/16	01	03/02-03/30 1 W ALLEY	51-510-54-00-5480	1,113.55	
						INVOICE TOTAL:	1,113.55	*
						CHECK TOTAL:		14,752.35

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
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521999	DAC	BETTER BUSINESS PLANNING, INC.					
	35071		04/01/16	01	APRIL 2016 HRA ADMIN FEES	01-110-52-00-5216	12.00
				02	APRIL 2016 HRA ADMIN FEES	01-120-52-00-5216	3.00
				03	APRIL 2016 HRA ADMIN FEES	01-210-52-00-5216	66.00
				04	APRIL 2016 HRA ADMIN FEES	01-220-52-00-5216	12.00
				05	APRIL 2016 HRA ADMIN FEES	01-410-52-00-5216	4.00
				06	APRIL 2016 HRA ADMIN FEES	79-790-52-00-5216	10.50
				07	APRIL 2016 HRA ADMIN FEES	79-795-52-00-5216	10.50
				08	APRIL 2016 HRA ADMIN FEES	51-510-52-00-5216	13.00
				09	APRIL 2016 HRA ADMIN FEES	52-520-52-00-5216	4.00
				10	APRIL 2016 HRA ADMIN FEES	01-640-52-00-5240	12.00
				11	APRIL 2016 HRA ADMIN FEES	82-820-52-00-5216	12.00
					INVOICE TOTAL:		159.00 *
	35072		04/01/16	01	APRIL 2016 FSA ADMIN FEES	01-110-52-00-5216	6.00
				02	APRIL 2016 FSA ADMIN FEES	01-120-52-00-5216	6.00
				03	APRIL 2016 FSA ADMIN FEES	01-210-52-00-5216	20.99
				04	APRIL 2016 FSA ADMIN FEES	01-220-52-00-5216	3.00
				05	APRIL 2016 FSA ADMIN FEES	01-410-52-00-5216	3.00
				06	APRIL 2016 FSA ADMIN FEES	51-510-52-00-5216	6.00
				07	APRIL 2016 FSA ADMIN FEES	52-520-52-00-5216	3.00
				08	APRIL 2016 FSA ADMIN FEES	01-640-52-00-5240	3.00
					INVOICE TOTAL:		50.99 *
					CHECK TOTAL:		209.99
522000	DUTEK	THOMAS & JULIE FLETCHER					
	197540		03/31/16	01	HOSE ASSEMBLY	52-520-56-00-5628	156.00
					INVOICE TOTAL:		156.00 *
					CHECK TOTAL:		156.00
522001	DYNEGY	DYNEGY ENERGY SERVICES					
	102389316031		03/25/16	01	02/23-03/22 421 POPLAR	15-155-54-00-5482	4,291.29
					INVOICE TOTAL:		4,291.29 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
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522001	DYNEGY	DYNEGY ENERGY SERVICES					
	102389416041		04/01/16	01	03/01-03/29 1 COUNTRYSIDE	15-155-54-00-5482	139.23
				02	03/01-03/29 1 COUNTRYSIDE	01-410-54-00-5482	13.93
					INVOICE TOTAL:		153.16 *
					CHECK TOTAL:		4,444.45
522002	EEI	ENGINEERING ENTERPRISES, INC.					
	57932		03/18/16	01	IL RT47 STREETLIGHTS &	23-230-60-00-6048	2,916.17
				02	STREETSCAPE	** COMMENT **	
					INVOICE TOTAL:		2,916.17 *
	57933		03/18/16	01	TRAFFIC CONTROL SIGNAGE &	01-640-54-00-5465	1,562.50
				02	MARKINGS	** COMMENT **	
					INVOICE TOTAL:		1,562.50 *
	57934		03/18/16	01	RT34 IMPROVEMENTS	01-640-54-00-5465	171.50
					INVOICE TOTAL:		171.50 *
	57935		03/18/16	01	GAME FARM/SOMONAUK IMPROVEMENT	23-230-60-00-6073	5,888.50
					INVOICE TOTAL:		5,888.50 *
	57936		03/18/16	01	UTILITY PERMIT REVIEWS	01-640-54-00-5465	849.75
					INVOICE TOTAL:		849.75 *
	57937		03/18/16	01	GRANDE RESERVE - AVANTI	01-640-54-00-5465	6,284.75
					INVOICE TOTAL:		6,284.75 *
	57938		03/18/16	01	PRESTWICK	01-640-54-00-5465	2,896.75
					INVOICE TOTAL:		2,896.75 *
	57939		03/18/16	01	CALEDONIA	01-640-54-00-5465	329.50
					INVOICE TOTAL:		329.50 *
	57940		03/18/16	01	BRISTOL BAY, UNIT 3	01-640-54-00-5465	750.00
					INVOICE TOTAL:		750.00 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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522002	EEI	ENGINEERING ENTERPRISES, INC.					
	57941		03/18/16	01	WATER ATLAS MAP UPDATES	01-640-54-00-5465	447.50
					INVOICE TOTAL:		447.50 *
	57942		03/18/16	01	SANITARY SEWER ATLAS MAP	01-640-54-00-5465	260.00
				02	UPDATES	** COMMENT **	
					INVOICE TOTAL:		260.00 *
	57943		03/18/16	01	RAINTREE VILLAGE-UNITS 4,5 & 6	01-640-54-00-5465	1,997.75
					INVOICE TOTAL:		1,997.75 *
	57944		03/18/16	01	1951 RENA LANE	90-063-63-00-0111	501.00
					INVOICE TOTAL:		501.00 *
	57945		03/18/16	01	MISC. GIS MAPPING	01-640-54-00-5465	2,564.50
					INVOICE TOTAL:		2,564.50 *
	57946		03/18/16	01	GRANDE RESERVE - PARK A	72-720-60-00-6046	3,330.50
					INVOICE TOTAL:		3,330.50 *
	57947		03/18/16	01	WRIGLEY SITE EXPANSION	90-074-74-00-0111	185.00
					INVOICE TOTAL:		185.00 *
	57948		03/18/16	01	WATER WORKS SYSTEM MASTER PLAN	51-510-54-00-5465	50,498.00
					INVOICE TOTAL:		50,498.00 *
	57949		03/18/16	01	CENTER & COUNTRYSIDE ROUND-	01-640-54-00-5465	2,231.00
				02	A-BOUT	** COMMENT **	
				03	COUNTRYSIDE ST & WATER MAIN	51-510-60-00-6082	26,309.70
				04	IMPROVEMENTS	** COMMENT **	
				05	COUNTRYSIDE ST & WATER MAIN	23-230-60-00-6082	16,125.30
				06	SANITARY SEWER TELEVISIONING	01-640-54-00-5465	3,829.00
					INVOICE TOTAL:		48,495.00 *
	57950		03/18/16	01	2015 ROAD PROGRAM	23-230-60-00-6025	400.50
					INVOICE TOTAL:		400.50 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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522002	EEI	ENGINEERING ENTERPRISES, INC.					
	57951		03/18/16	01	MUNICIPAL ENGINEERING SERVICES	01-640-54-00-5465	1,900.00
						INVOICE TOTAL:	1,900.00 *
	57952		03/18/16	01	FOUNTAINVIEW SUBDIVISION -	90-083-83-00-0111	2,131.00
				02	LOTS 1 & 2	** COMMENT **	
						INVOICE TOTAL:	2,131.00 *
	57953		03/18/16	01	WELL 8 REHABILITATION	51-510-60-00-6022	5,264.50
						INVOICE TOTAL:	5,264.50 *
	57954		03/18/16	01	LOT 19, YORKVILLE BUSINESS	90-082-82-00-0111	1,365.25
				02	PARK	** COMMENT **	
						INVOICE TOTAL:	1,365.25 *
	57955		03/18/16	01	2016 ROAD PROGRAM	23-230-60-00-6025	9,016.50
						INVOICE TOTAL:	9,016.50 *
	57956		03/18/16	01	FY 2017 BUDGET	01-640-54-00-5465	1,110.00
						INVOICE TOTAL:	1,110.00 *
	57957		03/18/16	01	RT47 & MAIN ST PEDESTRIAN	01-640-54-00-5465	918.00
				02	CROSSING	** COMMENT **	
						INVOICE TOTAL:	918.00 *
	57958		03/18/16	01	APPLETREE CT & CHURCH ST WATER	51-510-60-00-6025	14,411.00
				02	MAIN REPLACEMENT	** COMMENT **	
						INVOICE TOTAL:	14,411.00 *
	57959		03/18/16	01	2016 SANITARY SEWER LINING	52-520-60-00-6025	2,493.00
						INVOICE TOTAL:	2,493.00 *
	57960		03/18/16	01	CITY OF YORKVILLE	01-640-54-00-5465	553.00
						INVOICE TOTAL:	553.00 *
	57961		03/18/16	01	BLACKBERRY WOODS - COMPLETION	01-640-54-00-5465	507.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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522002	EEI	ENGINEERING ENTERPRISES, INC.					
	57961		03/18/16	03	OF IMPROVEMENTS	** COMMENT ** INVOICE TOTAL:	507.00 *
	57962		03/18/16	01	2016 ROAD PROGRAM UPDATE	23-230-60-00-6025 INVOICE TOTAL:	2,187.50 2,187.50 *
	57963		03/18/16	01	KENNEDY RD BIKE PATH	23-230-60-00-6094 INVOICE TOTAL:	5,581.13 5,581.13 *
					CHECK TOTAL:		177,767.05
522003	EJEQUIP	EJ EQUIPMENT					
	P01554		04/06/16	01	ELECTRICAL REEL ASSEMBLY	52-520-56-00-5628 INVOICE TOTAL:	269.43 269.43 *
	P01577		04/08/16	01	WOOD REEL, BLUE PIRAHNA HOSE	52-520-56-00-5628 INVOICE TOTAL:	1,438.10 1,438.10 *
	W01012		03/31/16	01	SWEEPER REPAIR	01-410-54-00-5490 INVOICE TOTAL:	942.60 942.60 *
					CHECK TOTAL:		2,650.13
522004	ELINEUP	JEFFREY C DAVIES					
	258		04/07/16	01	ANNUAL ELINEUP SOFTWARE	01-210-54-00-5462	600.00
				02	MAINTENANCE AGREEMENT	** COMMENT ** INVOICE TOTAL:	600.00 *
					CHECK TOTAL:		600.00
522005	ESTILUNV	EASTERN ILLINOIS UNIVERSITY					
	2017 DUES		04/13/16	01	IMTA - 2017 DUES	01-000-14-00-1400 INVOICE TOTAL:	80.00 80.00 *
					CHECK TOTAL:		80.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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522006	F&MLAND	F & M LANDSCAPE & TREE SERVICE					
	111077		03/31/16	31	WHEATON WOODS TREE SERVICE	79-790-54-00-5495	6,500.00
					INVOICE TOTAL:		6,500.00 *
					CHECK TOTAL:		6,500.00
522007	FARREN	FARREN HEATING & COOLING					
	9578		04/01/16	01	REPAIRED BROKEN FAN BLADE	23-216-54-00-5446	423.24
					INVOICE TOTAL:		423.24 *
					CHECK TOTAL:		423.24
522008	FEDEX	FEDEX					
	5-360-69889		03/23/16	01	MAILED DOCUMENTS FOR SPECIAL	01-110-54-00-5452	93.95
				02	REFUNDING BONDS, SERIES 2016	** COMMENT **	
					INVOICE TOTAL:		93.95 *
					CHECK TOTAL:		93.95
522009	FIRSTNON	FIRST NONPROFIT UNEMPLOYEMENT					
	122719N-040116		04/01/16	01	2ND QTR 2016 UNEMPLOY INS	01-640-52-00-5230	1,167.17
				02	2ND QTR 2016 UNEMPLOY INS	01-000-14-00-1400	2,369.70
				03	2ND QTR 2016 UNEMPLOY INS	82-820-52-00-5230	74.90
				04	2ND QTR 2016 UNEMPLOY INS-LIB	01-000-14-00-1400	152.08
				05	2ND QTR 2016 UNEMPLOY INS	51-510-52-00-5230	118.53
				06	2ND QTR 2016 UNEMPLOY INS	51-000-14-00-1400	240.66
				07	2ND QTR 2016 UNEMPLOY INS	52-520-52-00-5230	62.36
				08	2ND QTR 2016 UNEMPLOY INS	52-000-14-00-1400	126.60
					INVOICE TOTAL:		4,312.00 *
					CHECK TOTAL:		4,312.00
522010	FLATSOS	RAQUEL HERRERA					

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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522010	FLATSOS	RAQUEL HERRERA					
	1500		03/24/16	01	TRAILER TIRE	79-790-54-00-5495	72.00
					INVOICE TOTAL:		72.00 *
	1525		03/29/16	01	2 TIRES	01-410-56-00-5628	278.84
					INVOICE TOTAL:		278.84 *
					CHECK TOTAL:		350.84
522011	FLATSOS	RAQUEL HERRERA					
	1561		04/04/16	01	NEW TIRE	79-790-54-00-5495	25.62
					INVOICE TOTAL:		25.62 *
					CHECK TOTAL:		25.62
522012	FOXVALLE	FOX VALLEY TROPHY & AWARDS					
	32944		04/06/16	01	2016 SPRING SOCCER MEDALS	79-795-56-00-5606	742.50
					INVOICE TOTAL:		742.50 *
					CHECK TOTAL:		742.50
522013	FUNXPRES	FUN EXPRESS					
	676861220-01		03/21/16	01	PRESCHOOL CRAFT SUPPLIES	79-795-56-00-5606	96.86
					INVOICE TOTAL:		96.86 *
					CHECK TOTAL:		96.86
522014	GEMPLERS	ARIENS SPECIALTY BRANDS					
	SI02141767		12/17/15	01	SHOE COVERS	79-790-56-00-5630	117.75
					INVOICE TOTAL:		117.75 *
					CHECK TOTAL:		117.75

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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522015	GRAINGER	GRAINGER					
	9067792698		03/30/16	01	BIB OVERALLS	51-510-56-00-5600	48.05
					INVOICE TOTAL:		48.05 *
					CHECK TOTAL:		48.05
522016	HARRIS	HARRIS COMPUTER SYSTEMS					
	XT00005503		03/31/16	01	MAR 2016 MYGOVHUB FEES	01-120-54-00-5462	194.97
				02	MAR 2016 MYGOVHUB FEES	51-510-54-00-5462	249.64
				03	MAR 2016 MYGOVHUB FEES	52-520-54-00-5462	125.99
					INVOICE TOTAL:		570.60 *
					CHECK TOTAL:		570.60
522017	HDSUPPLY	HD SUPPLY WATERWORKS, LTD.					
	F270732		03/23/16	01	GEL CAPS, MXUS	51-510-56-00-5664	3,401.00
					INVOICE TOTAL:		3,401.00 *
	F289493		03/25/16	01	12 MXU BATTERIES	51-510-56-00-5664	324.00
					INVOICE TOTAL:		324.00 *
					CHECK TOTAL:		3,725.00
522018	HEINENC	CHRIS HEINEN					
	040716		04/07/16	01	APA CONFERENCE RAIL PASS &	01-220-54-00-5415	55.75
				02	TAXI REIMBURSEMENT	** COMMENT **	
					INVOICE TOTAL:		55.75 *
					CHECK TOTAL:		55.75
522019	ILPD4778	ILLINOIS STATE POLICE					
	041116		04/11/16	01	LIQUOR LIC BACKGROUND CHECKS	01-110-54-00-5462	148.75
					INVOICE TOTAL:		148.75 *
					CHECK TOTAL:		148.75

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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522020	INGEMUNS	INGEMUNSON	LAW OFFICES LTD					
	2870		04/01/16	01	04/01/16 ADMIN HEARING	01-210-54-00-5467	300.00	
					INVOICE TOTAL:		300.00	*
					CHECK TOTAL:			300.00
522021	JIMSTRCK	JIM'S TRUCK INSPECTION LLC						
	160940		03/29/16	01	TRUCK INSPECTION	01-410-54-00-5490	34.00	
					INVOICE TOTAL:		34.00	*
	160992		04/01/16	01	TRUCK INSPECTION	01-410-54-00-5490	30.00	
					INVOICE TOTAL:		30.00	*
	161007		04/01/16	01	TRUCK INSPECTION	01-410-54-00-5490	45.00	
					INVOICE TOTAL:		45.00	*
	161017		04/04/16	01	TRUCK INSPECTION	52-520-54-00-5490	45.00	
					INVOICE TOTAL:		45.00	*
					CHECK TOTAL:			154.00
522022	JOHNSOIL	JOHNSON OIL COMPANY IL						
	1094781		04/01/16	01	MARCH 2016 GASOLINE	01-210-56-00-5695	23.16	
					INVOICE TOTAL:		23.16	*
	754353		08/01/15	01	JULY 2015 GASOLINE	01-210-56-00-5695	78.97	
					INVOICE TOTAL:		78.97	*
					CHECK TOTAL:			102.13
522023	JXENTER	JX PERTERBILT - ROCKFORD						
	1184		03/31/16	01	2016 PETERBILT DUMP TRUCK	25-215-60-00-6070	128,806.97	
					INVOICE TOTAL:		128,806.97	*
					CHECK TOTAL:			128,806.97

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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522024	KENDCROS	KENDALL CROSSING, LLC					
	AMU REBATE	03/16	04/18/16	01	MAR 2016 NCG AMUSEMENT TAX	01-640-54-00-5439	5,876.33
				02	REBATE	** COMMENT **	
					INVOICE TOTAL:		5,876.33 *
					CHECK TOTAL:		5,876.33
522025	KENDCROS	KENDALL CROSSING, LLC					
	BD REBATE	02/16	04/08/16	01	FEB 2016 NCG BUSINESS TAX	01-000-24-00-2487	1,045.05
				02	REBATE	** COMMENT **	
					INVOICE TOTAL:		1,045.05 *
					CHECK TOTAL:		1,045.05
522026	KONICA	KONICA MINOLTA					
	28442484		04/11/16	01	04/01-05/01 COPIER LEASE	01-110-54-00-5485	175.19
				02	04/01-05/01 COPIER LEASE	01-120-54-00-5485	140.15
				03	04/01-05/01 COPIER LEASE	01-220-54-00-5485	260.98
				04	04/01-05/01 COPIER LEASE	01-210-54-00-5485	366.84
				05	04/01-05/01 COPIER LEASE	01-410-54-00-5485	35.29
				06	04/01-05/01 COPIER LEASE	51-510-54-00-5485	35.29
				07	04/01-05/01 COPIER LEASE	52-520-54-00-5485	35.29
				08	04/01-05/01 COPIER LEASE	79-790-54-00-5485	130.49
				09	04/01-05/01 COPIER LEASE	79-795-54-00-5485	130.48
					INVOICE TOTAL:		1,310.00 *
					CHECK TOTAL:		1,310.00
522027	LINEX	WARNER LININGS, INC.					
	1944		04/06/16	01	SPRAY-ON BEDLINER	79-795-54-00-5495	620.00
					INVOICE TOTAL:		620.00 *
					CHECK TOTAL:		620.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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522028	MAXR	THE PRESTWICK GROUP, INC					
	673063		03/15/16	01	CUSTOM LAMINATED SIGN	79-790-56-00-5620	200.39
						INVOICE TOTAL:	200.39 *
						CHECK TOTAL:	200.39
522029	MENLAND	MENARDS - YORKVILLE					
	26515		10/28/15	01	TOGGLE, KNOCK OUT SEAL, SWITCH	79-790-56-00-5620	6.95
						INVOICE TOTAL:	6.95 *
	39946		03/22/16	01	BOARDS	23-216-56-00-5656	9.58
						INVOICE TOTAL:	9.58 *
	40124		03/24/16	01	POLE BREAKER	79-790-56-00-5620	12.80
						INVOICE TOTAL:	12.80 *
						CHECK TOTAL:	29.33
522030	MENLAND	MENARDS - YORKVILLE					
	40477		03/28/16	01	MARKING SPRAY, FIREPLACE CAP	79-790-56-00-5620	9.96
						INVOICE TOTAL:	9.96 *
						CHECK TOTAL:	9.96
522031	MENLAND	MENARDS - YORKVILLE					
	40478		03/28/16	01	BOARDS, DRILL BITS, WASHERS,	79-790-56-00-5640	55.02
				02	POWER BRUSHES	** COMMENT **	
						INVOICE TOTAL:	55.02 *
	40580		03/29/16	01	WOOD STAKES, SCREWS, WASHERS,	79-790-56-00-5640	45.32
				02	LAG SHIELD	** COMMENT **	
						INVOICE TOTAL:	45.32 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
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522031	MENLAND	MENARDS - YORKVILLE					
	40616		03/29/16	01	PINS, MOUNTS	51-510-56-00-5628	29.47
						INVOICE TOTAL:	29.47 *
	40618		03/29/16	01	RETURNED MOUNT CREDIT	51-510-56-00-5628	-19.99
						INVOICE TOTAL:	-19.99 *
	40619		03/29/16	01	BALL MOUNT	51-510-56-00-5635	21.99
						INVOICE TOTAL:	21.99 *
						CHECK TOTAL:	131.81
522032	MENLAND	MENARDS - YORKVILLE					
	40661		03/30/16	01	STRIPING WHITE, MARKING PAINT,	79-790-56-00-5620	98.91
				02	POLY CLEAR	** COMMENT **	
						INVOICE TOTAL:	98.91 *
						CHECK TOTAL:	98.91
522033	MENLAND	MENARDS - YORKVILLE					
	40665		03/30/16	01	TIEDOWN	79-790-56-00-5620	10.68
						INVOICE TOTAL:	10.68 *
	40689		03/30/16	01	CARABINER, ROPE	52-520-56-00-5620	11.43
						INVOICE TOTAL:	11.43 *
	40699		03/30/16	01	BLADE CONNECTOR	51-510-56-00-5630	15.79
						INVOICE TOTAL:	15.79 *
	40756		03/31/16	01	COPPER COUPLINGS, SOLDER	51-510-56-00-5638	22.16
						INVOICE TOTAL:	22.16 *
	40831		04/01/16	01	PVC PIPE, SNAPS, PARACORDS,	79-790-56-00-5620	67.22

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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522033	MENLAND	MENARDS - YORKVILLE					
	40831		04/01/16	02	ROPE, PVC ELBOWS, PVC TEES,	** COMMENT **	
				03	CORD REEL	** COMMENT **	
					INVOICE TOTAL:		67.22 *
	40835		04/01/16	01	PADLOCK	79-790-56-00-5620	13.79
					INVOICE TOTAL:		13.79 *
	40852		04/01/16	01	POLE BREAKERS, WALLPLATES	79-790-56-00-5620	60.71
					INVOICE TOTAL:		60.71 *
					CHECK TOTAL:		201.78
522034	MENLAND	MENARDS - YORKVILLE					
	41134		04/04/16	01	ROPE, SCREWS, GARBAGE BAGS,	79-790-56-00-5620	120.17
				02	WIRE MARKERS, LAG SHIELDS	** COMMENT **	
					INVOICE TOTAL:		120.17 *
					CHECK TOTAL:		120.17
522035	MENLAND	MENARDS - YORKVILLE					
	41141		04/04/16	01	HAMMER DRILL, SINK BIT, TUBING	51-510-56-00-5630	117.68
				02	ANCHOR, FLUTE	** COMMENT **	
					INVOICE TOTAL:		117.68 *
	41159		04/04/16	01	WALL PLATES, FIBRE GLASS	79-790-56-00-5620	51.03
					INVOICE TOTAL:		51.03 *
	41255		04/05/16	01	GARBAGE BAGS, AIR FRESHNER,	52-520-56-00-5610	31.76
				02	SOAP, BLEACH	** COMMENT **	
					INVOICE TOTAL:		31.76 *
	41260		04/05/16	01	REPLACEMENT SPOUT	52-520-56-00-5620	9.98
					INVOICE TOTAL:		9.98 *

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522035	MENLAND	MENARDS - YORKVILLE					
	41319		04/06/16	01	DOOR BOTTOM, PAINT, BATTERIES	79-790-56-00-5640	43.15
						INVOICE TOTAL:	43.15 *
	41325		04/06/16	01	ANT DUST	79-790-56-00-5620	23.96
						INVOICE TOTAL:	23.96 *
	41333		04/06/16	01	CONNECTORS, COUPLERS, BLANK	79-790-56-00-5620	42.42
				02	COVERS, CONDUIT	** COMMENT **	
						INVOICE TOTAL:	42.42 *
	41337		04/06/16	01	ANT DUST	79-790-56-00-5620	23.96
						INVOICE TOTAL:	23.96 *
	41449		04/13/16	01	BATTERIES	51-510-56-00-5665	29.97
						INVOICE TOTAL:	29.97 *
	41527		04/08/16	01	JOB SITE BOX	79-790-56-00-5620	172.23
						INVOICE TOTAL:	172.23 *
						CHECK TOTAL:	546.14
522036	MIKOLASR	RAY MIKOLASEK					
	040516		04/05/16	01	CANADIAN LAW ENFORCEMENT MAJOR	01-210-54-00-5415	8.77
				02	CRIME TECHNIQUES MEAL	** COMMENT **	
				03	REIMBURSEMENT	** COMMENT **	
						INVOICE TOTAL:	8.77 *
						CHECK TOTAL:	8.77
522037	NANCO	NANCO SALES COMPANY, INC.					
	8723		03/28/16	01	PAPER TOWELS, CLEANER, WINDEX	79-795-56-00-5640	115.93
						INVOICE TOTAL:	115.93 *
						CHECK TOTAL:	115.93

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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522038	NARVICK	NARVICK BROS. LUMBER CO, INC					
	2911-TONY		03/18/16	01	3000 AE FOR GALENA & KENNEDY	79-790-56-00-5620	638.00
						INVOICE TOTAL:	638.00 *
						CHECK TOTAL:	638.00
522039	NEOPOST	NEOFUNDS BY NEOPOST					
	041415		03/30/16	01	POSTAGE METER REFILL	01-000-14-00-1410	500.00
						INVOICE TOTAL:	500.00 *
						CHECK TOTAL:	500.00
522040	NICOR	NICOR GAS					
	00-41-22-8748 4-0316		04/07/16	01	03/08-04/05 1107 PRAIRIE LN	01-110-54-00-5480	40.23
						INVOICE TOTAL:	40.23 *
	07-72-09-0117 7-0316		03/28/16	01	02/23-03/23 1301 CAROLYN CT	01-110-54-00-5480	25.44
						INVOICE TOTAL:	25.44 *
	15-63-74-5733 2-0316		04/05/16	01	03/03-04/01 1955 S BRIDGE ST	01-110-54-00-5480	31.05
						INVOICE TOTAL:	31.05 *
	15-64-61-3532 5-0316		04/07/16	01	03/08-04/06 1991 CANNONBALL TR	01-110-54-00-5480	35.15
						INVOICE TOTAL:	35.15 *
	20-52-56-2042 1-0316		04/08/16	01	03/09-04/07 420 FAIRHAVEN	01-110-54-00-5480	82.69
						INVOICE TOTAL:	82.69 *
	23-45-91-4862 5-0316		04/05/16	01	03/04-04/05 101 BRUELL ST	01-110-54-00-5480	87.44
						INVOICE TOTAL:	87.44 *
	31-61-67-2493 1-0316		04/08/16	01	03/08-04/07 276 WINDHAM CR	01-110-54-00-5480	30.05
						INVOICE TOTAL:	30.05 *

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522040	NICOR	NICOR GAS					
	45-12-25-4081	3-0316	04/05/16	01	03/03-04/01 W HYDRAULIC	01-110-54-00-5480	98.23
					INVOICE TOTAL:		98.23 *
	46-69-47-6727	1-0316	04/07/16	01	03/08-04/06 1975 BRIDGE ST	01-110-54-00-5480	79.98
					INVOICE TOTAL:		79.98 *
	49-25-61-1000	5-0316	04/05/16	01	03/03-04/01 1 VAN EMMON RD	01-110-54-00-5480	87.50
					INVOICE TOTAL:		87.50 *
	62-37-86-4779	6-0316	04/08/16	01	03/09-04/08 185 WOLF ST	01-110-54-00-5480	114.20
					INVOICE TOTAL:		114.20 *
	66-70-44-6942	9-0316	04/08/16	01	03/09-04/06 1908 RAINTREE	01-110-54-00-5480	79.49
					INVOICE TOTAL:		79.49 *
	80-56-05-1157	0-0316	04/04/16	01	03/03-04/04 2512 ROSEMONT	01-110-54-00-5480	38.17
					INVOICE TOTAL:		38.17 *
					CHECK TOTAL:		829.62
522041	OHARAM	MICHELE O'HARA					
	032916		03/29/16	01	PIANO LESSON INSTRUCTION	79-795-54-00-5462	1,120.00
					INVOICE TOTAL:		1,120.00 *
					CHECK TOTAL:		1,120.00
522042	OHERRONO	RAY O'HERRON COMPANY					
	1618807-IN		03/30/16	01	BOOTS	01-210-56-00-5600	151.78
					INVOICE TOTAL:		151.78 *
	1620275-IN		04/06/16	01	CAP, NAMEPLATE, PANTS, VEST,	01-210-56-00-5600	836.57
				02	GLOVES, HOLDERS, WALLET, TIE	** COMMENT **	

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522042	OHERRONO	RAY O'HERRON COMPANY					
	1620275-IN		04/06/16	03	STREET GEAR	** COMMENT ** INVOICE TOTAL:	836.57 *
					CHECK TOTAL:		988.35
522043	OMALLEY	O'MALLEY WELDING & FABRICATING					
	16993		03/22/16	01	REPAIR WELDING TO SHOP BENCH	79-790-54-00-5495 INVOICE TOTAL:	200.00 200.00 *
	16994		03/22/16	01	REPAIR WELDING TO POST FOR	79-790-54-00-5495	100.00
				02	BATTING CAGE	** COMMENT ** INVOICE TOTAL:	100.00 *
					CHECK TOTAL:		300.00
522044	ORRK	KATHLEEN FIELD ORR & ASSOC.					
	14952		04/17/16	01	MISC CITY LEGAL MATTERS	01-640-54-00-5456	4,397.25
				02	AUTUMN CREEK LEGAL MATTERS	90-094-94-00-0011	282.75
				03	BLACKBERRY CREEK MATTERS	01-640-54-00-5456	48.75
				04	BRISTOL BAY MATTERS	01-640-54-00-5456	731.25
				05	BRUMMEL MATTERS	01-640-54-00-5456	48.75
				06	COUNTRYSIDE MATTERS	01-640-54-00-5456	195.00
				07	FOUNTAINVIEW MATTERS	01-640-54-00-5456	1,170.00
				08	MEETINGS	01-640-54-00-5456	1,000.00
				09	PARKS LEGAL MATTERS	79-790-54-00-5466	487.50
					INVOICE TOTAL:		8,361.25 *
					CHECK TOTAL:		8,361.25
522045	OSWEGOPK	OSWEGOLAND PARK DISTRICT					
	040516		04/05/16	01	2016 SPRING SOCCER TEAM FEES	79-795-56-00-5606 INVOICE TOTAL:	2,200.00 2,200.00 *
					CHECK TOTAL:		2,200.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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522046	PALOSPRT	PALOS SPORTS					
	227514-00		04/08/16	01	SOCCERBALLS	79-795-56-00-5606	159.88
					INVOICE TOTAL:		159.88 *
					CHECK TOTAL:		159.88
522047	PARADISE	PARADISE CAR WASH					
	223174		04/01/16	01	CAR WASHES	79-795-54-00-5495	8.00
					INVOICE TOTAL:		8.00 *
					CHECK TOTAL:		8.00
522048	PARADISE	PARADISE CAR WASH					
	223191		04/05/16	01	MARCH 2016 CAR WASHES	01-210-54-00-5495	16.00
					INVOICE TOTAL:		16.00 *
					CHECK TOTAL:		16.00
522049	PEPSI	PEPSI-COLA GENERAL BOTTLE					
	31954563		04/08/16	01	BRIDGE PARK CONSESSION DRINKS	79-795-56-00-5607	1,016.40
					INVOICE TOTAL:		1,016.40 *
					CHECK TOTAL:		1,016.40
522050	PFPETT	P.F. PETTIBONE & CO.					
	69713		04/05/16	01	PHOTO ID	01-220-54-00-5430	17.00
					INVOICE TOTAL:		17.00 *
	69774		04/13/16	01	ORDER OF PROTECTION FORMS	01-210-54-00-5430	76.00
					INVOICE TOTAL:		76.00 *
					CHECK TOTAL:		93.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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522051	R0000797	BRENDA KAY LAUNIUS					
	041016		04/13/16	01	BEECHER DEPOSIT RETURN	01-000-24-00-2410	50.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
522052	R0001613	PATRICK & BONNIE MAHANEY					
	040816		04/08/16	01	REFUND COLLECTION PYMT TO	01-000-13-00-1371	257.30
				02	LANDLORD FOR ACT#0102052300-09	** COMMENT **	
					INVOICE TOTAL:		257.30 *
					CHECK TOTAL:		257.30
522053	R0001614	DONANLD HAHR					
	041416		04/14/16	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371	189.09
				02	FOR UTILITY ACCT#0103051000-05	** COMMENT **	
					INVOICE TOTAL:		189.09 *
					CHECK TOTAL:		189.09
522054	RIVRVIEW	RIVERVIEW FORD					
	FOCS368497		03/31/16	01	FRONT & REAR BRAKE REPAIR	79-790-54-00-5495	620.12
					INVOICE TOTAL:		620.12 *
					CHECK TOTAL:		620.12
522055	RUSHTRCK	RUSH TRUCK CENTER					
	3002190082		04/06/16	01	GLASS DOOR DROP	01-410-56-00-5628	69.60
					INVOICE TOTAL:		69.60 *
					CHECK TOTAL:		69.60

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 04/20/16
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UNITED CITY OF YORKVILLE
CHECK REGISTER

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
522056	RUSSPOWE	RUSSO HARDWARE INC.					
	3032440		04/11/16	01	MOWER BELTS, BLADES	79-790-56-00-5640	462.76
					INVOICE TOTAL:		462.76 *
					CHECK TOTAL:		462.76
522057	SAFESUPP	EMERGENT SAFETY SUPPLY					
	1902600104		04/04/16	01	BLACK PVC GLOVES	52-520-56-00-5620	41.76
					INVOICE TOTAL:		41.76 *
					CHECK TOTAL:		41.76
522058	SIMPLEX	SIMPLEXGRINNELL LP					
	78525845		03/28/16	01	ANNUAL FIRE ALARM TEST &	23-000-14-00-1400	1,599.65
				02	INSPECTION	** COMMENT **	
					INVOICE TOTAL:		1,599.65 *
					CHECK TOTAL:		1,599.65
522059	SPEEDWAY	SPEEDWAY					
	1001542438-0416		04/13/16	01	MARCH 2016 GASOLINE	79-790-56-00-5695	655.00
				02	MARCH 2016 GASOLINE	79-795-56-00-5695	89.69
				03	MARCH 2016 GASOLINE	01-210-56-00-5695	4,690.46
				04	MARCH 2016 GASOLINE	51-510-56-00-5695	376.01
				05	MARCH 2016 GASOLINE	52-520-56-00-5695	376.01
				06	MARCH 2016 GASOLINE	01-410-56-00-5695	376.00
				07	MARCH 2016 GASOLINE	01-220-56-00-5695	64.26
					INVOICE TOTAL:		6,627.43 *
					CHECK TOTAL:		6,627.43
522060	SPRTFLD	SPORTSFIELDS, INC.					

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
522060	SPRTFLD	SPORTSFIELDS, INC.					
	216128		04/05/16	01	BASEBALL INFIELD MIX	79-790-56-00-5620	1,801.80
					INVOICE TOTAL:		1,801.80 *
					CHECK TOTAL:		1,801.80
522061	STEVENS	STEVEN'S SILKSCREENING					
	10274		04/07/16	01	72 SHIRTS	79-790-56-00-5600	954.00
					INVOICE TOTAL:		954.00 *
					CHECK TOTAL:		954.00
522062	STRYPES	STRYPES PLUS MORE INC.					
	13337		04/07/16	01	REMOVED DAMAGED WRAPS AND	01-210-54-00-5495	650.00
				02	INSTALLED NEW LETTERING	** COMMENT **	
					INVOICE TOTAL:		650.00 *
					CHECK TOTAL:		650.00
522063	SUBURLAB	SUBURBAN LABORATORIES INC.					
	132987		03/31/16	01	RADIOLOGICAL ELEMENTS	51-510-54-00-5429	400.00
					INVOICE TOTAL:		400.00 *
					CHECK TOTAL:		400.00
522064	TAPCO	TAPCO					
	I521696		03/30/16	01	SIGNS	15-155-56-00-5619	162.59
					INVOICE TOTAL:		162.59 *
					CHECK TOTAL:		162.59
522065	UNITSEPT	UNITED SEPTIC, INC.					

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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UNITED CITY OF YORKVILLE
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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
522065	UNITSEPT	UNITED SEPTIC, INC.					
	10406		03/29/16	01	EMERGENCY CALL OUT OF VECTOR	52-520-54-00-5495	2,025.00
				02	TRUCK & CREW	** COMMENT **	
					INVOICE TOTAL:		2,025.00 *
					CHECK TOTAL:		2,025.00
522066	UPSSTORE	MICHAEL J. KENIG					
	040616		04/06/16	01	2 PKGS TO KFO	01-110-54-00-5452	60.53
					INVOICE TOTAL:		60.53 *
					CHECK TOTAL:		60.53
522067	WALDENS	WALDEN'S LOCK SERVICE					
	18268		03/21/16	01	INSTALLATION OF KABA 1000	01-220-56-00-5610	109.00
					INVOICE TOTAL:		109.00 *
					CHECK TOTAL:		109.00
522068	WAREHOUS	WAREHOUSE DIRECT					
	3030857-0		04/06/16	01	PAPER	01-210-56-00-5610	579.80
					INVOICE TOTAL:		579.80 *
					CHECK TOTAL:		579.80
522069	WATERSER	WATER SERVICES CO.					
	24387		03/28/16	01	LEAK DETECTION EMERGENCY	51-510-54-00-5495	315.00
				02	CALL OUT @ CHURCH & CENTER	** COMMENT **	
					INVOICE TOTAL:		315.00 *
					CHECK TOTAL:		315.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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UNITED CITY OF YORKVILLE
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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
522070	WELDSTAR	WELDSTAR					
	01521974		03/24/16	01	CYLINDER	01-410-54-00-5485	7.25
					INVOICE TOTAL:		7.25 *
					CHECK TOTAL:		7.25
522071	WILLIAMT	TY WILLIAMS					
	031116		03/11/16	01	REFEREE	79-795-54-00-5462	75.00
					INVOICE TOTAL:		75.00 *
					CHECK TOTAL:		75.00
522072	YBSD	YORKVILLE BRISTOL					
	042616SF		04/12/16	01	MARCH 2016 SANITARY FEES	95-000-24-00-2450	232,031.75
					INVOICE TOTAL:		232,031.75 *
					CHECK TOTAL:		232,031.75
522073	YBSD	YORKVILLE BRISTOL					
	0551-012431874		04/07/16	01	MARCH 2016 TRANSPORT & TIPPING	51-510-54-00-5445	8,668.22
				02	FEES	** COMMENT **	
					INVOICE TOTAL:		8,668.22 *
					CHECK TOTAL:		8,668.22
522074	YBSD	YORKVILLE BRISTOL					
	16990		04/08/16	01	PARTIAL REIMBURSEMENT FOR THE	23-216-54-00-5446	1,950.00
				02	BLACKBERRY CREEK BRIDGE	** COMMENT **	
				03	SAFETY GUARDRAIL	** COMMENT **	
					INVOICE TOTAL:		1,950.00 *
					CHECK TOTAL:		1,950.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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UNITED CITY OF YORKVILLE
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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
522075	YORKACE	YORKVILLE	ACE & RADIO SHACK				
	159163		03/04/16	01	STIHL HP ULTRA OIL	01-410-56-00-5620	23.94
					INVOICE TOTAL:		23.94 *
	159408		04/05/16	01	WASHERS, NUTS, SCREWS	01-410-56-00-5620	2.50
					INVOICE TOTAL:		2.50 *
	159419		04/06/16	01	CALCULATOR	79-790-56-00-5620	1.99
					INVOICE TOTAL:		1.99 *
	159430		04/07/16	01	NUTS, BOLTS	52-520-56-00-5620	18.80
					INVOICE TOTAL:		18.80 *
	159431		04/07/16	01	FILE, CHAIN LOOP	52-520-56-00-5630	31.98
					INVOICE TOTAL:		31.98 *
	159432		04/07/16	01	RETURNED CHAIN LOOP CREDIT	52-520-56-00-5630	-22.99
					INVOICE TOTAL:		-22.99 *
	159433		04/07/16	01	CHAIN LOOPS	52-520-56-00-5630	24.99
					INVOICE TOTAL:		24.99 *
					CHECK TOTAL:		81.21
522076	YORKAREA	YORKVILLE	AREA CHAMBER OF				
	31373 REV		04/12/16	01	APRIL WOMEN TO WOMEN LUNCHEON	01-120-54-00-5412	20.00
				02	APRIL WOMEN TO WOMEN LUNCHEON	01-110-54-00-5412	20.00
					INVOICE TOTAL:		40.00 *
					CHECK TOTAL:		40.00
522077	YORKPRPC	YORKVILLE	PARK & REC				
	041316		04/13/16	01	CAR WASHES	79-795-54-00-5495	9.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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UNITED CITY OF YORKVILLE
CHECK REGISTER

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
522077	YORKPRPC	YORKVILLE PARK & REC					
	041316		04/13/16	02	FISHING LICENSE	79-795-56-00-5606	15.00
				03	BUNS, HOT DOGS	79-795-56-00-5607	10.42
				04	PARKING REIMBURSEMENT FOR	88-880-60-00-6000	14.00
				05	CANOE EVENT	** COMMENT **	
					INVOICE TOTAL:		48.42 *
					CHECK TOTAL:		48.42
522078	YOUNGM	MARLYS J. YOUNG					
	031516		04/04/16	01	03/15 PW MEETING MINUTES	01-110-54-00-5462	56.25
					INVOICE TOTAL:		56.25 *
	031616		04/06/16	01	03/16/16 ADMIN MEETING MINUTES	01-110-54-00-5462	51.75
					INVOICE TOTAL:		51.75 *
					CHECK TOTAL:		108.00
522079	00000000	TOTAL DEPOSIT					
	042616		04/26/16	01	TOTAL DIRECT DEPOSITS ^		89.88
					INVOICE TOTAL:		89.88 *
					CHECK TOTAL:		89.88
					TOTAL AMOUNT PAID:		772,101.13

^SEE FOLLOWING PAGE FOR DIRECT DEPOSIT DETAILS

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 04/20/16
TIME: 08:15:42
ID: AP6C000P.CBL

UNITED CITY OF YORKVILLE
DIRECT DEPOSIT AUDIT REPORT
DEPOSIT NACHA FILE

VENDOR NAME	NUMBER	DEPOSIT AMOUNT	ÁÁÁÁÁÁÆÓUOFØŞÚØŠS
JOHN SLEEZER	SLEEZERJ	89.88	ÁÁÁPÓØRÑÛPÙÓRÓSÚÁÔŞPÁÑŠŠÚU
TOTAL AMOUNT OF DIRECT DEPOSITS		89.88	
Total # of Vendors :		1	

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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UNITED CITY OF YORKVILLE
CHECK REGISTER

PAGE: 1

CHECK DATE: 04/07/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521967	R0001612	LUCIO & GUADALUPE MONTALVO					
	20150625-BUILD		04/01/16	01	891 PURCELL ST BUILD PROGRAM	25-000-24-21-2445	680.00
				02	891 PURCELL ST BUILD PROGRAM	51-000-24-00-2445	5,320.00
				03	891 PURCELL ST BUILD PROGRAM	52-000-24-00-2445	4,000.00
					INVOICE TOTAL:		10,000.00 *
					CHECK TOTAL:		10,000.00
					TOTAL AMOUNT PAID:		10,000.00



01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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UNITED CITY OF YORKVILLE
CHECK REGISTER

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521968	LAYNE	LAYNE CHRISTENSEN COMPANY					
	89081938		04/07/16	01	WELL #8 REHAB - PAY REQUEST #3	51-510-60-00-6022	19,350.60
				02	AND FINAL	** COMMENT **	
					INVOICE TOTAL:		19,350.60 *
					CHECK TOTAL:		19,350.60
					TOTAL AMOUNT PAID:		19,350.60

DATE: 04/13/16
TIME: 14:35:24
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UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 04/13/16

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521969	SERVICE	SERVICE PRINTING CORPORATION					
	QUOTE 93443		04/05/16	01	SUMMER CATALOG POSTAGE	79-795-54-00-5426	3,209.30
					INVOICE TOTAL:		3,209.30 *
					CHECK TOTAL:		3,209.30
					TOTAL AMOUNT PAID:		3,209.30



01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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UNITED CITY OF YORKVILLE
CHECK REGISTER

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CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
521970	PRIMUSCO	PRIMUS CORPORATION					
	040816		04/08/16	01	PAYMENT FOR PERMANENT EASEMENT	23-230-60-00-6094	21,000.00
					INVOICE TOTAL:		21,000.00 *
					CHECK TOTAL:		21,000.00
					TOTAL AMOUNT PAID:		21,000.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

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UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
131083	KCR	KENDALL COUNTY RECORDER'S			04/15/16		
	188824	04/15/16	01	RELEASE 4 UTILITY LIENS		51-510-54-00-5448	196.00
			02	4 SATISFACTION OF TAX LIENS FOR		01-110-54-00-5462	196.00
			03	WINDETT RIDGE SSA		** COMMENT **	
						INVOICE TOTAL:	392.00 *
						CHECK TOTAL:	392.00
						TOTAL AMOUNT PAID:	392.00



01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	



UNITED CITY OF YORKVILLE

PAYROLL SUMMARY

April 22, 2016

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
MAYOR & LIQ. COM.	\$ 808.34	\$ -	\$ 808.34	\$ -	\$ 61.84	\$ 870.18
CLERK	583.34	-	583.34	19.48	44.62	647.44
TREASURER	83.34	-	83.34	8.85	6.36	98.55
ALDERMAN	4,000.00	-	4,000.00	-	302.93	4,302.93
ADMINISTRATION	12,126.98	-	12,126.98	1,273.95	848.54	14,249.47
FINANCE	8,329.63	-	8,329.63	885.45	623.37	9,838.45
POLICE	96,843.01	2,111.08	98,954.09	535.00	7,249.99	106,739.08
COMMUNITY DEV.	12,644.48	-	12,644.48	1,267.57	920.90	14,832.95
STREETS	12,646.03	-	12,646.03	1,325.62	931.48	14,903.13
WATER	13,619.93	169.19	13,789.12	1,457.82	997.60	16,244.54
SEWER	7,750.26	-	7,750.26	823.85	577.45	9,151.56
PARKS	14,345.79	15.43	14,361.22	1,526.60	1,066.29	16,954.11
RECREATION	12,189.71	-	12,189.71	1,049.16	906.09	14,144.96
LIBRARY	15,734.31	-	15,734.31	826.62	1,178.07	17,739.00
TOTALS	\$ 211,705.15	\$ 2,295.70	\$ 214,000.85	\$ 10,999.97	\$ 15,715.53	\$ 240,716.35

TOTAL PAYROLL

\$ 240,716.35



UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, April 26, 2016

ACCOUNTS PAYABLE

DATE

Manual Check Register (<i>Page 1</i>)	04/19/2016	25,247.60
City MasterCard Bill Register (<i>Pages 2 - 7</i>)	04/25/2016	138,250.55
City Check Register (<i>Pages 8 - 40</i>)	04/26/2016	772,101.13
SUB-TOTAL:		\$935,599.28

OTHER PAYABLES

Manual Check #521967 - Montalvo BUILD Check (<i>Page 41</i>)	04/07/2016	10,000.00
Manual Check #521968 - Layne Christensen - Well#8 Rehab (<i>Page 42</i>)	04/12/2016	19,350.60
Manual Check #521969 - Service Print Corp - Summer Catalog Postage (<i>Page 43</i>)	04/13/2016	3,209.30
Manual Check #521970 - Primus Corp - Pymt for Permanent Easement (<i>Page 44</i>)	04/14/2016	21,000.00
Clerk's Check #131083 - Kendall County Recorder (<i>Page 45</i>)	04/15/2016	392.00
Bank ACH - IL Dept of Revenue - Bassett License for PD	02/25/2016	250.00
Bank ACH - IL Dept of Revenue - Liquor License for Parks	03/29/2016	25.00
SUB-TOTAL:		\$54,226.90

PAYROLL

Bi - Weekly (<i>Page 46</i>)	04/22/2016	240,716.35
SUB-TOTAL:		\$240,716.35

TOTAL DISBURSEMENTS:	\$1,230,542.53
-----------------------------	-----------------------



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor #1

Tracking Number

CC 2016-23

Agenda Item Summary Memo

Title: Proclamation for Poppy Days

Meeting and Date: City Council – April 26, 2016

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: _____

Submitted by: Mayor Gary J. Golinski
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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UNITED CITY OF YORKVILLE

Proclamation

Whereas, America is the land of freedom, preserved and protected willingly and freely by citizen soldiers;

Whereas, millions who have answered the call to arms have died on the field of battle;

Whereas, a nation of peace must be reminded of the price of war and the debt owed to those who have died in war;

Whereas, the red poppy has been designated as a symbol of sacrifice of lives in all wars;

Whereas, the America Legion Post 489 and America Legion Auxiliary Unit 489 have pledged to remind America annually of this debt through the distribution of the memorial flower, so that May 20 and 21, 2016 may serve as “Poppy Awareness Days”.

Therefore, I, Gary J. Golinski, Mayor of the United City of Yorkville, do hereby proclaim “Poppy Awareness Days” in the United City of Yorkville, and request all citizens to observe these days by wearing a Poppy and making contributions for this worthy cause.

Dated this 26th day of April, 2016, A.D.

Gary J. Golinski, Mayor



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor #2

Tracking Number

CC 2016-24

Agenda Item Summary Memo

Title: Proclamation for Rain Barrel Month

Meeting and Date: City Council – April 26, 2016

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested:

Submitted by: Mayor Gary J. Golinski

Name

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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UNITED CITY OF YORKVILLE

Rain Barrel Month Proclamation

WHEREAS, water is a valuable, limited natural resource; and

WHEREAS, municipal and rural residents in Yorkville, Illinois depend on water for numerous home and commercial uses; and

WHEREAS, conserving and protecting water supplies is of benefit to all residents of Yorkville, Illinois; and

WHEREAS, for every 100 square foot of roof area, one inch of rain generates approximately 60 gallons of rainwater runoff; and

WHEREAS, wasteful runoff of rainwater from homes and other buildings into storm sewers or other drainageways can add to the damaging and overwhelming stormwater volumes in our natural waterways; and

WHEREAS, collecting rainwater is one type of best management practice to reduce stormwater runoff; and by redirecting and collecting rainwater runoff from buildings, it can be available for more productive, cost-efficient uses; and

WHEREAS, rain barrels are an economical, convenient method of collecting rainwater runoff for future uses; and

WHEREAS, The Conservation Foundation (TCF) and the Kendall County Soil and Water Conservation District (SWCD), promote the reduction of off-site stormwater runoff and best management practices to redirect and conserve rainwater; and

WHEREAS, TCF, SWCD and the United City of Yorkville encourage homeowners and businesses to implement methods such as rain barrels to capture and efficiently use rainwater; and

WHEREAS, the United City of Yorkville endorses such best management practices to help protect our local water resources and wishes to promote the use of such practices to its residents.

NOW, THEREFORE, I, Gary J. Golinski, Mayor of the United City of Yorkville, do hereby proclaim the Month of May 2016 as Rain Barrel Promotion Month in the United City of Yorkville.

Dated this 26th day of April, 2016, A.D.

Gary J. Golinski, Mayor



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input checked="" type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor #3

Tracking Number

CC 2016-25

Agenda Item Summary Memo

Title: Request to Purchase Body Cameras for the Police Department

Meeting and Date: City Council – April 26, 2016

Synopsis: The Yorkville Police Department is requesting to purchase body cameras for the police department after May 1, 2016 after the new budget is in effect. The body cameras are a budgeted item. See attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Chief of Police Rich Hart Police Department
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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Yorkville Police Department Memorandum
804 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: April 18, 2016
To: Mayor Gary Golinski
City Council Members
From: Chief Rich Hart
Reference: Request to Purchase Body Cameras

Attached is a copy of a memo from Deputy Chief Hilt requesting the purchase of body cameras for the police department. I am requesting the approval at the next city council meeting on April 26, 2016 so that we may purchase them as soon as the new budget goes into effect. The vender Battery Jack Inc is going to give us several upgrades and pieces of equipment if we make the purchase during the first week of May 2016. Thank you for time in this matter, I can be contacted at anytime if there are any questions.



Yorkville Police Department Memorandum
804 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: 04-13-16

To: Chief Hart #101

From: D.C. L. Hilt #103

Reference: Request to purchase body cameras.

Chief,

I would like to request that we purchase 30 body cameras to be worn by our Patrol Officers/Sergeants and our 3 Detectives.

I have attached 3 quotes for comparison. I would recommend that we purchase the body cameras from Titan Body Camera at a cost of \$49,998.00. Even though these cameras may be more expensive, I recommend them because they are a local company (Minooka, Il.), they provide lifetime support, there is no monthly fee, they provide free training, and free installation. The system also comes with 2 16 bay docking stations/server so we would not have to purchase additional servers/space on our current server.

Respectfully Submitted,

D.C. L. Hilt #103

D.C. L. Hilt #103

BatteryJack Inc

772 Twin Rail Dr
Minooka, IL 60447
USA

Voice: 815-467-6464

Fax: 815-467-7420

SALES ORDER

Sales Order Number: 0729222394

Sales Order Date: Apr 13, 2016

Ship By: Apr 13, 2016

Page: 1

To:

Titan Body Camera

Ship To:

Larry Hilt
Yorkville Police department
804 game farm Road
yorkville, IL 60560
(630) 553-4340

Customer ID	PO Number	Sales Rep Name
Titan Body Camera	Larry Hilt Verbal	Richard Cardoza
Customer Contact	Shipping Method	Payment Terms
	FedEx Ground	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
2.00	BWC-G2	2 year warranty, lifetime support, no monthly fees. free training, free installation.	19,799.00	39,598.00
32.00	BWC-3HV2	16 Bay docking station for BWC Body Worn Camera	325.00	10,400.00
Subtotal				49,998.00
Sales Tax				
Freight				0.00
TOTAL ORDER AMOUNT				49,998.00



SAFETY INNOVATIONS

Safety Innovations
International LLC
2180 S 300 W Ste 107
Salt Lake City, UT 84115

Quote

DATE	REF #
11/30/2015	13155

BILL TO

Deputy Chief Larry Hilt
Yorkville PD
804 Game Farm Rd
Yorkville, IL 60560

SHIP TO

Deputy Chief Larry Hilt
Yorkville PD
804 Game Farm Rd
Yorkville, IL 60560

Item	Description	Qty	Rate	Amount
VidCam-VXW-8L	VidCam Kit with 1 year Hardware/Software Support	30	649.00	\$19,470.00
			TOTAL:	\$19,470.00

- YEARLY LICENSE FEE - \$200 PER CAMERA PER YEAR (OPTIONAL)
- UPGRADES
- COMPUTER HARDWARE

- CALLED DONALD ON 04-13-16. QUOTE IS THE SAME.

Larry Hilt

From: Doral Vance [d.vance@safetyinnovations.com]
Sent: Monday, November 30, 2015 4:36 PM
To: Larry Hilt
Subject: Body Camera Quotation - Safety Innovations - VidCam
Attachments: Yorkville IL PD.pdf; EvidenceRetentionCalculator.xlsx

Deputy Chief Hilt -

Thanks for taking some time with me on the phone earlier this afternoon. Attached is the quotation we discussed. Looks like we didn't even hit the \$20 K mark that you were talking about as a requirement for getting 3 bids.

Please note that our price includes a license to our VidVault Evidence Management System with each camera.

With a basic understanding of your Evidence Retention Policies, we can get you an estimate of how much storage space would be required on a server as well. I have also attached an evidence retention calculator that you can play around with at your convenience to help estimate how much storage your agency might require.

Finally, if your department prefers to store your evidence in the cloud, we can have further discussions as to what that would cost based on the specific needs and requirements of your agency.

Please let me know what other questions I can answer for you. Have a great day!

Doral Vance

Sales Manager Direct and Partner Sales

Safety Innovations

O 800.236.1449 x2360

F 801.371.8901

2180 South 300 West Suite #107

Salt Lake City, UT 84115

www.safetyinnovations.com



Officers	30
Hours Video /Officer / Week	8.00
GB / Hour	0.707 (Known)
GB / Officer / Week	5.66
Evidence Retained	0.06 (Estimate)
Non Evidence Retention Years	0.17 (1 Month)
Evidence Retention Years	7

Non-Evidence Video Retention Buffer 1470.56 GB

Weekly Evidence Growth	10 Storage Req.	
Evidence @ end of Year 1	529	1999.96 GB
Evidence @ end of Year 2	1,059	2529.36 GB
Evidence @ end of Year 3	1,588	3058.76 GB
Evidence @ end of Year 4	2,118	3588.17 GB
Evidence @ end of Year 5	2,647	4117.57 GB

Larry Hilt

From: Shane Duchaine [shane.duchaine@provisionusa.com]
Sent: Tuesday, February 23, 2016 2:00 PM
To: Larry Hilt
Subject: Bodycam and Software Pricing

Follow Up Flag: Follow up
Flag Status: Flagged

Deputy Chief Hilt,

The pricing for the BC-200 is going to be \$349.00.

The pricing for the software is going to be as follows:

\$45 per month per unit with a 5 year contract, this gives you 100GB per month of data

\$55 per month per unit with a 3 year contract, this gives you 100GB per month of data

Let me know if you have any questions!



Shane Duchaine
CENTRAL REGION MANAGER
LAW ENFORCEMENT

PRO-VISION® Video Systems

T: 800.576.1126
F: 616.583.1522
www.provisionusa.com

SEEING IS SAFETY®

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Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor #4

Tracking Number

CC 2016-26

Agenda Item Summary Memo

Title: MFT Compliance Review No. 64 for January 1, 2015 – December 31, 2015

Meeting and Date: City Council – April 26, 2016

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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Illinois Department of Transportation

Division of Highways / Region 2 / District 3
700 East Norris Drive / Ottawa, Illinois / 61350-0697
Telephone 815/434-6131

April 1, 2016

Ms. Beth Warren, City Clerk
City of Yorkville
800 Game Farm Rd.
Yorkville, IL 60560

Dear Ms. Warren:

Enclosed is a copy of Compliance Review #64 covering the receipt and disbursement of Motor Fuel Tax funds by the city for the period beginning January 1, 2015 and ending December 31, 2015.

PLEASE REFER TO THE REVIEWER'S COMMENTS PAGE FOR SPECIFIC COMMENTS IN REGARDS TO THIS COMPLIANCE REVIEW.

This report should be presented to the City Council at the first regular meeting after the receipt of this letter and then filed as a permanent record in your office.

This report is a compliance review conducted by Local Roads and Streets. An audit will be performed at a later date by an auditor from the Bureau of Investigations and Compliance.

If you have any questions or require additional information, please contact Deb Baxter at (815) 434-8439.

Sincerely,

Paul A. Loete, P.E.
Region Two Engineer

A handwritten signature in black ink, appearing to read 'Paul A. Loete'.

By: Donald R. Ernat, P.E.
Local Roads and Streets Engineer

cc: Compliance Review



Agency: CITY OF Yorkville	
Compliance Review for: <input checked="" type="checkbox"/> Motor Fuel Tax <input type="checkbox"/> Township Bridge <input type="checkbox"/> Special Assessment <input type="checkbox"/> G.O. Bond Issue <input type="checkbox"/> MFT Fund Bond Issue	Compliance Review Year(s): 2015
	Compliance Review Number: 64
	Date: January 8, 2015



**Illinois Department
of Transportation**

Compliance Reviewer's Certificate

CITY OF Yorkville

Compliance Review No. 64

We hereby certify that we have reviewed the books and records in so far as they pertain to the receipt and disbursement of the Motor Fuel Tax Fund of the City of Yorkville for the period beginning Jan. 1, 2015 and ending Dec. 31, 2015, and that entries for receipts in these books and records are true and correct and are in agreement with the records maintained by the Department of Transportation and that entries for disbursements are supported by cancelled warrants or checks with exceptions noted in the compliance review findings.

We further certify that we have verified entries in the claim registers with the original claims and cancelled warrants, that we have examined and checked the records of the City Clerk and City Treasurer and have compared the expenditures listed in the warrant registers of those offices against the minutes of the City Council maintained by the City Clerk and have found them to be in accordance therewith exceptions noted in the compliance review findings.

dl. Bager

Reviewer

REVIEWED AND APPROVED BY

D. M. C.

District Local Roads and Streets Engineer

Date:

3/23/14



Reviewer's Comments

CITY OF Yorkville

Compliance Report No. 64

Audit Period: Jan. 1, 2015 to Dec. 31, 2015

Purpose of Compliance Review:	To determine the status of Motor Fuel Tax Funds as of Dec. 31, 2015
--------------------------------------	---

The other receipts to the Motor Fuel Tax Fund were \$72,111.69 received as follows:

Interest 2015	293.06
Reimbursement	5,543.50
Other- Rebate	196.36
High Growth	41,912.00
13-44-RS Reimb	24,166.77
Total received:	\$72,111.69

The maintenance expenditure statement for the 2014GM was on file at time of review.

The City will be sent a letter concerning items that need to be corrected

SIGNED

AD. Prater



Fund Balance and Bank Reconciliation

CITY OF Yorkville

Compliance Review Report No. 64

Compliance Review Period Jan. 1, 2015 - Dec. 31, 2015

Date: January 8, 2016

Fund Balance	Unobligated	Obligated	Total	Outstanding Warrants		
Balance Previous Compliance Review	882,277.98	117,785.46	1,000,063.44			
Allotments	418,096.53	0.00	418,096.53			
Total MFT Funds	1,300,374.51	117,785.46	1,418,159.97			
Approved Authorizations	(734,456.41)	734,456.41	0.00			
Other Receipts		72,111.69	72,111.69			
Total	565,918.10	924,353.56	1,490,271.66			
Disbursements		793,635.87	793,635.87			
Surplus (Credits)	135,697.88	(135,697.88)	0.00			
Unexpended Balance	701,615.98	(4,980.19)	696,635.79			
Bank Reconciliation						
Balance in Fund per Bank Certificate Dec. 31, 2015			671,612.38			
Deduct Outstanding Warrants						
Add Outstanding investments			25,023.41			
Additions						
Subtraction's						
Net Balance in Account Dec. 31, 2015			696,635.79			

Certified Correct

AD. Pope
Reviewer



Investment Schedule
Motor Fuel Tax Funds

CITY OF Yorkville

Compliance Review Report No. 64

Date of Purchase	Date of Maturity or Redemption	Purchase Cost	Value at Maturity or Redemption	Interest Earned	Outstanding Dec. 31 2015	Type of Investment
					25,023.41	IMET RESTRICTED BALANCE
				0.00	25,023.41	

REMARKS: _____



Summary of Motor Fuel Tax Fund Transactions
By Sections and Categories

CITY OF Yorkville

Compliance Review Period: January 1, 2015 - December 31, 2015

Compliance Review Report No. 64

Section	Balance Prev. Review	Total Amount Authorized	Adjustments	Other Receipts	Total Funds Available	Total Disbursements	Surplus to Unobligated Balance (Credits)	Unexpended Balance	Prev. Accumulated Disbursements	Total Accumulated Disbursements	
MAINTENANCE					0.00			0.00		0.00	
11-00000-00-GM	(1,985.98)	1,985.98			0.00			0.00	201,580.28	201,580.28	
12-00000-00-GM	320.07				320.07		320.07	0.00	150,099.88	150,099.88	
13-00000-00-GM	79,429.14		(28,848.12)		50,581.02		16,335.76	34,245.26	300,320.86	300,320.86	credit 2016
ENG			28,848.12		28,848.12			28,848.12		0.00	credit 2016
14-00000-00-GM	219,910.49				219,910.49	141,344.40	64,688.66	13,877.43	406,720.88	548,065.28	need to credit
ENG	32,878.49				32,878.49		2,400.44	30,478.05		0.00	need to credit
15-00000-00-GM		600,400.00			600,400.00	354,589.30		245,810.70		354,589.30	#NAME?
					0.00			0.00		0.00	
CONSTRUCTION					0.00			0.00		0.00	
03-00031-00-FP	(40,000.11)		40,000.11		0.00			0.00		0.00	
ENG	(89,039.89)		38,489.89		(50,550.00)			(50,550.00)	787,751.59	787,751.59	need auth
ROW	(7,630.00)		(78,490.00)		(86,120.00)			(86,120.00)	265,490.00	265,490.00	auth 2016
06-00033-00-T	(7,037.42)	7,037.42			0.00			0.00		0.00	
ENG	7,037.42				7,037.42		7,037.42	0.00	31,488.56	31,488.56	
10-00041-00-PK	(35,059.35)			5,543.50	(29,515.85)	126,874.49		(156,390.34)	350,373.44	477,247.93	
ENG	(49,548.63)				(49,548.63)	7,418.08		(56,966.71)	143,128.14	150,546.22	
13-00044-00-RS		71,915.62			71,915.62	61,104.68	0.01	10,810.93		61,104.68	
ENG	(23,432.25)	8,055.59		24,166.77	8,790.11	8,790.10		0.01	57,659.01	66,449.11	
13-00045-00-TL	30,744.50	43,042.30			73,786.80	73,786.80		0.00	248,348.37	322,135.17	
ENG					0.00			0.00		0.00	
15-00047-00-BR					0.00			0.00		0.00	
ENG		2,019.50			2,019.50	2,019.50		0.00		2,019.50	
15-00048-00-MG	10,000.00				10,000.00	2,000.00		8,000.00		2,000.00	belongs to gen
Other- Rebate				196.36	196.36			196.36		0.00	need to credit
HIGH GROW FY16				41,912.00	41,912.00		41,912.00	0.00		0.00	
INTEREST					0.00			0.00		0.00	
2014	3,003.52				3,003.52		3,003.52	0.00		0.00	
2015				293.06	293.06			293.06		0.00	need to credit
ERRONEOUS	(11,804.54)				(11,804.54)	15,708.52		(27,513.06)		15,708.52	part reimb,nd reimb
TOTALS	117,785.46	734,456.41	0.00	72,111.69	924,353.56	793,635.87	135,697.88	(4,980.19)	2,942,961.01	3,736,596.88	

Agency Name : Yorkville

County : Kendall

Agency Type : Municipality

District : 3

Beginning Unobligated Balance as of
12/31/2014

\$882,277.98

Average Monthly Allotment

\$34,841.38

Unobligated Balance as of 12/30/2015

\$701,615.98

Total Monthly Allotment	\$418,096.53	Total Authorizations	\$734,456.41	Paid to State Debits	\$0.00
Total Supplemental Allotments	\$41,912.00	Total Credits	\$93,785.88	Paid to State Credits	\$0.00

Date	Transaction Type	Category	Section No.	Memo	Amount	Balance	Section Status
12/31/2014	MFT Monthly Allotment				\$42,611.00	\$924,888.98	
1/20/2015	Credit	Maintenance	13-00000-00-GM	MES	\$16,335.76	\$941,224.74	C
1/27/2015	Credit	Maintenance	12-00000-00-GM	After Compliance Review	\$320.07	\$941,544.81	C
1/31/2015	MFT Monthly Allotment				\$40,046.28	\$981,591.09	
2/18/2015	Authorization	Maintenance	11-00000-00-GM	After Compliance Review	\$1,985.98	\$979,605.11	C
2/28/2015	MFT Monthly Allotment				\$30,398.73	\$1,010,003.84	
3/31/2015	MFT Monthly Allotment				\$15,594.67	\$1,025,598.51	
4/30/2015	MFT Monthly Allotment				\$39,354.78	\$1,064,953.29	
5/21/2015	Authorization	Maintenance	15-00000-00-GM	Group I & II-A	\$300,400.00	\$764,553.29	O
5/27/2015	Authorization	Engineering	13-00044-00-RS	CE 25% Invoices 1-5	\$6,307.87	\$758,245.42	C
5/31/2015	MFT Monthly Allotment				\$36,951.43	\$795,196.85	
6/15/2015	Authorization	Maintenance	15-00000-00-GM	D Construction	\$300,000.00	\$495,196.85	O
6/30/2015	MFT Monthly Allotment				\$23,983.58	\$519,180.43	
7/31/2015	MFT Monthly Allotment				\$42,683.74	\$561,864.17	
8/20/2015	Authorization	Engineering	13-00044-00-RS	CE 25% Invoices 6-8	\$1,747.72	\$560,116.45	C
8/31/2015	MFT Monthly Allotment				\$41,125.46	\$601,241.91	
9/29/2015	Supplemental Allotment			FY2016 High Growth Cities	\$41,912.00	\$643,153.91	
9/30/2015	Authorization	Contract Construct	13-00044-00-RS	Local Share=25% of Final Contruction Costs	\$71,915.62	\$571,238.29	C
9/30/2015	MFT Monthly Allotment				\$27,692.83	\$598,931.12	
10/1/2015	Credit	Maint. Engineer	14-00000-00-GM	MES	\$2,400.44	\$601,331.56	C
10/1/2015	Credit	Maintenance	14-00000-00-GM	MES	\$64,688.66	\$666,020.22	C
10/31/2015	MFT Monthly Allotment				\$35,981.35	\$702,001.57	

Transactions with an Asterisk indicate an unprocessed transaction at the time report was requested.

Filter Criteria: District=3,County=All,Agency=All,AgencyType=Municipality,FromDate=12/31/2014,ToDate=12/30/2015,TransactionType=ALL,Category=All

Agency Name : Yorkville

County : Kendall

Agency Type : Municipality

District : 3

Beginning Unobligated Balance as of
12/31/2014

\$882,277.98

Average Monthly Allotment

\$34,841.38

Unobligated Balance as of 12/30/2015

\$701,615.98

Total Monthly Allotment

\$418,096.53

Total Authorizations

\$734,456.41

Paid to State Debits

\$0.00

Total Supplemental Allotments

\$41,912.00

Total Credits

\$93,785.88

Paid to State Credits

\$0.00

Date	Transaction Type	Category	Section No.	Memo	Amount	Balance	Section Status
11/5/2015	Authorization	Engineering	14-00047-00-BR		\$2,019.50	\$699,982.07	C
11/5/2015	Authorization	Contract Construct	13-00045-00-TL	7 Payments @6148.90	\$43,042.30	\$656,939.77	O
11/30/2015	MFT Monthly Allotment				\$41,672.68	\$698,612.45	
12/28/2015	Authorization	Contract Construct	06-00033-00-TL	Per Compliance Review 63	\$7,037.42	\$691,575.03	C
12/28/2015	Credit	Engineering	13-00044-00-RS	Per Compliance Review 63	\$0.01	\$691,575.04	C
12/28/2015	Credit	Interest		2014/Compliance Review 63	\$3,003.52	\$694,578.56	
12/28/2015	Credit	Engineering	06-00033-00-TL	Per Compliance Review 63	\$7,037.42	\$701,615.98	C

Transactions with an Asterisk indicate an unprocessed transaction at the time report was requested.

Filter Criteria: District=3,County=All,Agency=All,AgencyType=Municipality,FromDate=12/31/2014,ToDate=12/30/2015,TransactionType=ALL,Category=All



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input checked="" type="checkbox"/>

Agenda Item Number

PKBD #1

Tracking Number

CC 2016-27

Agenda Item Summary Memo

Title: Ordinance Approving a Fifth Amendment to Lease-Donation Agreement with
Open Lands (Bristol Bay 65)

Meeting and Date: City Council – April 26, 2016

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: _____ Tim Evans _____ Parks and Recreation
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville,
tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

Memorandum



To: Yorkville City Council
From: Tim Evans, Director of Parks and Recreation
CC: Bart Olson, City Administrator
Date: April 18 2016
Subject: Bristol Bay 65 Grant Land-Matching Extension

Summary

A review of the Bristol Bay 65 Grant Land-Matching Extension Agreement with Openlands.

Background

In April, 2014, the United City of Yorkville Parks and Recreation Department was awarded an Open Space Lands Acquisition and Development (OSLAD) grant from the Illinois Department of Natural Resources (IDNR) to further develop Bristol Bay 65 Park. As part of the grant agreement, the City is using 61.22 acres of the Openlands donation property as the land-matching part of the grant. A map is attached. On March 9, 2015, the City was notified by IDNR that the grant had been suspended until further notice. Until the grant is reinstated, there is a \$1,000 a month holding fee on the donation property, as we cannot begin the process of taking ownership of the acreage with the grant suspended.

Since the grant remains suspended and the land-matching part of the grant is set to expire on July 11, 2016, we have requested a one-year extension of the lease as we continue to monitor the grant status. Attached are copies of the proposed, one-year grant extension agreement and associated forms.

Recommendation

Additional analysis will be presented verbally at the meeting. If the grant is reinstated within the next year, we can move forward with the Bristol Bay 65 Park redevelopment immediately and not be delayed by reapplying for an extension. Staff seeks City Council approval of the Park Board recommendation of the one-year Bristol Bay 65 Grant Land-Matching Extension Agreement with Openlands.

(Place on City Letterhead)

[date]

Openlands
25 East Washington Street, Suite 1650
Chicago, Illinois 60602

Re: Extension of Fourth Amendment to Lease-Donation Agreement

To whom it may concern:

Pursuant to Section 3 of the Fourth Amendment to Lease Donation-Agreement, dated June 26, 2013, the United City of Yorkville desires to exercise its option to extend the term of the Amendment through July 11, 2017 and will pay the additional \$12,000.00 commitment fee on or before July 11, 2016, provided however, that in the event Openlands conveys the remaining 61.22 acre parcel to the City, the commitment fee due to Openlands will be due at the time of closing at the prorated rate of \$1000.00 per month based on the month of conveyance.

Very truly yours,

Gary J. Golinski
Mayor of the United City of Yorkville

FIFTH AMENDMENT TO LEASE-DONATION AGREEMENT

THIS FIFTH AMENDMENT to Lease-Donation Agreement (“*Fifth Amendment*”) is made this _____ day of _____, 2016, by and between Open Lands, an Illinois not-for-profit corporation (“*Open Lands*”) and the United City of Yorkville, a unit of local government (the “*City*”); and,

WHEREAS, the City and Open Lands, as successor in interest by merger to CorLands (collectively, the “*Parties*”) entered into a Lease-Donation Agreement on July 11, 2003, first expiring July 11, 2008; and,

WHEREAS, the Parties extended the Lease-Donation Agreement for an additional one-year term under an Amendment to Lease-Donation Agreement dated September 9, 2008 (the “*First Amendment*”); and,

WHEREAS, the Parties extended the Lease-Donation Agreement for an additional one-year term under a Second Amendment to Lease-Donation Agreement dated September 22, 2009 (the “*Second Amendment*”); and,

WHEREAS, the Parties extended the Lease-Donation Agreement for an additional three one-year terms pursuant to a third Amendment to Lease-Donation Agreement dated December 14, 2010 (the “*Third Agreement*”) and,

WHEREAS, the three-one year extensions under the Third Amendment expired on July 11, 2013, and the Parties extended the Lease-Donation Agreement for three (3) additional one-year terms; and,

WHEREAS, the Parties extended the Lease-Donation Agreement on June 26, 2013, for an additional three one-year terms pursuant to a Fourth Amendment to Lease-Donation Agreement; and,

WHEREAS, the Parties now desire to further extend the term of the Lease-Donation Agreement for a one-year term as hereinafter provided.

NOW, THEREFORE, the Parties agree as follows:

Section 1. The Lease-Donation Agreement shall continue in effect for an additional one-year term;

Section 2. All other terms of the Lease-Donation Agreement are hereby ratified and approved and shall remain in full force and effect; except that the commitment fee for this current one-year term shall be \$12,000.00, due within thirty (30) days of Yorkville’s execution of this Fourth Amendment;

Section 3. The Parties agree that the Lease-Donation Agreement is hereby extended for an additional one-year term of the Agreement for an additional one-year term, through July 11, 2017, upon receipt by Open Lands of an additional \$12,000.00 commitment fee on or before July 11, 2016.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Agreement as of the date and year first above written.

DEVELOPER:

By: _____

Name: _____

Its: _____

ATTEST:

Name: _____

Its: Secretary

CITY:

UNITED CITY OF YORKVILLE,
an Illinois municipal corporation

By: _____

Name: _____

Its: Mayor

ATTEST:

Name: _____

Its: City Clerk

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING A FIFTH AMENDMENT TO LEASE-DONATION AGREEMENT**

WHEREAS, the United City of Yorkville, Kendall County, Illinois, (the “City”) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the City desires to continue to lease certain property for Corporation for Open Lands, an Illinois not-for-profit corporation (“Open Lands”) pursuant to a Fifth Amendment to Lease-Donation Agreement by and between the City and Open Lands (the “Lease”), attached hereto and made a part hereof, in accordance with the terms and conditions therein specified.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The above recitals are incorporated and made a part of this Ordinance.

Section 2. The Fifth Amendment to Lease-Donation Agreement by and between Open Lands, an Illinois not-for-profit corporation and the United City of Yorkville in the form attached hereto is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute same.

Section 3. The Mayor is hereby authorized to undertake any and all actions as may be required to implement and enforce the provisions of said Lease, and, in particular, any and all undertakings on the part of the City as itemized therein.

Section 4. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, A.D. 2016.

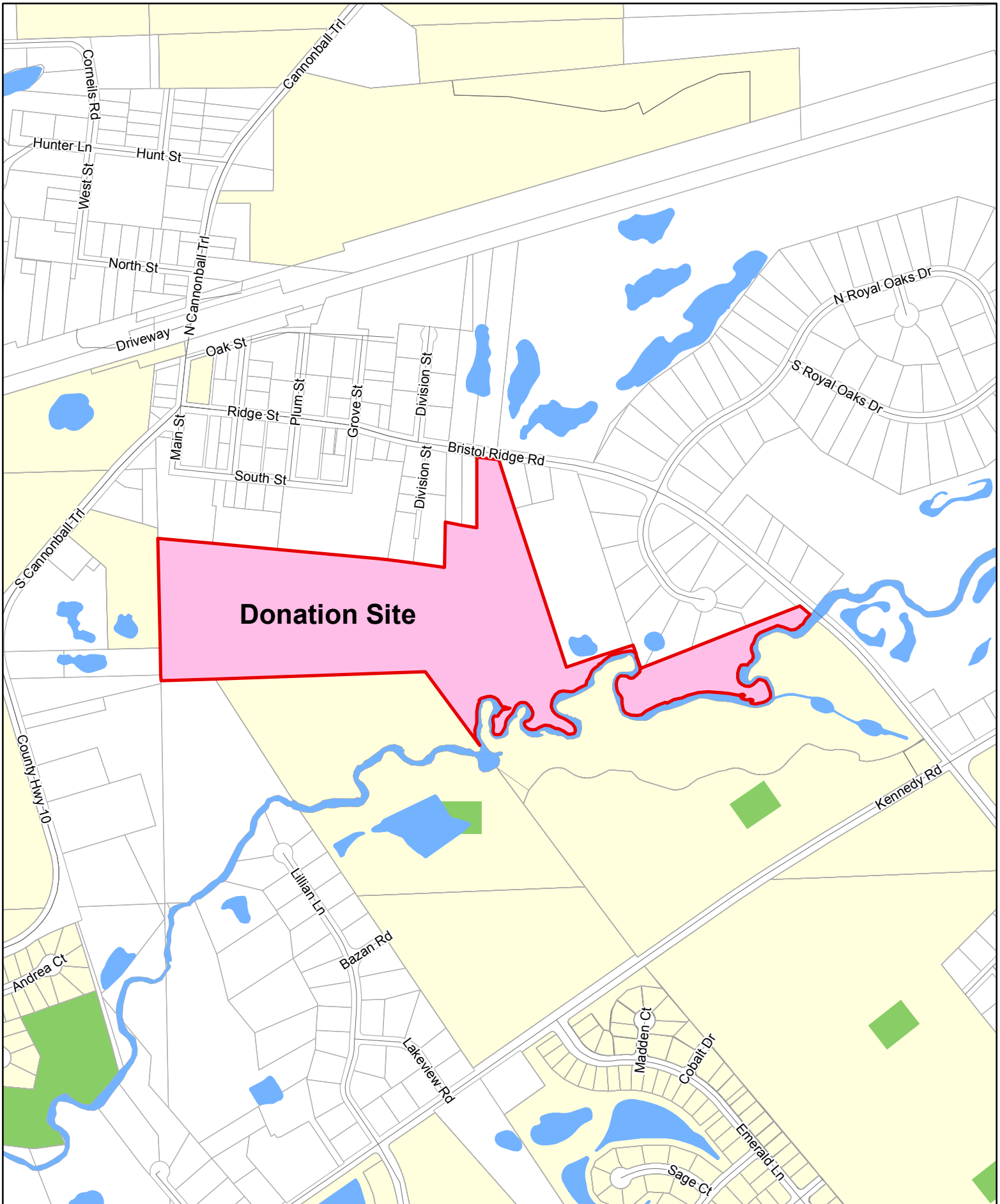
CITY CLERK

CARLO COLOSIMO _____
JACKIE MILSCHEWSKI _____
CHRIS FUNKHOUSER _____
DIANE TEELING _____

KEN KOCH _____
LARRY KOT _____
JOEL FRIEDERS _____
SEAVER TARULIS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, A.D. 2016.

MAYOR

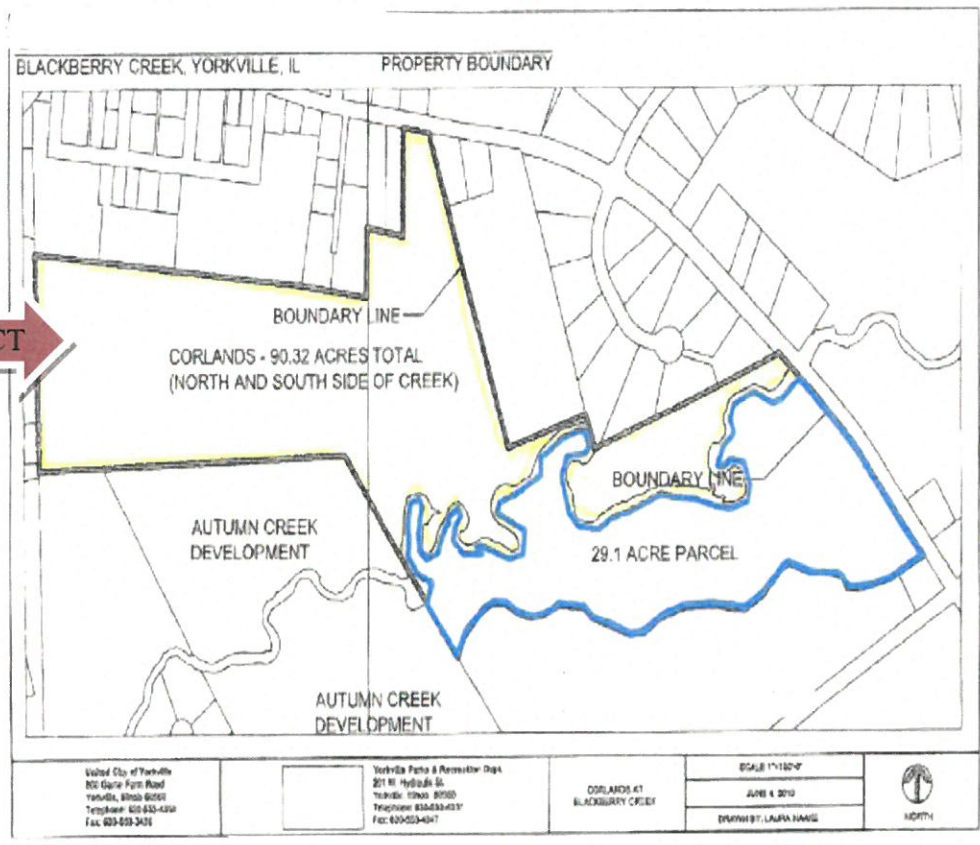


Bristol Bay 65 Donation Site

0 375 750 1,500 2,250 3,000 Feet



SUBJECT





Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

PKBD #2

Tracking Number

CC 2016-22

Agenda Item Summary Memo

Title: Ordinance Directing the Sale of Real Property (Bristol Bay 65)

Meeting and Date: City Council – April 26, 2016

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: PKBD – 4/14/16 Action Taken: Moved forward to CC agenda

Item Number: CC 2016-22

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson

Name

Administration

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: April 21, 2016
Subject: Ordinance for the sale of public property

Summary

Consideration of a request for bids on a southern portion of the City's Bristol Bay 65 regional park.

Background

This item was discussed by Park Board at the April 14th meeting. At that meeting, the Park Board recommended approval of the attached ordinance.

The City has been working with Justine Brummel and KBL Community Center, LLC since summer 2015 to find an alternative site in Yorkville for the community center project. Several sites have been analyzed and made it through various stages of due diligence, but none have been acceptable to the development group. Many of the sites have been located near Raging Waves, and during one of the due diligence meetings, we realized that the challenges posed on other sites were not present on a site the City owns – Bristol Bay 65 regional park. Both sides conducted some very preliminary due diligence, and both sides think that the project could work on about 15 acres on the south side of the park. Utilities are present, roadway improvements would be minimal and coordinated through the County (as opposed to the state), and the City has a vested interest in seeing the development be completed.

The KBL Community Center group has indicated they would likely submit a purchase and/or development offer, should the City put the site up for sale. This is a similar situation as had happened with the Old Jail and the Old Post Office in the downtown a few years ago. Developers express interest, and the City proceeded with putting up each property for sale via RFP to the entire community. Normally the City would be less forthcoming about the potential for a purchase or development offer from a prospective developer, in order to not undermine that developer's position against potential competitors. In this case, they have consented to the release of the information and much of it has been discussed openly in the public.

While exact details of the proposal (including financial considerations to the City) will not be known until they are submitted to the City, we can say that it would look similar in scope to the proposal for Fox Road. Since last summer, the developer has indicated they would likely build a steel-supported structure with a fabric roof, rather than the air-supported dome concept. This type of building is more resilient to weather events, but would cost more money than a dome and would be a smaller footprint. Additionally, the developer has said that preferential use of the facility by the City would be a component of the proposal.

Process for selling public property

As a non-home rule municipality, we can sell public property in only one of two ways. The first method involves hiring a real estate agency, public auctioneer, or directing staff to sell the property, but not at a price less than 80% of an appraised value. This method ends up costing the municipality in real estate agency fees or auction fees, and requires the municipality to spend money getting an appraisal. Further, this first method does not allow the municipality to sell property at less than 80% of its appraised price – even though there may be good reasons for doing so (such as securing a large community center in Yorkville).

The second method to sell property involves an RFP process. The municipality first passes a resolution directing staff to solicit bids (contemplated in this agenda item), to publish notices soliciting bids, and to set a date where the proposals are opened by the City Council and reviewed. After the opening, the City Council may select any proposal they see as beneficial, and approve it with a $\frac{3}{4}$ majority. This sale method offers the City more flexibility in the final proposal by being able to trade a lower purchase price for development commitments (i.e. maybe we would consider selling it for cheaper, if the development on the property had some large community benefit). It also gives the City an auction-type process, perhaps encouraging more developers to come forward with better bids. Finally, the RFP process still allows the City to reject all bids should they decide not to sell the property. For these reasons, staff recommends the RFP process as the preferred method to sell public property.

Additional items to consider

While the ultimate decision to sell the property does not need to be made for a few months (after the RFP process), the following details should also be considered in any decision to sell the property:

- 1) The park property was donated to the City by the original developers of Bristol Bay, through the City's land-cash ordinance and negotiation of the original annexation agreement. In the agreement, the developer has the right to review all City park plans and approve them. This allows the developer to prevent incompatible park land uses from being located near residences. The City has discussed the concept of the community center and the RFP with the successor developer, and they were receptive. Their concern, as it will be with the residents, is that traffic for any recreational amenity within the park be routed off of Galena Road. Additionally, they felt it would be beneficial to the residents to have a large parking lot in the development so that congestion in the subdivision currently caused by baseball field patrons could be eliminated. These are both reasonable and somewhat certain components of a likely development plan for a community center.
- 2) Since this property was donated to the City for recreational use, any subsequent use (even if sold to a private entity) should have a recreational component. Additionally, Attorney

Orr has opined that any proceeds from the sale of the property should either be put back into the adjacent City park or used to purchase additional property for a park elsewhere in the City.

- 3) The City's OSLAD grant award has been suspended since last year. If the OSLAD grant gets reinstated, we feel that we would be able to shift the park design to build the same components that were anticipated with the grant in different parts of the park. We have ran this concept by our IDNR grant administrator, who expressed their verbal consent to that concept.
- 4) This property has not been on the property tax rolls in any substantial form. Prior to its ownership by the City, it was farmland. Farmland is taxed at a very low rate, and any property taxes generated would not have went to the City. If the City sells the property to a business entity, the property will be put back on the tax rolls.

Recommendation

Staff recommends approval of the attached RFP ordinance. If approved, we would publish the public notice in the newspaper in May and require responses to be delivered to the City by 4pm on Tuesday, June 14.

**ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,
ILLINOIS, DIRECTING THE SALE OF REAL PROPERTY**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “City”), is a non-home-rule municipality pursuant to Article VII, Section 7 of the Constitution of the State of Illinois of 1970 and the Illinois Municipal Code; and,

WHEREAS, the City owns certain real estate commonly known as Bristol Bay Park consisting of sixty-five (65) acres in total, fifty (50) acres of which are used in part for soccer fields, in part for a baseball field and a portion of which remains to be developed as a park; and,

WHEREAS, the balance of the approximately fifteen (15) acres is zoned as OS-2 Open Space (Recreational), is identified as parcel number 02-04-200-015 (the “*Recreational Parcel*”) and remains to be developed on the condition that such development compliments the existing uses as soccer fields, a baseball field and the proposed park and is developed solely for recreational purposes; and,

WHEREAS, the Mayor and City Council of the City have determined it to be in the best interest of its residents that the City sell the Recreational Parcel on the condition that the purchaser agrees to utilize said property solely for recreational purposes which are compatible with the current uses in Bristol Bay Park and such condition be recorded as a covenant running with the land.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois as follows:

Section I. Pursuant to Section 11-76-2 of the Illinois Municipal Code (65 ILCS 5/1-14-1 *et seq.*), it is hereby determined to be in the best interest of the citizens of the United City of Yorkville that the City proceed to sell the property commonly identified as parcel number 02-04-

200-015, Yorkville, Illinois, as legally described on *Exhibit A* attached hereto, as required by said Section 11-76-2 of the Illinois Municipal Code, the City Administrator is hereby directed to publish a notice for three (3) consecutive weeks in the *Kendall County Record*, being a newspaper published in the United City of Yorkville, requesting proposals for the sale of the Recreational Parcel and including the following information:

- (i) The current zoning of the Subject Property is OS-2 Open Space (Recreational), which permits general commercial and offices uses;
- (ii) That all proposals are to be sent to: Recreational Proposal, United City of Yorkville, 800 Game Farm Road, Yorkville, Illinois, Attention: Bart Olson, City Administrator; and,
- (iii) That proposals shall be accepted until 4:00 p.m. on Tuesday, June 14, 2016, and opened at a meeting of the City Council of the United City of Yorkville on Tuesday, June 14, 2016 at 7:00 p.m.

Section 2. The first of the three (3) publications of the notice of sale shall occur on or before Tuesday, May 10, 2016.

Section 3. The Mayor and City Council shall have the right to accept or reject any and all bids and may accept the high bid or any other bid determined to be in the best interest of the City by a vote 3/4ths of the Corporate Authorities then holding office, but only a majority vote is required to reject all bids.

Section 4. This Ordinance shall be in full force and effect immediately upon its passage by the Mayor and City Council and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, A.D. 2016.

CARLO COLOSIMO _____

KEN KOCH _____

JACKIE MILSCHEWSKI _____

LARRY KOT _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

DIANE TEELING _____

SEAVAR TARULIS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, A.D. 2016.

Mayor

Attest:

City Clerk

PUBLIC NOTICE

The United City of Yorkville, Kendall County, Illinois, is considering the sale of 15.13 acres located at the southern portion of Bristol Bay Park in Yorkville (the “Property”) and legally described as follows:

The Westerly 49 feet, 9 $\frac{3}{4}$ inches of Lot 1 (Measured along the South line) and the Easterly 50 feet, 2.25 inches of Lot 2 (Measured along the South line) in Block 8 of Blacks Addition to the United City of Yorkville, in the United City of Yorkville, Kendall County, Illinois.

The Property is zoned as OS-2 Open Space (Recreational) and must be developed solely for recreational purposes. Prospective purchasers must submit proposals for development and use of the Property and a time-line to commence and complete such development for recreational use.

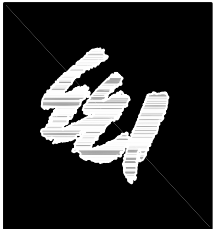
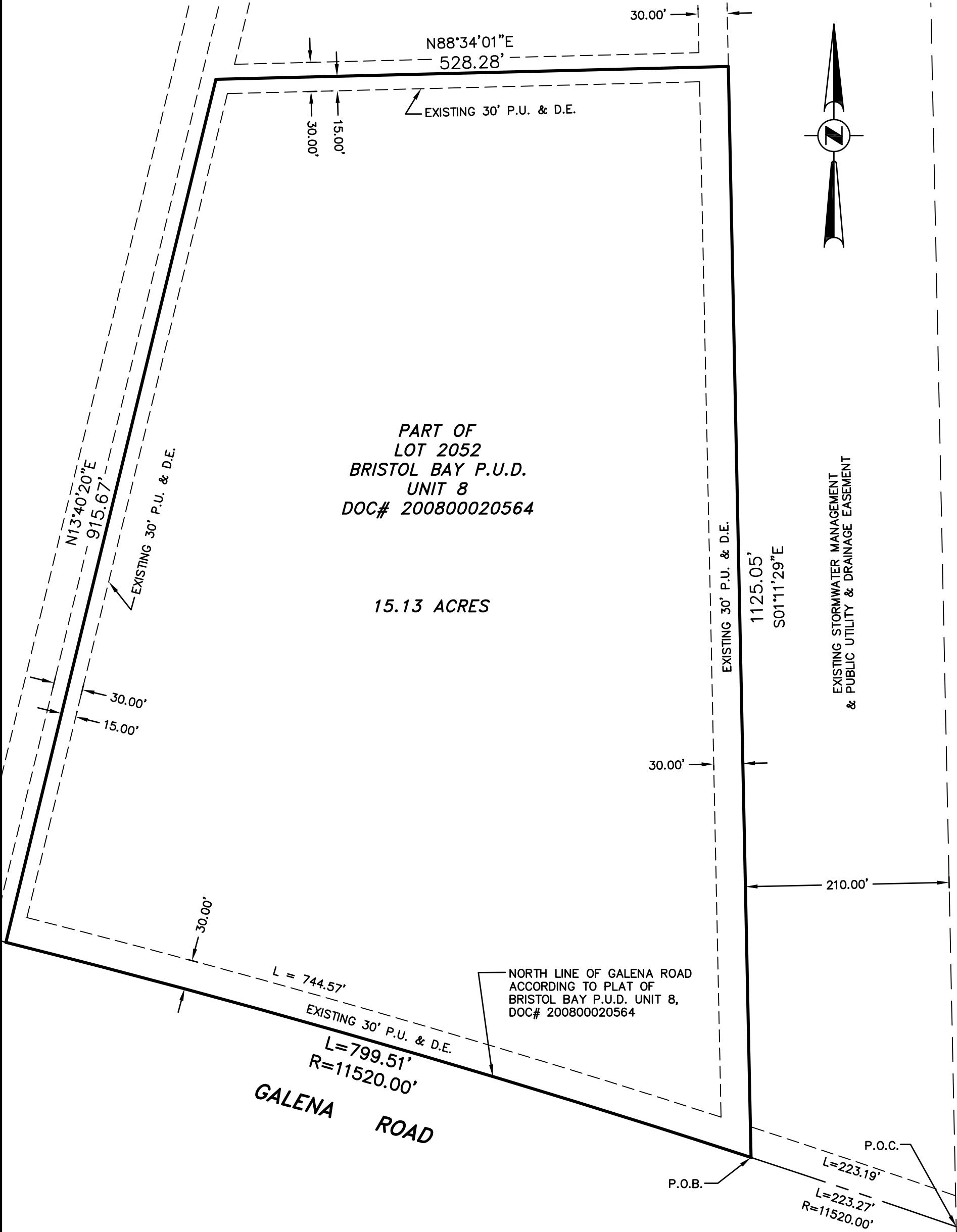
Proposals shall be accepted until 4:00 p.m. on Tuesday, June 14, 2016, and opened at a meeting of the City Council of the United City of Yorkville, City Hall 800 Game Farm Road, Yorkville, Illinois on Tuesday, June 14, 2016, at 7:00 p.m..

The Mayor and City Council shall have the right to accept or reject any and all bids and may accept the proposal determined to be in the best interest of the City by a vote of 3/4ths of the corporate Authorities holding office, but only a majority vote is required to reject all bids.

/s/ Beth Warren, City Clerk

EXHIBIT

THAT PART OF LOT 2052 IN BRISTOL BAY P.U.D. UNIT 8, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2052; THENCE NORTHWESTERLY, ON THE SOUTH LINE OF SAID LOT 2052, 223.27 FEET ON A CURVE TO THE LEFT WITH RADIUS OF 11520.00 FEET, CHORD BEARING NORTH 71 DEGREES 20 MINUTES 31 SECONDS WEST, AND CHORD OF 223.26 FEET FOR POINT OF BEGINNING; THENCE NORTHWESTERLY, ON SAID SOUTH LINE, 799.51 FEET ON A CURVE TO THE LEFT WITH RADIUS OF 11520.00 FEET, CHORD BEARING NORTH 73 DEGREES 53 MINUTES 08 SECONDS WEST, AND CHORD OF 799.35 FEET; THENCE NORTH 13 DEGREES 40 MINUTES 20 SECONDS EAST, 915.67 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 01 SECOND EAST, 528.28 FEET TO THE WEST LINE OF A STORMWATER MANAGEMENT EASEMENT AS SHOWN ON PLAT OF SAID UNIT 8; THENCE SOUTH 01 DEGREE 11 MINUTES 29 SECONDS EAST, ON SAID WEST LINE, 1125.05 FEET TO THE POINT OF BEGINNING.



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

0 100 200
SCALE FEET

PROJECT NO: Y01609
FILE NO: Y01609 SURVEY BASE

LEGAL DESCRIPTION

THAT PART OF LOT 2052 IN BRISTOL BAY P.U.D. UNIT 8, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2052; THENCE NORTHWESTERLY, ON THE SOUTH LINE OF SAID LOT 2052, 223.27 FEET ON A CURVE TO THE LEFT WITH RADIUS OF 11520.00 FEET, CHORD BEARING NORTH 71 DEGREES 20 MINUTES 31 SECONDS WEST, AND CHORD OF 223.26 FEET FOR POINT OF BEGINNING; THENCE NORTHWESTERLY, ON SAID SOUTH LINE, 799.51 FEET ON A CURVE TO THE LEFT WITH RADIUS OF 11520.00 FEET, CHORD BEARING NORTH 73 DEGREES 53 MINUTES 08 SECONDS WEST, AND CHORD OF 799.35 FEET; THENCE NORTH 13 DEGREES 40 MINUTES 20 SECONDS EAST, 915.67 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 01 SECOND EAST, 528.28 FEET TO THE WEST LINE OF A STORMWATER MANAGEMENT EASEMENT AS SHOWN ON PLAT OF SAID UNIT 8; THENCE SOUTH 01 DEGREE 11 MINUTES 29 SECONDS EAST, ON SAID WEST LINE, 1125.05 FEET TO THE POINT OF BEGINNING.



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

PC #1

Tracking Number

CC 2016-28

Agenda Item Summary Memo

Title: Autumn Creek – Proposed Amended Annexation Agreement for Fee/Ordinance Lock

Meeting and Date: City Council – April 26, 2016

Synopsis: _____

Council Action Previously Taken:

Date of Action: CC – 4/12/16 Action Taken: Public Hearing

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



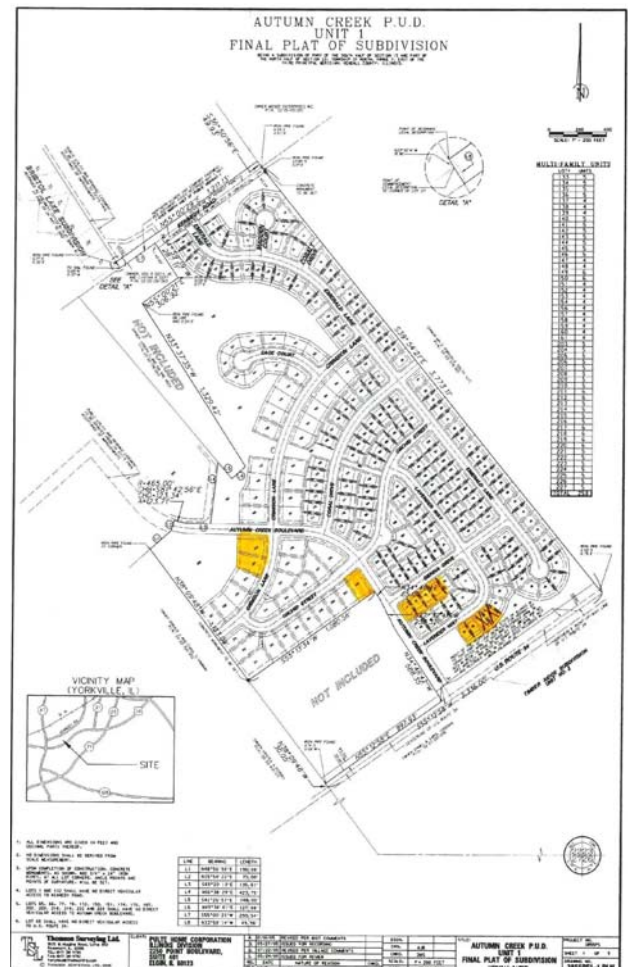
Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: March 11, 2016
Subject: **Autumn Creek Subdivision**
Proposed Amended Annexation Agreement for Fee/Ordinance Lock

Request Summary:

The developer of the Autumn Creek Subdivision, Pulte Home Corporation, is seeking to amend its annexation agreement to allow for the extension of the current ordinance and fee locks which are set to expire on April 25, 2016. Pulte was previously granted an extension of ordinance and fee locks to its initial annexation agreement for Autumn Creek in 2010 for a period of five (5) years with a one (1) year grace period. However, with the last push to complete the final phase of development in the residential subdivision, Pulte is looking continue to the same provisions it had under the current agreement for an additional five (5) years which is until April 25, 2021.

The subdivision map below indicates the remaining vacant lots to be developed and subject to the proposed ordinance and fee lock extension.



Development Background:

The Autumn Creek subdivision is generally located east of IL 47, immediately north of US 34 (Veterans Parkway) and just south of Kennedy Road and consists of approximately 250 acres and zoned as a PUD with underlying R-2 and R-4 zoning for single-family detached and townhome units. There is also a parcel zoned for commercial. On April 25, 2015, the fee and ordinance lock in the current annexation agreement was set to expire and all current building permit fees were to be implemented upon a standard one (1) year grace period, however, the developer agreed to waive its extension beyond the April 25, 2015 deadline for building code ordinances.

All public infrastructures such as streets, stormwater management basins, water mains and other utilities have been constructed in this development. A majority of the lots within the subdivision were built upon with single-family detached and townhome dwelling units in previous phases of development. Pulte has 52 remaining undeveloped lots, consisting of thirty-seven (37) single-family residential units and fifteen (15) townhome units.

Requested Ordinance Amendments:

Per the attached draft annexation agreement amendment provisions, the following ordinance modifications, as they relate to the remaining 52 residential lots are requested to be extended until April 25, 2021:

- A. To not collect or seek any payments or other security from the Developer for the completion of outside painting, landscaping, sidewalks, final surfacing of driveways or final grading for individual homes on the condition that the Developer deposit with the City cash in the amount of \$25,000 as security for the development of the Residential Parcel, which cash deposit must be replenished in order to maintain a deposit no less than \$25,000 until the final certificate of occupancy for each unit included within the Residential Parcel has been issued.
- B. To continue partial acceptance of a category of a public improvement within each phase upon completion of said public improvement on the condition that the Developer covenants and agrees to remain responsible for maintenance, repair, and/or replacement, if necessary, of any surface structure constructed within that phase until the expiration of the Warranty Period, as defined in the Original Agreement, as Amended. For the purposes of this Agreement “surface structure” shall mean any part of any public infrastructure that exists above or extends to the ground surface, thereby making it vulnerable to damage. For the purposes of this Agreement “category of public improvement” shall constitute each of the following: earthwork, erosion control, water main, sanitary sewer, storm water, paving, lighting, sidewalks and common area landscaping.
- C. To apply the 2006 building and related codes without requirements for sprinklers or fire suppression devices as applying to the single family homes constructed on the Residential Parcel during such period.
- D. To a continuation of all fees currently in effect for the development of the Residential Parcel with no increases, other than to the building permit fee and the costs incurred by the City for water meters.

In consideration of the above proposed amended provisions, Pulte agrees to the following with regard to the remaining vacant residential lots:

- A. To adhere to the City's Building Appearance Code as currently in effect for the single-family residential units of each vacant lot remaining on the Subject Property and be granted relief of the appearance standards for the remaining townhome units.
- B. If any sections of the Autumn Creek Subdivision are replatted, to provide to the City a fiscal impact analysis with any request to change density of the number of residences from any prior plat, which analysis shall demonstrate that any change in densities shall not have any negative impact on the then current homeowners association assessments or special service area payments.
- C. To keep in place the currently committed funds for the reconstruction of Kennedy Road and not decrease said funds as a result of any change in density which is based upon the original 575 total number of dwelling units, inclusive of 317 single-family and 258 townhome residences.
- D. To adhere to the requirements of all applicable city ordinances relating to procedures for acceptance of public improvements constructed as a part of the development of all or a portion of the Subject Property which are in effect as of the date all required development approvals are issued by the City.

Appearance Standards Analysis:

As mentioned previously, the developer has agreed to adhere to the City's current Building Appearance Code standards for the remaining 37 single-family residential units within the development. However, Pulte is seeking relief from the appearance standards for the remaining 15 townhome units for the following reasons: (1) the potential increase in building materials for exterior masonry, brick or premium siding would result in final sales price higher than the market demands and (2) these townhome units would not fit within the neighborhood character of the existing townhome units.

Per the City's current Building Appearance Code standards, single-family attached and multiple family dwelling units must incorporate masonry products on the front façade of at least 75% of the total buildings in the approved community and incorporate a minimum of 50% premium siding material on the front façade. Additionally, no less than half (25% of the total) of the minimum "premium siding" requirements must incorporate masonry products.

The Autumn Creek subdivision has a total of 29 approved townhome buildings consisting of 151 townhome units (as illustrated in the aerial image on the following page). Should the Building Appearance Code be applied to the remaining units in the development, then two (2) of the three (3) total townhome buildings¹ yet to be constructed in the approved community would be required to meet the above stated standards. That is equivalent to approximately 10% of the overall townhome portion of the development being subjected to the current code.

¹ 5 units per building = 15 TH dwelling units



Furthermore, the Building Appearance Code allows relief from such standards through an appeal process whereby the City Council shall make the final determination based upon the following points of consideration:

1. Will the objectives outlined in the section 8-15-1 of the Building Appearance Code be met if the requested deviations are granted?
2. Is there a particular physical condition of the specific property and/or building(s) involved that would create a particular hardship to the owner, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out?
3. Will granting the requested deviation from these regulations be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located?
4. Will granting the requested deviation impair an adequate supply of light and air to buildings on the subject property or to the adjacent property?
5. Will granting the requested deviation increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood?

It is *staff's opinion* is the overall intent of the Building Appearance Code of fostering a sound and harmonious design of new buildings and sites is met and may be disrupted or appear imbalanced if the standards were to be applied to only two (2) of the 29 townhome buildings.

While there is not a particular physical condition of the property or site which would prohibit the Building Appearance Code from being carried out in the remaining townhome units, there would not be any detriment to the public, impairment to air and light or danger to the public safety if the deviation from the standards were to be granted.

The developer has provided sample elevations available for the remaining single-family and townhome units to be constructed in the subdivision for your reference.

Fee Lock Extension Analysis:

Were the developer not be approved the requested fee lock extension, the building permit fee for the remaining single-family residential lots in the Autumn Creek subdivision would be approximately \$18,376.09 and \$17,032.20 for a townhome (or attached) unit, of which a considerable portion assigned to the water connection fees, city sewer connection fees and building impact fee.

In May 2009, the City approved a sewer recapture agreement for the Autumn Creek development which waived the \$2,000 connection fee for 190 lots from the date of the agreement. Since that date, 257 lots have been issued permits and the waiver is considered complete. Accordingly, the sewer connection fee now sits at \$2,000 per unit.

Additionally, in September 2009, the City approved a water main recovery agreement with Pulte for the Autumn Creek subdivision where the developer/builder would pay 50% of the original agreement (\$2,660 for SF and \$2,280 for TH) until the \$192,643.70 credit is received or until September 17, 2029, whichever occurs first. This credit is also considered fulfilled. Accordingly, the water connection fee stands at \$2,660 per single family unit and \$2,280 per townhome unit.

The table on the following page provides a line-item review of the proposed building permit fees to be extended for a period of five (5) years:

Item Description	Original Annexation & PUD Agreement Fees (2005)	Expired Water & Sewer Recapture Agreement Fees (2009)	Fees Upon Expiration of Lock (4/25/2016)	Recommendation	Notes on Implementation
School Transition	\$3,000	\$3,000	\$3,000	\$3,000	Authorized by City
YBSD district fee	\$1,400	\$1,400	\$1,400	\$1,400	Authorized by YBSD
Building Permit	\$1,130 ²	\$1,130 ²	\$1,130 ²	\$1,130²	Authorized by City
Water Connection	\$2,660 (SF)	\$1,330 (SF) ³	\$3,700 (SF)	\$2,660 (SF)	Authorized by City
	\$2,280 (TH)	\$1,140 (TH) ³	\$3,171 (TH)	\$2,280 (TH)	
Water Meter Cost	\$590	\$590	\$590	Current Rate⁴	Authorized by City
City Sewer Connection Fees	\$2,000	\$0 ⁵	\$2,000	\$2,000	Authorized by City
Sprinkler Fee	\$0 (SF)	\$0 (SF)	\$0 (SF)	\$0 (SF)	Authorized by City
	\$50 (TH)	\$50 (TH)	\$50 (TH)	\$50 (TH)	
Water and Sewer Inspection Fee	\$25	\$25	\$25	\$25	Authorized by City
Public Walks Driveway Inspection Fee	\$35	\$35	\$35	\$35	Authorized by City
PW Impact	\$700	\$700	\$700	\$700	Authorized by City
Police Impact	\$300	\$300	\$300	\$300	Authorized by City
Building Impact	\$150	\$150	\$1,759	\$150	Authorized by City
Library Impact	\$500	\$500	\$500	\$500	Authorized by City
BKFD Impact	\$1,000	\$1,000	\$1,000	\$1,000	Authorized by City
Engineering Impact	\$100	\$100	\$100	\$100	Authorized by City
Parks and Recreation impact	\$50	\$50	\$50	\$50	Authorized by City
Parks Land-Cash	\$1,025.57 (SF)	\$1,025.57 (SF)	\$1,025.57 (SF)	\$1,025.57 (SF)	Authorized by City
	\$600.58 (ATT)	\$600.58 (TH)	\$600.58 (ATT)	\$600.58 (TH)	
School-land Cash	\$1,061.52 (SF)	\$1,061.52 (SF)	\$1,061.52 (SF)	\$1,061.52 (SF)	Authorized by City
	\$621.62 (ATT)	\$621.62 (TH)	\$621.62 (ATT)	\$621.62 (TH)	
TOTAL	\$15,727.09	\$12,397.09 (SF)	\$18,376.09	\$15,727.09	
	\$14,532.20	\$11,392.20 (TH)	\$17,032.20	\$14,532.20	

² Assumes a 2,400 square foot structure and a building permit fee of \$650.00 plus \$0.20 per square foot.

³ Per Water Main Recovery Agreement, water connection fee rate is 50% of original agreement rates (original agreement is \$2,660 for SF and DU and \$2,280 for TH) until \$192,643.70 credit is received or until September 17, 2029, whichever occurs first.

⁴ Assumes current rate of \$590

⁵ Sewer Connection Fee (\$2000) has been waived for 190 lots from date of sewer recapture agreement (May 22, 2009)

As illustrated above, the requested fee reductions/revisions propose to:

1. Reduce the building impact fee from the current rate of \$1,759.00 per dwelling unit to the original \$150.00 per dwelling unit. (*Indicated in red*)
2. Maintain the water connection fee rate of the original 2005 Annexation/PUD agreement for single family and townhome dwelling units. (*Indicated in red*)
3. Apply the current rate for water meter costs (*Indicated in blue*).

The resulting overall building permit fee is approximately \$15,727.09 per single family dwelling unit and \$14,532.20 per townhome dwelling unit. However, the developer has expressed some interest in pre-paying some of the water and sewer connection fees. At time of packet creation, staff is working on an offer of prepayment of connection fees in exchange for a modest discount of said fees. More information will be presented at the meeting.

Staff Recommendation:

Staff is supportive of the request for building permit fee reduction for the Autumn Creek Subdivision, as it will hopefully allow the developer to close out the project within the next few years and direct its efforts towards the Bristol Bay subdivision. Staff is also supportive of the requested relief from the City's Building Appearance code for the townhome units only as stated above.

For your reference, the City Attorney has prepared a draft amended annexation agreement which outlines the provisions for the recommended fee reductions. Staff and the petitioner will be available at Tuesday night's meeting to answer questions regarding this request. This matter is scheduled for an April 12th City Council Public Hearing with final consideration by the council at the April 26, 2016 meeting.

Attachments:

1. Draft Second Amendment to Annexation Agreement and Planned Unit Development Agreement.
2. Copy of Title 8: Building Code, Chapter 15 Appearance Code of the Yorkville Municipal Code.
3. Sample Elevations available for the remaining single-family and townhome dwelling units in the Autumn Creek Subdivision.
4. Petitioner Application
5. Public Hearing Notice



RECEIVED
JAN 25 2016

COMMUNITY DEVELOPMENT
DEPARTMENT

United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-3436

APPLICATION TO AMEND ANNEXATION OR PLANNED UNIT DEVELOPMENT AGREEMENT

Purpose of Application

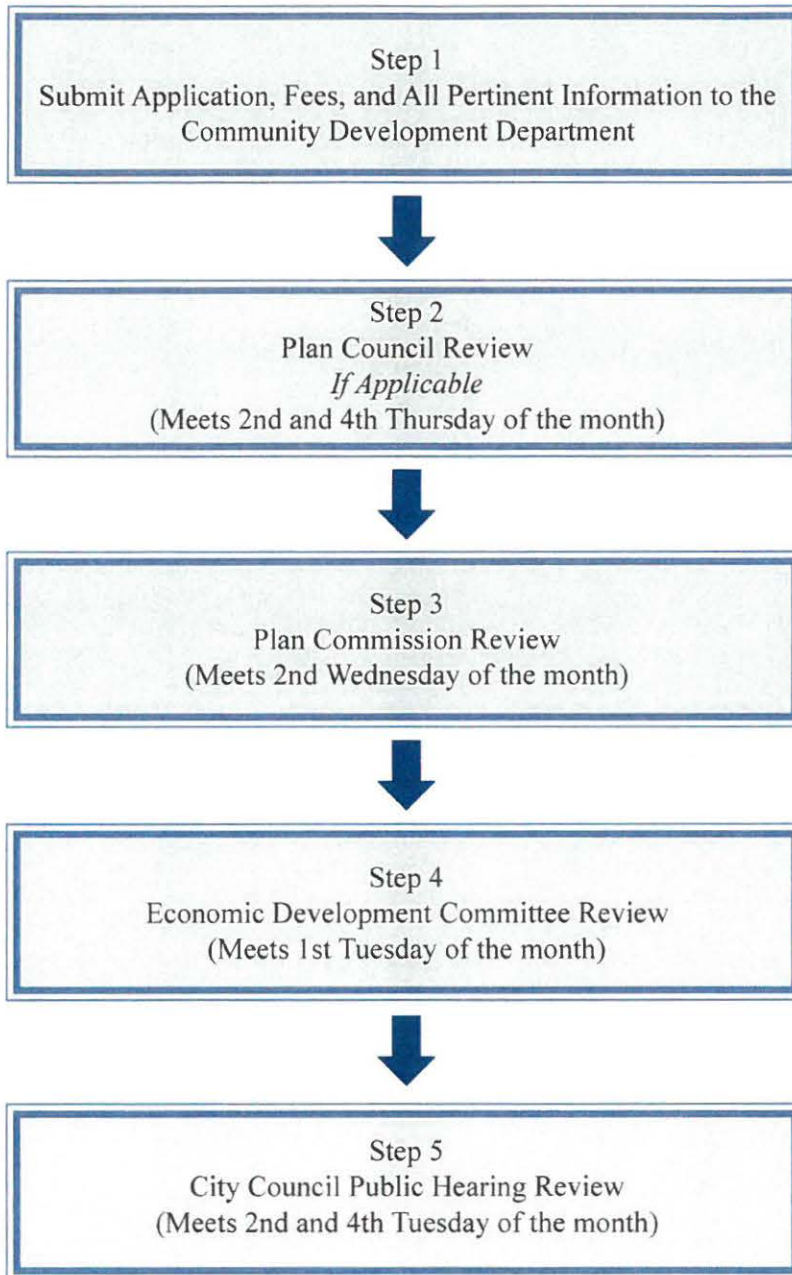
Annexation Agreements specify the desired zoning and other requested approvals (i.e., bulk regulations, variances, building codes, development impacts and contributions, etc.) that will affect the property and successor owners. Planned Unit Development (PUD) Agreements are unique and a complex form of zoning which differs from the conventional approval process allowing for flexibility in the design and land use of larger scale developments. Such approvals require agreements that are contractual in nature, therefore an amendment must be sought when a change, minor or substantial, in the original terms of the annexation or Planned Unit Development (PUD) Agreement occurs.

This packet explains the process to successfully submit and complete an Application to Amend an Annexation or Planned Unit Development Agreement. It includes a detailed description of the process and the actual application itself (Pages 6 to 9). Please type the required information in the application on your computer. The application will need to be printed and signed by the applicant. The only item that needs to be submitted to the City from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Amendment process, please refer to "Title 10, Chapter 4, Section 10 Amendments" of the Yorkville, Illinois City Code.

Application Procedure

Procedure Flow Chart



Application Procedure

Step 1

Application Submittal

The following must be submitted to the Community Development Department:

- 2 original signed applications with legal description.
- 5 copies each of the application and exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee. (See attached Fee Sheet on page 5)
- 1 CD containing an electronic copy (pdf) of each of the signed application (complete with exhibit), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is required on the CD.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of 45 days prior to the targeted Plan Commission meeting. An incomplete submittal could delay the scheduling of the project.

Applicant will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.

Step 2

Plan Council (If Applicable)

Applicant may present the proposed amended plan to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, applicant will move forward to the Plan Commission hearing.

Step 3

Plan Commission

Applicant will attend a public hearing conducted by the Plan Commission. The Plan Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The applicant is responsible for sending certified public hearing notices to adjacent property owners within 500 feet of the subject property no less than 15 days and no more than 30 days prior to the public hearing date. Twenty Four (24) hours prior to the public hearing, a certified affidavit must be filed by the applicant with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified.

Application Procedure

Step 4

Economic Development Committee

Applicant must present the proposed amendment agreement and/or plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month in the Yorkville City Hall Conference Room. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

Step 5

City Council

Applicant will attend the City Council meeting where the recommendation of the proposed amendment will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the amendment.

Dormant Applications

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-7575

**INVOICE & WORKSHEET
PETITION APPLICATION**

CONTACT:

Pulte Homes
JoAnne Bowers
847-230-5330

DEVELOPMENT/ PROPERTY:

Autumn Creek
Acreage: 237
Date: 12/8/15

Concept Plan Review: ☐ Yes ☐ No \$ _____
Engineering Plan Review Deposit of \$500 due

Amendment: ☐ Yes ☐ No \$ _____
\$500.00 Fee due for each: (Annexation) (Plan) (Plat) (PUD)

Annexation: ☐ Yes ☐ No \$ _____
\$250.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$250

Rezoning: ☐ Yes ☐ No \$ _____
\$200.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$200
If annexing and rezoning, charge only 1 per acre fee.
If rezoning to a PUD, charge PUD Development Fee- not Rezoning Fee.

Special Use: ☐ Yes ☐ No \$ _____
\$250.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$250

Zoning Variance: \$85.00 ☐ Yes ☐ No \$ _____
Outside Consultants deposit of \$500.00 due

Preliminary Plan Fee: \$500.00 ☐ Yes ☐ No \$ _____

P.U.D. Fee: \$500.00 ☐ Yes ☐ No \$ _____

Final Plat Fee: \$500.00 ☐ Yes ☐ No \$ _____

Engineering Plan Review Deposit: ☐ Yes ☐ No \$ _____
☐ Less than 1 acre = \$1,000 due
☐ Over 1 acre and less than 10 acres = \$2,500 due
☐ Over 10 acres and less than 40 acres = \$5,000 due
☐ Over 40 acres and less than 100 acres = \$10,000 due
☐ Over 100 acres = \$20,000 due

Outside Consultants Deposit: ☐ Yes ☐ No \$ _____
Legal, Land Planner, Zoning Coordinator, Environmental Services
Annexation, Subdivision, Rezoning, and Special Use:
☐ Less than 2 acres = \$1,000 due
☐ Over 2 acres and less than 10 acres = \$2,500 due
☐ Over 10 acres = \$5,000 due

TOTAL AMOUNT DUE: \$ _____
Word/ O Drive/ Dev Dep ARO/ Fee Sheet Wkst

Application For Amendment

STAFF USE ONLY

Date of Submission PC#

Development Name

Applicant Information

Name of Applicant(s)

Business Address

City State ZIP

Business Phone Business Fax

Business Cell Business E-mail

Property Information

Name of Holder of Legal Title

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address

Description of Property's Physical Location

Zoning and Land Use of Surrounding Parcels

North	Residential
East	Residential
South	Residential
West	Residential

Current Zoning Classification

Kendall County Parcel Number(s) of Property

See Attached Exhibit A-1	

List all governmental entities or agencies required to receive notice under Illinois law:

Application For Amendment

Property Information

Name of Agreement

Date of Recording

Summarize the items to be amended from the existing agreement:

(1) Extension of period for freeze on Codes and Fees applicable to the property.

Additional Contact Information

Attorney

Name

Address

City State ZIP

Phone Fax

E-mail

Engineer

Name

Address

City State ZIP

Phone Fax

E-mail

Land Planner/Surveyor

Name

Address

City State ZIP

Phone Fax

E-mail

Application For Amendment

Attachments

Applicant must attach a legal description of the property to this application and title it as "Exhibit A".

Applicant must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Applicant must attach a true and correct copy of the existing agreement and title it as "Exhibit C".

Applicant must attach amendments from the existing agreement and title it as "Exhibit D".

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature

Date

Calvin M. Booy

12-10-15

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE IN THE SPACE BELOW:



United City of Yorkville
County Seat of Kendall County
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

Petitioner Deposit Account / Acknowledgment of Financial Responsibility

Development/Property Address: <u>Auton Creek</u>	Project No.: FOR CITY USE ONLY	Fund Account No.: FOR CITY USE ONLY
--	---------------------------------------	--

Petition/Approval Type: *check appropriate box(es) of approval requested*

<input type="checkbox"/> Concept Plan Review	<input checked="" type="checkbox"/> Amendment (Text) (Annexation) (Plat)	<input type="checkbox"/> Annexation
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Special Use	<input type="checkbox"/> Mile and 1/2 Review
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Final Plans
<input type="checkbox"/> P.U.D.	<input type="checkbox"/> Final Plat	

Petitioner Deposit Account Fund:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

Name/Company Name: <u>Pulte Group</u>	Address: <u>1900 E. Golf Rd, Ste 300</u>	City: <u>Schaumburg, IL</u>	State: <u>IL</u>	Zip Code: <u>60173</u>
Telephone: <u>847-230-5330</u>	Mobile: <u>847-489-6874</u>	Fax: <u>847-969-9395</u>	E-mail:	

Financially Responsible Party:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Print Name: <u>Andrew M. Bodary</u>	Title: <u>VP Finance</u>
Signature*: <u>Andrew M. Bodary</u>	Date: <u>12-10-15</u>

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

FOR CITY USE ONLY

ACCOUNT CLOSURE AUTHORIZATION:

Date Requested: _____	<input type="checkbox"/> Completed <input type="checkbox"/> Inactive
Print Name: _____	<input type="checkbox"/> Withdrawn <input type="checkbox"/> Collections
Signature: _____	<input type="checkbox"/> Other

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ Comm Dev. ☐ Building ☐ Engineering ☐ Finance ☐ Admin.

EXHIBIT A
Autumn Creek

PARCEL 1:

THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIPE STAKE SAID TO BE OVER THE ORIGINAL LOCATION OF A STONE IN THE CENTER LINE OF THE BRISTOL AND OSWEGO ROAD, PREVIOUSLY DESCRIBED AS BEING 23.05 CHAINS WEST AND NORTH 35 DEGREES 30 MINUTES WEST 11.02 CHAINS FROM THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 34 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG A LINE FORMING AN ANGLE OF 93 DEGREES 23 MINUTES 07 SECONDS WITH THE CENTERLINE OF U.S. ROUTE 34, MEASURED FROM NORTHEAST TO NORTHWEST, 2,054.60 FEET FOR POINT OF BEGINNING; THENCE SOUTH 52 DEGREES 08 MINUTES 00 SECONDS WEST, 825.40 FEET; THENCE NORTH 38 DEGREES 06 MINUTES 00 SECONDS WEST, 1,803.88 FEET TO THE CENTER LINE OF KENNEDY ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, 1,581.49 FEET TO A POINT WHICH IS 350.0 FEET SOUTHWESTERLY OF, AS MEASURED ALONG SAID CENTER LINE, THE MOST EASTERLY CORNER OF BRISTOL LAKE SUBDIVISION; THENCE SOUTH 38 DEGREES 15 MINUTES 40 SECONDS EAST, 1,639.93 FEET TO A LINE DRAWN NORTH 52 DEGREES 45 MINUTES 17 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 52 DEGREES 45 MINUTES 17 SECONDS WEST, 750.69 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL2:

THAT PART OF THE SOUTH HALF OF SECTION 15 AND THAT PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BRISTOL LAKE SUBDIVISION, AS PER THE PLAT THEREOF FILED FOR RECORD AS DOCUMENT 137733 IN PLAT BOOK 10 AT PAGE 58 ON MAY 10, 1962; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID SUBDIVISION 1988.0 FEET TO THE NORTHEASTERLY CORNER OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 180 DEGREES 13 MINUTES 25 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 895.02 FEET TO AN EXISTING IRON PIPE STAKE; THENCE EASTERLY ALONG AN OLD FENCE LINE FORMING AN INTERIOR ANGLE OF 58 DEGREES 15 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 1298.88 FEET (19.68 CHAINS) TO AN IRON PIPE STAKE HEREWITH PLACED; THENCE SOUTHEASTERLY ALONG AN OLD ESTABLISHED LINE OF OCCUPATION FORMING AN INTERIOR ANGLE OF 124 DEGREES 23 MINUTES 38 SECONDS WITH THE LAST DESCRIBED COURSE A DISTANCE OF 2185.47 FEET TO AN EXISTING IRON PIPE STAKE ON THE CENTER LINE OF KENNEDY ROAD WHICH IS 1213.59 FEET NORTHEASTERLY FROM THE POINT OF BEGINNING, AS MEASURED ALONG SAID

CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 1213.59 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BRISTOL LAKE SUBDIVISION AS PER THE PLAT THEREOF FILED FOR RECORD AS DOCUMENT 137733 IN PLAT BOOK 10 AT PAGE 58 ON MAY 10, 1962; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF KENNEDY ROAD, WHICH MAKES AN ANGLE OF 88 DEGREES 58 MINUTES 47 SECONDS WITH THE NORTHEASTERLY LINE OF SAID SUBDIVISION, MEASURED CLOCKWISE THEREFROM, A DISTANCE OF 1213.59 FEET; THENCE SOUTHERLY ALONG AN OLD EXISTING LINE OF OCCUPATION FORMING AN INTERIOR ANGLE OF 94 DEGREES 54 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 1228.39 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE AFORESAID CENTER LINE OF KENNEDY ROAD, 1348.57 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 88 DEGREES 37 MINUTES 37 SECONDS WITH THE LAST DESCRIBED COURSE A DISTANCE OF 1224.23 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID BRISTOL LAKE SUBDIVISION WHICH IS 0.46 FEET SOUTHWESTERLY FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE 0.46 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT LAND CONVEYED TO KENNETH D. DOTY, JR., IN DEED RECORDED AS DOCUMENT NUMBER R85-5973, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BRISTOL LAKE SUBDIVISION; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF KENNEDY ROAD, 299.54 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 287.11 FEET; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 306.88 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO HERBERT L. RUCKS BY A WARRANTY DEED RECORDED AUGUST 1, 1966 IN BOOK 149 ON PAGE 303; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A POINT ON SAID CENTER LINE WHICH IS 0.46 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, 0.46 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS)

PARCEL 4:

THAT PART OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF BRISTOL LAKE SUBDIVISION AS PER THE PLAT THEREOF FILED FOR RECORD AS DOCUMENT 137733 IN PLAT

BOOK 10 AT PAGE 58 ON MAY 10, 1962; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF KENNEDY ROAD WHICH MAKES AN ANGLE OF 88 DEGREES 58 MINUTES 47 SECONDS WITH THE NORTHEASTERLY LINE OF SAID SUBDIVISION, MEASURED CLOCKWISE THEREFROM, A DISTANCE OF 1213.59 FEET; THENCE SOUTHERLY ALONG AN OLD EXISTING LINE OF OCCUPATION FORMING AN INTERIOR ANGLE OF 94 DEGREES 54 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 1228.39 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE AFORESAID CENTER LINE OF KENNEDY ROAD, 1364.57 FEET FOR THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE 1348.57 FEET TO THE PENULTIMATE DESCRIBED POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 94 DEGREES 54 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 1402.38 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 84 DEGREES 52 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE (BEING A LINE DRAWN PARALLEL WITH THE CENTER LINE OF U.S. HIGHWAY ROUTE 34) A DISTANCE OF 2301.24 FEET; THENCE NORTHWESTERLY ALONG A LINE DRAWN NORTH 35 DEGREES 30 MINUTES WEST FROM A POINT ON THE SOUTHERLY LINE OF SAID SECTION 22 WHICH IS 23.03 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 22 (SAID LINE FORMING AN INTERIOR ANGLE OF 93 DEGREES 23 MINUTES 07 SECONDS WITH THE LAST DESCRIBED COURSE) A DISTANCE OF 914.67 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 92 DEGREES 15 MINUTES 44 SECONDS

WITH THE LAST DESCRIBED COURSE 877.73 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 263 DEGREES 11 MINUTES 34 SECONDS WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 392.38 TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCELS:

THAT PART OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF BRISTOL LAKE SUBDIVISION AS PER THE PLAT THEREOF FILED FOR RECORD AS DOCUMENT 137733 IN PLAT BOOK 10, PAGE 58 ON MAY 10, 1962; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF KENNEDY ROAD FORMING AN ANGLE OF 88 DEGREES 58 MINUTES 47 SECONDS WITH THE NORTHEASTERLY LINE OF SAID SUBDIVISION, MEASURED CLOCKWISE THEREFROM, A DISTANCE OF 1213.59 FEET; THENCE SOUTHERLY ALONG AN OLD EXISTING LINE OF OCCUPATION FORMING AN INTERIOR ANGLE OF 94 DEGREES 54 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE, 2630.77 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 1142.51 FEET TO THE CENTER LINE OF U.S. HIGHWAY ROUTE 34; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE FORMING AN INTERIOR ANGLE WITH THE LAST DESCRIBED COURSE OF 84 DEGREES 52 MINUTES 28 SECONDS, 2336.0 FEET TO AN EXISTING IRON PIPE STAKE SAID TO BE OVER THE ORIGINAL LOCATION OF A STONE IN THE CENTER LINE OF THE ORIGINAL BRISTOL AND OSWEGO ROAD PREVIOUSLY DESCRIBED AS BEING 23.05 CHAINS WEST AND

THENCE NORTH 35 DEGREES 30 MINUTES WEST 11.02 CHAINS FROM THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 35 DEGREES 30 MINUTES WEST ALONG A LINE FORMING AN INTERIOR ANGLE OF 93 DEGREES 23 MINUTES 07 SECONDS WITH THE LAST DESCRIBED COURSE 1139.93 FEET TO A LINE DRAWN SOUTHWESTERLY PARALLEL WITH SAID CENTER LINE OF SAID ROUTE NO. 34 FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE FORMING AN INTERIOR ANGLE OF 86 DEGREES 36 MINUTES 53 SECONDS WITH THE LAST DESCRIBED COURSE 2301.24 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 27, IN BRISTOL LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 137733 IN PLAT BOOK 10, AT PAGE 58, ON MAY 10, 1962; THENCE SOUTH 33 DEGREES 58 MINUTES 14 SECONDS EAST 33.00 FEET TO THE CENTERLINE OF KENNEDY ROAD; THENCE NORTH 55 DEGREES 00 MINUTES 21 SECONDS EAST 299.54 FEET AS MEASURED ALONG SAID CENTERLINE; THENCE SOUTH 34 DEGREES 59 MINUTES 39 SECONDS EAST 287.11 FEET; THENCE SOUTH 55 DEGREES 00 MINUTES 21 SECONDS WEST 306.92 FEET; THENCE SOUTH 33 DEGREES 37 MINUTES 35 SECONDS EAST 1,329.42 FEET; THENCE SOUTH 47 DEGREES 27 MINUTES 46 SECONDS EAST 1,247.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 46 MINUTES 42 SECONDS EAST 65.00 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 48 SECONDS EAST 238.32 FEET; THENCE SOUTH 34 DEGREES 46 MINUTES 42 SECONDS EAST 588.35 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. ROUTE 34 PER GRANT DATED APRIL 13, 1923 AND RECORDED APRIL 18, 1923 IN BOOK 76, PAGE 82, AND BY GRANT DATED APRIL 7, 1923 AND RECORDED APRIL 18, 1923, IN DEED RECORD IN BOOK 76, PAGE 30; THENCE SOUTH 55 DEGREES 12 MINUTES 58 SECONDS WEST 997.93 FEET AS MEASURED ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 38 DEGREES 09 MINUTES 48 SECONDS WEST 891.55 FEET; THENCE NORTH 55 DEGREES 13 MINUTES 34 SECONDS EAST, 1,080.56 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

A PORTION OF THE ABOVE DESCRIBED PARCELS INCLUDE PROPERTY NOW KNOWN AS AUTUMN CREEK P.U.D. UNIT 1 AND AUTUMN CREEK P.U.D. UNIT 2 AS LEGALLY DESCRIBED BELOW.

AUTUMN CREEK P.U.D., UNIT 1 FINAL PLAT OF SUBDIVISION BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION 15 AND THE NORTH HALF OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED WITH THE KENDALL COUNTY RECORDER ON JANUARY 3, 2006 AS DOCUMENT NO. R20060000144, AMENDED BY CERTIFICATE OF CORRECTION RECORDED APRIL 3, 2006 AS DOCUMENT NO. R200600009685, AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 5, 2006, RECORDED AS DOCUMENT R200600016609 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 6, 2007 AS DOCUMENT R200700004498.

("AUTUMN CREEK P.U.D. UNIT 1")

AND

AUTUMN CREEK P.U.D., UNIT 2 FINAL PLAT OF SUBDIVISION BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED WITH THE KENDALL COUNTY RECORDER ON NOVEMBER 13, 2007 AS DOCUMENT NO. R200700033061. ("AUTUMN CREEK P.U.D. UNIT 2")

237 ACRES NORTHEAST OF ROUTE 47, LYING NORTH AND SOUTH OF KENNEDY ROAD, YORKVILLE, ILLINOIS

EXHIBIT A-1

Autumn Creek

Lot #	LOT-ADDRESS	PIN #
PUD UNIT 1:		
61	2246 Lavender Way	02-22-481-024
62	2236 Lavender Way	02-22-481-025
63	2226 Lavender Way	02-22-481-026
64	2206 Lavender Way	02-22-481-027
74	1558 Sienna Drive	02-22-479-003
75	1548 Sienna Drive	02-22-479-002
76	1538 Sienna Drive	02-22-479-001
77	1528 Sienna Drive	02-22-358-001
203-01	1498 Orchid Street	02-22-357-011
203-02	1496 Orchid Street	02-22-357-011
203-03	1494 Orchid Street	02-22-357-011
203-04	1492 Orchid Street	02-22-357-011
203-05	1488 Orchid Street	02-22-357-011
222-01	1455 Crimson Lane	02-22-355-001
222-02	1453 Crimson Lane	02-22-355-001
222-03	1451 Crimson Lane	02-22-355-001
222-04	1449 Crimson Lane	02-22-355-001
222-05	1447 Crimson Lane	02-22-355-001
223-01	1431 Crimson Lane	02-22-355-002
223-02	1433 Crimson Lane	02-22-355-002
223-03	1435 Crimson Lane	02-22-355-002
223-04	1437 Crimson Lane	02-22-355-002
223-05	1439 Crimson Lane	02-22-355-002
PUD UNIT 2:		
309	2601 Lilac Way	02-22-126-021
310	2611 Lilac Way	02-22-126-021
311	2621 Lilac Way	02-22-126-021
312	2623 Lilac Way	02-22-126-021
313	2629 Lilac Way	02-22-126-021
314	2633 Lilac Way	02-22-126-021
315	2639 Lilac Way	02-22-126-021
316	2649 Lilac Way	02-22-126-021
317	2659 Lilac Way	02-22-126-021
318	2669 Lilac Way	02-22-126-021
319	2679 Lilac Way	02-22-126-021
320	2689 Lilac Way	02-22-126-021

EXHIBIT A-1
Autumn Creek

Lot #	LOT-ADDRESS	PIN #
321	2699 Lilac Way	02-22-126-021
323	2711 Lilac Court	02-22-103-005
324	2721 Lilac Court	02-22-103-004
325	2731 Lilac Court	02-22-103-003
326	2741 Lilac Court	02-22-376-003
327	2751 Lilac Court	02-22-376-004
328	2761 Lilac Court	02-22-376-005
330	2752 Lilac Court	02-22-376-007
332	2732 Lilac Court	02-22-376-009
334	1377 Slate Drive	02-22-376-011
339	1437 Slate Court	02-22-376-015
340	1447 Slate Court	02-22-376-016
344	1458 Slate Court	02-22-376-020
345	1448 Slate Court	02-22-376-021
348	1408 Slate Court	02-22-376-024
349	1403 Ruby Drive	02-22-128-001
351	1433 Ruby Drive	02-22-128-003
352	1443 Ruby Drive	02-22-376-025
353	1453 Ruby Drive	02-22-376-026
355	1462 Ruby Drive	02-22-376-027
356	1452 Ruby Drive	02-22-129-001
357	1442 Ruby Drive	02-22-129-002
358	1432 Ruby Drive	02-22-129-003
360	1402 Ruby Drive	02-22-129-004
369	1444 Violet Court	02-22-129-015
374	2602 Lilac Way	02-22-127-009
375	2622 Lilac Way	02-22-127-008
376	2642 Lilac Way	02-22-127-007
377	2658 Lilac Way	02-22-127-006
378	2668 Lilac Way	02-22-127-005
379	2678 Lilac Way	02-22-127-004
380	2688 Lilac Way	02-22-127-003
381	1368 Slate Drive	02-22-127-002
382	1378 Slate Drive	02-22-127-015
383	1388 Slate Drive	02-22-127-014
384	2677 Emerald Lane	02-22-127-013
385	2667 Emerald Lane	02-22-127-012
386	2657 Emerald Lane	02-22-127-011
387	2647 Emerald Lane	02-22-127-010

EXHIBIT A-1
Autumn Creek

Lot #

LOT-ADDRESS

PIN #

**NOTICE OF PUBLIC HEARING
TO BE HELD TUESDAY, APRIL 12, 2016
AT 7:00 P.M. AT CITY HALL
UNITED CITY OF YORKVILLE
800 GAME FARM ROAD
YORKVILLE, ILLINOIS**

NOTICE IS HEREBY GIVEN a public hearing shall be held on a second amendment to that certain Annexation Agreement (Autumn Creek Subdivision) dated April 12, 2005, as amended July 13, 2010, by and among Pulte Home Corporation (*Owner/Developer*), a Michigan Corporation, and the United City of Yorkville, Kendall County, Illinois, on April 12, 2016 at 7:00 p.m. at City Hall at the United City of Yorkville, 800 Game Farm Road, Yorkville, Illinois for the purpose of amending the Autumn Creek fee schedule to revert back to the fees in effect as of the date of the Original Agreement with no increases, other than those incurred by the City for water meters, and extending the ordinance/code locks on the development for a period of five (5) years.

Legal Description:

Autumn Creek Unit 1

THAT PART OF THE SOUTH HALF OF SECTION 15 AND THAT PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 27 IN BRISTOL LAKE SUBDIVISION, SAID SUBDIVISION BEING A PART OF THE NORTHWEST QUARTER OF SECTION 22 AND THE SOUTH-WEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1962, IN BOOK 10 AT PAGE 58, AS DOCUMENT 137733; THENCE NORTH 33 DEGREES 58 MINUTES 14 SECONDS WEST 16.96 FEET ALONG THE EASTERLY LINE OF SAID LOT 27 TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF KENNEDY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 55 DEGREES 00 MINUTES 29 SECONDS EAST 1,211.13 FEET; THENCE SOUTH 36 DEGREES 50 MINUTES 56 SECONDS EAST 49.93 FEET TO THE CENTERLINE OF SAID KENNEDY ROAD; THENCE SOUTH 39 DEGREES 54 MINUTES 21 SECONDS EAST 3,773.11 FEET TO THE CENTER LINE OF U.S. ROUTE 34 PER GRANT DATED APRIL 13, 1923 AND RECORDED APRIL 18, 1923 IN BOOK 76, PAGE 82, MADE BY JOE MILLER AND HIS WIFE MARTILDA AND ALSO BY GRANT DATED APRIL 7, 1923 AND RECORDED APRIL 18, 1923 IN DEED RECORDED IN BOOK 76, PAGE 30; THENCE SOUTH 55 DEGREES 12 MINUTES 58 SECONDS WEST ALONG SAID CENTERLINE 2,336.00 FEET; THENCE NORTH 38 DEGREES 09 MINUTES 48 SECONDS WEST 30.05 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 34; THENCE NORTH 55 DEGREES 12 MINUTES 58 SECONDS EAST AS MEASURED ALONG SAID RIGHT OF WAY LINE 997.93 FEET; THENCE NORTH 34 DEGREES 46 MINUTES 42 SECONDS WEST 588.35 FEET; THENCE NORTH 27 DEGREES 32 MINUTES 48 SECONDS WEST 238.32 FEET; THENCE NORTH 34 DEGREES 46 MINUTES 42 SECONDS WEST 65.00 FEET; SOUTH 55 DEGREES 13 MINUTES 34 SECONDS WEST 1,080.56 FEET; THENCE NORTH 38 DEGREES 09 MINUTES 48 SECONDS WEST 1,133.09 FEET; THENCE

NORTH 48 DEGREES 56 MINUTES 58 SECONDS EAST 196.08 FEET; THENCE NORTH 15 DEGREES 54 MINUTES 22 SECONDS EAST 70.00 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 465.00 FEET AND A CHORD THAT BEARS SOUTH 81 DEGREES 42 MINUTES 56 SECONDS EAST A DISTANCE OF 123.34 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, 123.71 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 13 SECONDS EAST 135.51 FEET; THENCE NORTH 06 DEGREES 38 MINUTES 29 SECONDS EAST 423.75 FEET; THENCE SOUTH 41 DEGREES 26 MINUTES 57 SECONDS EAST 148.05 FEET; THENCE NORTH 49 DEGREES 34 MINUTES 41 SECONDS EAST 127.08 FEET; THENCE NORTH 33 DEGREES 37 MINUTES 35 SECONDS WEST 1,329.42 FEET; THENCE NORTH 55 DEGREES 00 MINUTES 21 SECONDS EAST 306.92 FEET; THENCE NORTH 34 DEGREES 59 MINUTES 39 SECONDS WEST 287.11 FEET TO THE CENTERLINE OF SAID KENNEDY ROAD; THENCE SOUTH 55 DEGREES 00 MINUTES 21 SECONDS 299.54 FEET TO THE EASTERLY LINE OF SAID LOT 127 EXTENDED SOUTHEASTERLY; THENCE NORTH 33 DEGREES 58 MINUTES 14 SECONDS WEST 49.96 FEET AS MEASURED ALONG SAID EXTENDED EASTERLY LINE TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS. CONTAINING 6,042,932 SQ.FT. (138.73 ACRES)

Autumn Creek Unit 2

THAT PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERNMOST CORNER OF LOT 228 IN AUTUMN CREEK P.U.D., UNIT 1 FINAL PLAT OF SUBDIVISION, RECORDED JANUARY 3, 2006 AS DOCUMENT R200600000144 AMENDED BY CERTIFICATE OF CORRECTION RECORDED APRIL 3, 2006 AS DOCUMENT R200600009685 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 5, 2006 AS DOCUMENT R200600016609; THENCE SOUTH 48 DEGREES 56 MINUTES 58 SECONDS WEST 825.40 FEET; THENCE NORTH 41 DEGREES 17 MINUTES 10 SECONDS WEST 724.34 FEET; THENCE NORTH 49 DEGREES 49 MINUTES 41 SECONDS EAST 30.68 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 117.00 FEET AND A CHORD THAT BEARS NORTH 38 DEGREES 39 MINUTES 01 SECOND EAST 45.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 45.65 FEET; THENCE NORTH 27 DEGREES 28 MINUTES 22 SECONDS EAST 210.92 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 183.00 FEET AND A CHORD THAT BEARS NORTH 38 DEGREES 05 MINUTES 45 SECONDS EAST 67.47 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 67.86 FEET; THENCE NORTH 48 DEGREES 43 MINUTES 09 SECONDS EAST 571.35 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD THAT BEARS NORTH 03 DEGREES 38 MINUTES 19 SECONDS EAST 35.41 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 39.34 FEET; THENCE NORTH 41 DEGREES 26 MINUTES 31 SECONDS WEST 195.66 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 385.00 FEET AND A CHORD THAT BEARS NORTH 26 DEGREES 33 MINUTES 27 SECONDS WEST 197.79 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE 200.03 FEET; THENCE NORTH 11 DEGREES 40 MINUTES 23 SECONDS WEST 159.18 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 627.38 FEET AND A CHORD THAT BEARS NORTH 23 DEGREES 01 MINUTES 18 SECONDS WEST 222.98 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE 224.17 FEET; THENCE SOUTH 56 DEGREES 44 MINUTES 31 SECONDS WEST 150.00 FEET; THENCE SOUTH 28 DEGREES 42 MINUTES 47 SECONDS EAST 75.66 FEET; THENCE SOUTH 19 DEGREES 37 MINUTES 12 SECONDS EAST 75.66 FEET; THENCE SOUTH 12 DEGREES 11 MINUTES 39 SECONDS EAST 79.63 FEET; THENCE SOUTH 11 DEGREES 40 MINUTES 23 SECONDS EAST 82.00 FEET; THENCE SOUTH 66 DEGREES 48 MINUTES 13 SECONDS WEST 33.61 FEET;

THENCE SOUTH 48 DEGREES 43 MINUTES 09 SECONDS WEST 403.78 FEET; THENCE NORTH 41 DEGREES 16 MINUTES 51 SECONDS WEST 83.37 FEET; THENCE NORTH 41 DEGREES 39 MINUTES 44 SECONDS WEST 92.43 FEET; THENCE NORTH 58 DEGREES 11 MINUTES 14 SECONDS WEST 93.59 FEET; THENCE NORTH 83 DEGREES 19 MINUTES 42 SECONDS WEST 93.59 FEET; THENCE SOUTH 71 DEGREES 31 MINUTES 51 SECONDS WEST 93.59 FEET; THENCE SOUTH 46 DEGREES 23 MINUTES 24 SECONDS WEST 93.59 FEET; THENCE SOUTH 21 DEGREES 14 MINUTES 56 SECONDS WEST 93.59 FEET; THENCE SOUTH 03 DEGREES 53 MINUTES 31 SECONDS WEST 93.59 FEET; THENCE SOUTH 48 DEGREES 42 MINUTES 50 SECONDS WEST 14.88 FEET; THENCE NORTH 41 DEGREES 17 MINUTES 10 SECONDS WEST 224.81 FEET TO THE CENTERLINE OF KENNEDY ROAD; THENCE NORTH 55 DEGREES 10 MINUTES 31 SECONDS EAST ALONG SAID CENTERLINE 953.62 FEET; THENCE NORTH 55 DEGREES 13 MINUTES 24 SECONDS EAST ALONG SAID CENTERLINE 627.73 FEET; THENCE SOUTH 41 DEGREES 26 MINUTES 57 SECONDS EAST 40.27 FEET TO A LINE 40.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF KENNEDY ROAD; THENCE SOUTH 55 DEGREES 13 MINUTES 24 SECONDS WEST ALONG SAID PARALLEL LINE 330.31 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD THAT BEARS SOUTH 10 DEGREES 46 MINUTES 46 SECONDS WEST 35.01 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE 38.78 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 702.39 FEET AND A CHORD THAT BEARS SOUTH 25 DEGREES 09 MINUTES 51 SECONDS EAST 207.65 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, 208.41 FEET; THENCE SOUTH 14 DEGREES 30 MINUTES 29 SECONDS EAST 38.43 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 535.00 FEET AND A CHORD THAT BEARS SOUTH 13 DEGREES 05 MINUTES 26 SECONDS EAST 26.47 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 26.47 FEET; THENCE SOUTH 11 DEGREES 40 MINUTES 23 SECONDS EAST 167.70 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 315.00 FEET AND A CHORD THAT BEARS SOUTH 26 DEGREES 33 MINUTES 27 SECONDS EAST 161.83 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE 163.66 FEET; THENCE SOUTH 41 DEGREES 26 MINUTES 31 SECONDS EAST 601.52 FEET; THENCE NORTH 48 DEGREES 33 MINUTES 29 SECONDS EAST 568.91 FEET; THENCE SOUTH 41 DEGREES 26 MINUTES 57 SECONDS EAST 308.07 FEET; THENCE SOUTH 06 DEGREES 38 MINUTES 29 SECONDS WEST 423.75 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AUTUMN CREEK BOULEVARD HERETOFORE DEDICATED PER SAID DOCUMENT R200600000144; THENCE NORTH 89 DEGREES 20 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 135.51 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 465.00 FEET AND A CHORD THAT BEARS NORTH 81 DEGREES 42 MINUTES 56 SECONDS WEST 123.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 123.71 FEET; THENCE SOUTH 15 DEGREES 54 MINUTES 22 SECONDS WEST 70.00 FEET; THENCE SOUTH 48 DEGREES 56 MINUTES 58 SECONDS WEST 196.08 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. CONTAINING: 1,427,973 SQ. FT. (32.78 ACRES)

North Kennedy Road (plat not recorded yet)

THAT PART OF THE SOUTH HALF OF SECTION 15 AND THAT PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN AUTUMN CREEK P.U.D., UNIT 1, RECORDED JANUARY 3, 2006 AS DOCUMENT R200600000144 AMENDED BY CERTIFICATE OF CORRECTION RECORDED APRIL 3, 2006 AS DOCUMENT R200600009685, AMENDED BY CERTIFICATE OF CORRECTION RECORDED

JUNE 5, 2006 AS DOCUMENT R200600016609; AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 6, 2007 AS DOCUMENT R200700004498; THENCE NORTH 39 DEGREES 54 MINUTES 21 SECONDS WEST 40.24 FEET TO THE CENTERLINE OF KENNEDY ROAD HERETOFORE DEDICATED PER DOCUMENT R200600000144; THENCE NORTH 36 DEGREES 50 MINUTES 56 SECONDS WEST 49.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID HERETOFORE DEDICATED KENNEDY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 55 DEGREES 00 MINUTES 29 SECONDS WEST 1,211.13 FEET AS MEASURED ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID KENNEDY ROAD TO THE EAST LINE OF BRISTOL LAKE SUBDIVISION RECORDED MAY 10, 1962 AS DOCUMENT 137733, SAID POINT BEING 16.96 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF LOT 27 IN SAID SUBDIVISION; THENCE NORTH 33 DEGREES 58 MINUTES 14 SECONDS WEST 1,938.04 FEET AS MEASURED ALONG THE EASTERLY LINE OF SAID SUBDIVISION; THENCE NORTH 34 DEGREES 11 MINUTES 37 SECONDS WEST 895.36 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 28 SECONDS EAST 1,298.70 FEET; THENCE SOUTH 36 DEGREES 50 MINUTES 56 SECONDS EAST 2,135.70 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. CONTAINING: 2,856,618 SQ. FT. (65.58 ACRES) PERMANENT INDEX NUMBERS: 02-15-376-001 AND 02-22-127-001

The public hearing may be continued from time to time without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois 60560, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk

**SECOND AMENDMENT
TO
ANNEXATION AGREEMENT
AND
PLANNED DEVELOPMENT AGREEMENT**

(Autumn Creek Subdivision)

THIS SECOND AMENDMENT to that certain Annexation Agreement and Planned Development Agreement made and entered into as of the 12th day of April, 2005, by and between Richard J. Theidel and LaSalle Bank National Association, as Successor Trustee under Trust Agreement dated February 15, 1977 and known as Trust Number 4198 (“*Owners*”), Pulte Home Corporation (“*Developer*”) and the United City of Yorkville (“*City*”) as amended by the First Amendment dated July 13, 2010 (the “*Original Agreement, as Amended*”), is made this ____ day of _____, 2016, by and between the Developer and the City; and,

WHEREAS, the Original Agreement, as Amended relates to certain real estate legally described on Exhibit A attached hereto and made a part hereof and referred to therein as the “*Subject Property*”; and,

WHEREAS, Developer purchased a portion of the Subject Property comprised of approximately 265 acres legally described on *Exhibit B* attached hereto and made a part hereof and referred to therein as the “*Residential Parcel*”; and,

WHEREAS, Section 34 of the Original Agreement, as Amended authorizes amendments thereto by a purchaser and the City of any portion of the Subject Property, as to such purchased portion, without any action or approval of the Owners of any other portion of the Subject Property if such amendments do not affect the rights, duties or obligations of the Owners of the remaining portions of the Property not included in the amendment; and,

WHEREAS, the Developer acquired the Residential Parcel and the Owners relinquished all right, title and interest thereto and the Developer and the City now wish to further amend the Original Agreement, as Amended as it relates to the Residential Parcel; and,

WHEREAS, the Original Agreement, as Amended permitted the Developer to make a security deposit to assure completion of outside painting, landscaping, sidewalks, and final surfacing of driveways or final grading; allowed partial acceptance of public improvements under certain conditions; and permitted the continued application of the 2006 building codes through April 25, 2015 (collectively, the “*Ordinance Modifications*”); and,

WHEREAS, pursuant to City Code, all agreements pertaining to requirements such as the Ordinance Modifications have a one year grace period thereby extending the aforesaid code variations until April 25, 2016; and,

WHEREAS, the Developer has requested an extension of the Ordinance Modifications for an additional five years and the Mayor and City Council (the “*Corporate Authorities*”) are prepared to grant such request in order to permit the Developer to complete the final phase of the development of the Residential Parcel, all as hereinafter set forth; and,

WHEREAS, all notices required by law relating to this Second Amendment have been given to the persons or entities entitled thereto, pursuant to the applicable provisions of the Illinois Municipal Code; and,

WHEREAS, the Corporate Authorities of the City have duly fixed the time for a public hearing on this Second Amendment and pursuant to legal notice have held such hearing thereon all as required by the provisions of the Illinois Municipal Code;

NOW, THEREFORE, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the parties agree as follows:

Section 1. The City agrees that the following Ordinance Modifications, solely in relationship to the Residential Parcel shall be extended to April 25, 2021:

- A. To not collect or seek any payments or other security from the Developer for the completion of outside painting, landscaping, sidewalks, final surfacing of driveways or final grading for individual homes on the condition that the Developer deposit with the City cash in the amount of \$25,000 as security for the development of the Residential Parcel, which cash deposit must be replenished in order to maintain a deposit no less than \$25,000 until the final certificate of occupancy for each unit included within the Residential Parcel has been issued.
- B. To continue partial acceptance of a category of a public improvement within each phase upon completion of said public improvement on the condition that the Developer covenants and agrees to remain responsible for maintenance, repair, and/or replacement, if necessary, of any surface structure constructed within that phase until the expiration of the Warranty Period, as defined in the Original Agreement, as Amended. For the purposes of this Agreement “surface structure” shall mean any part of any public infrastructure that exists above or extends to the ground surface, thereby making it vulnerable to damage. For the purposes of this Agreement “category of public improvement” shall constitute each of the following: earthwork, erosion control, water main, sanitary sewer, storm water, paving, lighting, sidewalks and common area landscaping.
- C. To apply the 2006 building and related codes without requirements for sprinklers or fire suppression devices as applying to the single family homes constructed on the Residential Parcel during such period.

- D. To a continuation of all fees currently in effect for the development of the Residential Parcel with no increases, other than the building permit fee and costs incurred by the City for water meters as described on Exhibit C attached hereto and made a part hereof and referred to therein as the “*Fee Schedule*” .

Section 2. The Developer agrees through the term of the Original Agreement, as Amended, as follows:

- A. To adhere to the City’s Building Appearance Code as currently in effect for the single-family residential units of each vacant lot remaining on the Subject Property and be granted relief of the appearance standards for the remaining townhome units.
- B. If any sections of the Autumn Creek Subdivision are replatted, to provide to the City a fiscal impact analysis with any request to change density of the number of residences from any prior plat, which analysis shall demonstrate that any change in densities shall not have any negative impact on the then current homeowners association assessments or special service area payments.
- C. To keep in place the currently committed funds for the reconstruction of Kennedy Road and not decrease said funds as a result of any change in density which is based upon the original 575 total number of dwelling units, inclusive of 317 single-family and 258 townhome residences.
- D. To adhere to the requirements of all applicable city ordinances relating to procedures for acceptance of public improvements constructed as a part of the development of all or a portion of the Subject Property which are in effect as of the date all required development approvals are issued by the City.

Section 3. Unless otherwise provided for herein, all other terms from the Original Agreement shall remain in full force and effect through the term of the Original Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Agreement as of the date and year first above written.

DEVELOPER:
PULTE HOME CORPORATION

By: _____
Name: _____
Its: _____
and
By: _____
Name: _____
Its: _____

CITY:

UNITED CITY OF YORKVILLE,
an Illinois municipal corporation

By: _____
Name: _____
Its: Mayor

ATTEST:

Name: _____
Its: City Clerk

EXHIBIT A
Subject Property

EXHIBIT B
Residential Parcel

EXHIBIT C
Fee Schedule

Ordinance No. 2016-__

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO THE ANNEXATION AGREEMENT AND PLANNED DEVELOPMENT AGREEMENT
(Autumn Creek Subdivision)

WHEREAS, it is prudent and in the best interest of the United City of Yorkville, Kendall County, Illinois, (the “City”) that a Second Amendment to the certain Annexation Agreement and Planned Development Agreement as amended by the First Amendment dated July 13, 2010 (the “*Original Agreement as Amended*”), pertaining to the annexation of real estate described therein (the “Subject Property”) be adopted in order to permit the residential development contemplated in said Original Agreement as Amended to proceed; and,

WHEREAS, said Original Agreement as Amended authorizes amendments by a purchaser of any portion of the Subject Property without approval of the owners of any other portion of the Subject Property so long as such amendments to this do not affect the rights, duties or obligations of the remaining owners; and,

WHEREAS, the statutory procedures provided in 65 ILCS 5/11-15.1-1, as amended, for the execution of a Second Amendment to said Original Agreement as Amended have been fully complied with.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The Second Amendment to the Original Agreement as Amended in the form attached hereto and made a part hereof is hereby approved; and the Mayor and City Clerk are herewith authorized and directed to execute, on behalf of the City, said Second Amendment to the Original Agreement as Amended.

Section 2. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this
____ day of _____, A.D. 2016.

CITY CLERK

CARLO COLOSIMO _____

KEN KOCH _____

JACKIE MILSCHEWSKI _____

LARRY KOT _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

DIANE TEELING _____

SEAVAR TARULIS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,
this _____ day of _____, A.D. 2016.

MAYOR



FRONT ELEVATION - BUILDING TYPE 1



LEFT ELEVATION - BUILDING TYPE 1



RIGHT ELEVATION - BUILDING TYPE 1

BUILDING TYPE 1

AUTUMN CREEK STACKED TOWNHOMES

PRELIMINARY PLANS SUBJECT TO CHANGE WITHOUT NOTICE.

© COPYRIGHT 2005 Pulte Home Corporation



FRONT ELEVATION - BUILDING TYPE 2



LEFT ELEVATION - BUILDING TYPE 2



RIGHT ELEVATION - BUILDING TYPE 2

BUILDING TYPE 2

AUTUMN CREEK STACKED TOWNHOMES

PRELIMINARY PLANS SUBJECT TO CHANGE WITHOUT NOTICE.

© COPYRIGHT 2005 Pulte Home Corporation



FRONT ELEVATION - BUILDING TYPE 3



LEFT ELEVATION - BUILDING TYPE 3



RIGHT ELEVATION - BUILDING TYPE 3

BUILDING TYPE 3

AUTUMN CREEK STACKED TOWNHOMES

PRELIMINARY PLANS SUBJECT TO CHANGE WITHOUT NOTICE.

© COPYRIGHT 2005 Pulte Home Corporation



FRONT ELEVATION - BUILDING TYPE 4



LEFT ELEVATION - BUILDING TYPE 4



RIGHT ELEVATION - BUILDING TYPE 4

BUILDING TYPE 4

AUTUMN CREEK STACKED TOWNHOMES

PRELIMINARY PLANS SUBJECT TO CHANGE WITHOUT NOTICE.

© COPYRIGHT 2005 Pulte Home Corporation



















































Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

PC #2

Tracking Number

PC 2016-05

Agenda Item Summary Memo

Title: BBB Farms LLC – Silver Fox Development (Rezoning)

Meeting and Date: CC/April 26, 2016

Synopsis: Request for Rezoning approval from R-2 to A-1.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Chris Heinen Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



Memorandum

To: City Council
From: Chris Heinen, Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: April 20, 2016
Subject: **Rezoning request of the Silver Fox development located on Fox Road, between Pavilion Road and Ford Drive.**

Background & Request:

The petitioner, BBB Farms LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-2, Single-Family Traditional Residence District to A-1, Agricultural District. The real property is located on Fox Road, between Pavilion Road and Ford Drive in Yorkville, Illinois.

The property was annexed pursuant to an annexation agreement on August 8, 2006 to the City of Yorkville by the Midwest Development group by Ordinance 2006-69. The property was zoned R-2 Single Family Residence District and is known as the Silver Fox Development. The Silver Fox subdivision was approved for a 172-unit single-family residential development. The original developer, Midwest Development LLC, secured Concept Plan approval only for the approximately 102 acre property but was never granted Preliminary or Final Plat approval. The land has remained undeveloped since that time. In March of 2015, an application for a special use for an air-supported dome structure for indoor athletic recreation was submitted to the City for review. The petitioner has since withdrawn and was never formally approved by City Council.

The petitioner recently purchased the property and is looking to maintain the agricultural use. As part of the first amendment to the annexation agreement dated May 26, 2015 by Ordinance 2015-28, the property was to repeal any and all cross contingencies and obligations which are now valid against developable area and remain within the R-2 zoning classification. Additionally, the current use, agricultural, shall be permitted to continue as a legal non-conforming use. This legal non-conforming use status would expire on August 7, 2026 and per the Zoning Ordinance, Section 10-15-4D, "any nonconforming use of land where no enclosed building is involved, or where the only buildings employed are accessory or incidental to such use, or where such use is maintained in connection with a conforming building, shall be removed after a period of two (2) years." This would require the petitioner to apply for an extension every two years in order to maintain the agricultural use. It is the intent of the petitioner to continue farming the property beyond the agreement time frame and is therefore requesting the rezoning to Agriculture.

Plan Commission Action:

The Plan Commission reviewed the Petitioner's requests at a public hearing held on April 20, 2016 and made the following action on the motion below:

In consideration of testimony presented during a Public Hearing on April 20, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for rezoning approval from R-2, Single-Family Traditional Residence District to A-1, Agricultural District. The real property is located on Fox Road, between

Pavilion Road and Ford Drive in Yorkville, Illinois, subject to staff recommendations and conditions in a memo dated March 30, 2016.

Action Item:

Harker – aye; Vinyard – aye; Goins - aye; Horaz – aye – **4ayes; 0 no.**

Attachments:

1. Draft Ordinance
2. Copy of Memorandum to Plan Commission
3. Copy of Petitioner's Application
4. Ordinance 2006-69
5. Ordinance 2015-28
6. Section 10-15-4D of the Zoning Ordinance
7. Copy of Public Notice

Ordinance No. 2016- _____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL
COUNTY, ILLINOIS, RECLASSIFYING CERTAIN PROPERTY ON FOX
ROAD BETWEEN PAVILION ROAD AND FORD DRIVE
(Formally known as the Silver Fox Development)**

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, under section 11-13-1 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*), the Mayor and City Council of the City (collectively, the “Corporate Authorities”) may provide for the classification of property uses in its zoning ordinance; and,

WHEREAS, pursuant to the Yorkville Zoning Ordinance (hereinafter referred to as the “Zoning Code”), any person owning or having an interest in property may file an application to rezone such property; and,

WHEREAS, BBB Farms, LLC is the owner of the property located on Fox Road, Yorkville, Illinois, legally described in *Exhibit A*, attached to and made a part of this Ordinance (the “Subject Property”) with Property Index Number 05-06-100-008; and,

WHEREAS, under the authority of the Zoning Code, the Subject Property is located in a designated R-2 Single-Family Traditional Residence District; and,

WHEREAS, the Corporate Authorities have received a request from the owner for a rezoning of the Subject Property from R-2 Single-Family Traditional Residence District to the A-1 Agricultural District; and,

WHEREAS, a legal notice of publication regarding a public hearing before the Plan Commission on the proposed rezoning was duly published in a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and,

WHEREAS, notice to property owners within 500 feet of the boundaries of the Subject Property was delivered by certified mail; and,

WHEREAS, the Plan Commission convened and held a public hearing on the 20th day of April 2016, on the question of the rezoning application; and,

WHEREAS, the Plan Commission reviewed the standards set forth in Section 10-4-10(B) of the Zoning Code, and recommended the approval of the rezoning of the Subject Property to the A-1 Agricultural District.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: The above recitals are incorporated and made a part of this Ordinance.

Section 2: The Corporate Authorities hereby approve the reclassification of the Subject Property from R-2 Single-Family Traditional Residence District to the A-1 Agricultural District and the official map of the City shall be changed to reflect the zoning reclassification provided for herein.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois
this _____ day of _____, 2016.

CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVAR TARULIS	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____ 2016.

MAYOR

Exhibit A

Legal Description of Subject Property

THAT PART OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILWAY COMPANY, WHICH POINT, PREVIOUSLY MONUMENTED BY A CONCRETE MONUMENT, IS REPORTED TO BE 50.54 FEET SOUTH 61 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY FROM THE INTERSECTION OF SAID RIGHT OF WAY LINE AND NORTH LINE OF SECTION 6, THENCE SOUTH 61 DEGREES 06 MINUTES 20 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, 1437.98 FEET, THENCE SOUTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, 406.94 FEET, THENCE SOUTH 25 DEGREES 19 MINUTES 10 SECONDS EAST, 1326.82 FEET; THENCE SOUTH 24 DEGREES 50 MINUTES 33 SECONDS EAST, 1405.93 FEET; THENCE NORTH 75 DEGREES 51 MINUTES 51 SECONDS EAST 1556.19 FEET; THENCE NORTH 14 DEGREES 05 MINUTES 45 SECONDS WEST, 393.10 FEET, THENCE NORTH 77 DEGREES 27 MINUTES 51 SECONDS EAST, 11.20 FEET, THENCE NORTH 12 DEGREES 35 MINUTES 59 SECONDS WEST 2406.69 FEET TO THE CENTER LINE OF FOX ROAD, THENCE SOUTH 62 DEGREES 58 MINUTES 18 SECOND WEST ALONG SAID CENTER LINE 581.48 FEET; THENCE NORTH 21 DEGREES 46 MINUTES 09 SECONDS WEST 784.86 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART IN FOX GLEN, BEING THAT PART OF THE FOREGOING NORTH OF THE CENTER LINE OF FOX ROAD), IN KENDALL TOWNSHIP, AND ALSO, (EXCEPT THAT PART OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING ON THE CENTER LINE OF FOX ROAD AT THE SOUTHWEST CORNER OF A SUBDIVISION KNOWN AS "FOX GLEN, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS," THENCE SOUTH 25 DEGREES 19 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF LOT 19 IN SAID SUBDIVISION EXTENDED, 835.57 FEET, THENCE NORTH 64 DEGREES 40 MINUTES 50 SECONDS EAST 217.38 FEET, THENCE NORTH 18 DEGREES 20 MINUTES 7 SECONDS WEST 708.61 FEET, THENCE NORTH 18 DEGREES 46 MINUTES 5 SECONDS EAST 138.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FOX ROAD, THENCE NORTH 25 DEGREES 41 MINUTES 24 SECOND WEST 35.0 FEET TO SAID CENTER LINE; THENCE SOUTH 64 DEGREES 18 MINUTES 36 SECONDS WEST ALONG SAID CENTER LINE, 400.0 FEET TO THE POINT OF BEGINNING), IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF KENDALL, IN THE STATE OF ILLINOIS.

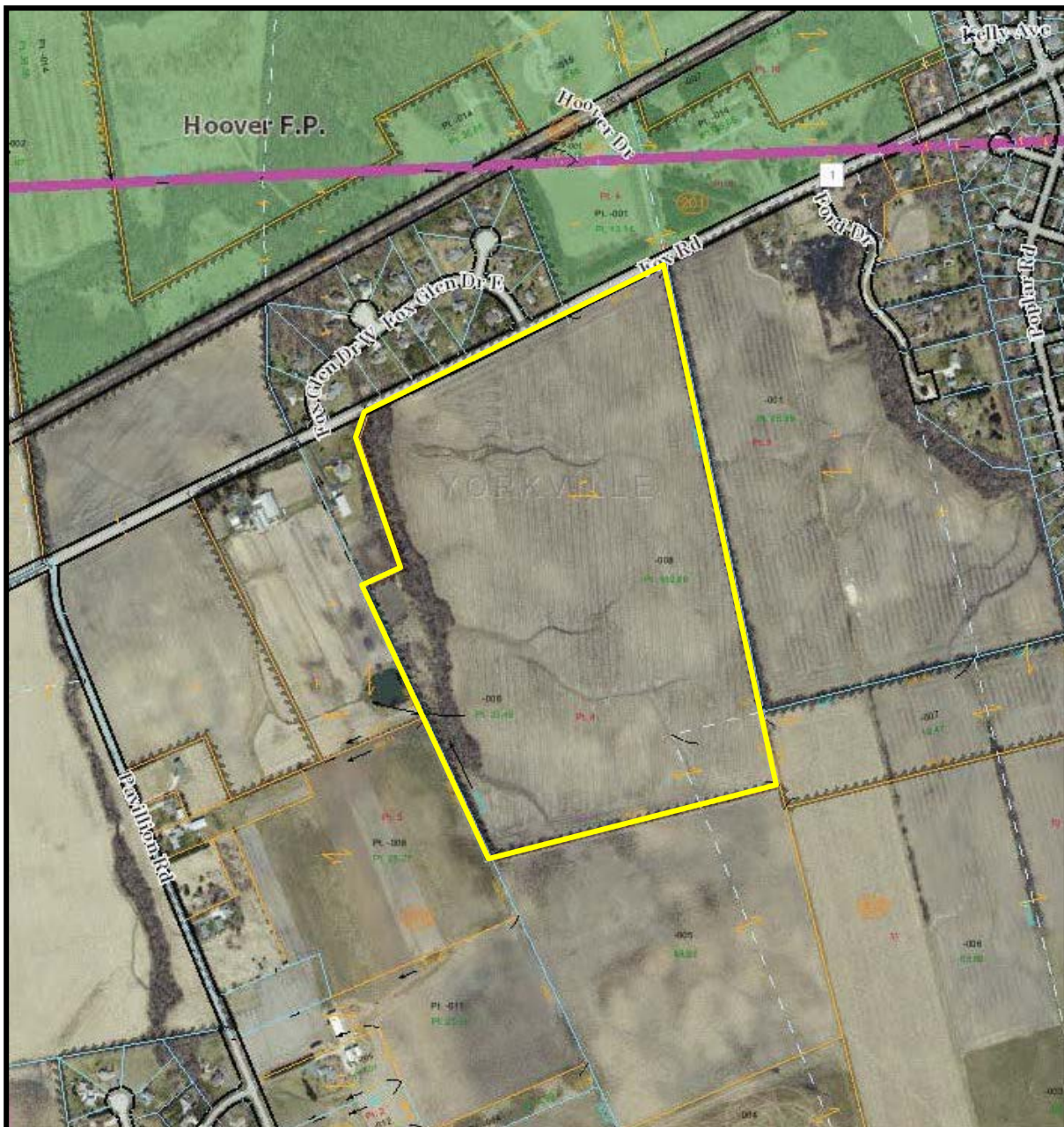


Memorandum

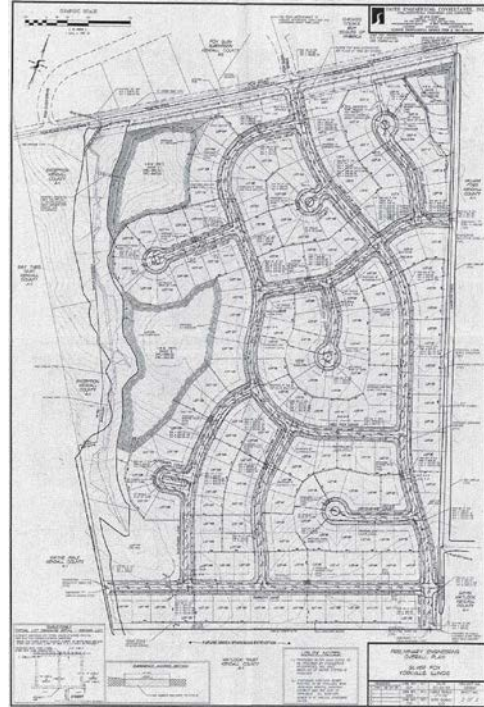
To: Plan Commission
From: Chris Heinen, Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: March 30, 2016
Subject: **Rezoning request of the Silver Fox development located on Fox Road, between Pavilion Road and Ford Drive.**

Background & Request:

The petitioner, BBB Farms LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-2, Single-Family Traditional Residence District to A-1, Agricultural District. The real property is located on Fox Road, between Pavilion Road and Ford Drive in Yorkville, Illinois.

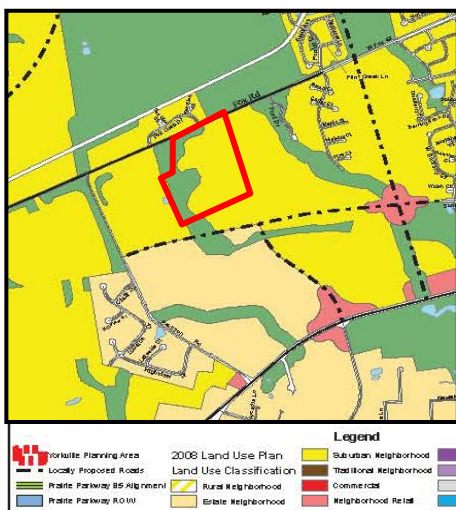


The property was annexed pursuant to an annexation agreement on August 8, 2006 to the City of Yorkville by the Midwest Development group by Ordinance 2006-69. The property was zoned R-2 Single Family Residence District and is known as the Silver Fox Development. The Silver Fox subdivision was approved for a 172-unit single-family residential development. The original developer, Midwest Development LLC, secured Concept Plan approval only for the approximately 102 acre property but was never granted Preliminary or Final Plat approval. The land has remained undeveloped since that time. In March of 2015, an application for a special use for an air-supported dome structure for indoor athletic recreation was submitted to the City for review. The petitioner has since withdrawn and was never formally approved by City Council.



The petitioner recently purchased the property and is looking to maintain the agricultural use. As part of the first amendment to the annexation agreement dated May 26, 2015 by Ordinance 2015-28, the property was to repeal any and all cross contingencies and obligations which are now valid against developable area and remain within the R-2 zoning classification. Additionally, the current use, agricultural, shall be permitted to continue as a legal non-conforming use. This legal non-conforming use status would expire on August 7, 2026 and per the Zoning Ordinance, Section 10-15-4D, “any nonconforming use of land where no enclosed building is involved, or where the only buildings employed are accessory or incidental to such use, or where such use is maintained in connection with a conforming building, shall be removed after a period of two (2) years.” This would require the petitioner to apply for an extension every two years in order to maintain the agricultural use. It is the intent of the petitioner to continue farming the property beyond the agreement time frame and is therefore requesting the rezoning to Agriculture.

Comprehensive Plan:



The City’s Comprehensive Plan Update 2008 has designated this parcel primarily as “Suburban Neighborhood” which is intended primarily for single-family detached residences. It is also designated as “Park/Open Space” which is intended to preserve existing public open spaces such as recreational areas (park lands), existing privately held open space properties such as cemeteries, while identifying environmentally sensitive areas to establish appropriate locations for new designated open spaces. It should be noted that a majority of the subdivisions planned for this area were approved prior to the Comprehensive Plan being adopted in 2008. A majority of these uses within the Comp Plan

mimicked what was approved for a site or the existing zoning at the time of approval.

As part of the proposed Comprehensive Plan Update concurrently being revised by The Lakota Group, this area is intended to be designated as Estate/Conservation Residential. These neighborhoods are intended to provide flexibility for residential design in areas of Yorkville that can accommodate low density detached single family housing but also include sensitive environmental and scenic features that should be retained and enhanced. Such neighborhoods can be characterized by conventional development, such as detached housing on large lots, or conservation design by clustering homes together that leave undeveloped green space for agriculture, preservation of historic and cultural resources, and open space for community use. In conservation design, generally 40 to 60 percent of a development site is set aside in conservation areas; therefore, homes may be built on smaller lots than in a conventional estate-type subdivision. Suitable locations for Estate/Conservation Residential neighborhoods include areas that serve as suitable transitions from Suburban Neighborhoods to agricultural zones, and places of identifiable scenic views, tree masses and environmental features. It should be noted that the update to the comp plan is currently being reviewed and has not been approved by City Council. Additionally, recommendations from the proposed Comp Plan update will include filling in existing subdivisions as a priority as the City has several years of inventory for single family detached homes. Due to the amount of inventory within the city, staff feels that this property would not develop within the next five to ten years and would remain agricultural in nature.

Existing Conditions:

As you can see by the aerial on Page 1 of this memo, the subject property and surrounding properties are mainly agricultural in nature, with the exception of the Hoover Forest Preserve and the Fox Glen Subdivision. The existing zoning and land use for properties surrounding the subject property are as indicated below.

	Zoning	Land Use
North	Kendall County/Forest Preserve	County Residences & Forest Preserve
East	Kendall County	Vacant/Farm Land
South	Kendall County	Vacant/Farm Land
West	Kendall County	Farmstead/Farm Land

Amendment Criteria:

Section 10-4-10B of the City's Zoning Ordinance establishes standards for proposed amendment requests. Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the plan commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of property values of plaintiff promotes the health, safety, morals or general welfare of the public.

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purposes.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the purposed use.
8. The care to which the community has undertaken to plan its land use development.

The applicant has provided written responses to these amendment standards as part of their application and requests inclusion of those responses into the public record.

Staff Comments:

This petition was discussed at the March 1, 2016 Economic Development Committee meeting. There were no additional comments generated from this meeting. A recommendation from the Plan Commission will be forwarded to the City Council for consideration at the April 26, 2016 regularly scheduled meeting.

Staff will be available to answer any question the Plan Commission may have at Wednesday night's meeting.

Proposed Motion for Rezoning:

In consideration of testimony presented during a Public Hearing on April 13, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for rezoning approval from R-2, Single-Family Traditional Residence District to A-1, Agricultural District. The real property is located on Fox Road, between Pavilion Road and Ford Drive in Yorkville, Illinois, subject to staff recommendations and conditions in a memo dated March 30, 2016, and further subject to {insert any additional conditions of the Plan Commission}...

Attachments:

1. Copy of Petitioner's Application
2. Ordinance 2006-69
3. Ordinance 2015-28
4. Section 10-15-4D of the Zoning Ordinance
5. Copy of Public Notice



RECEIVED
FEB 16 2016
COMMUNITY DEVELOPMENT
DEPARTMENT

United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-3436

APPLICATION FOR REZONING

Purpose of Application

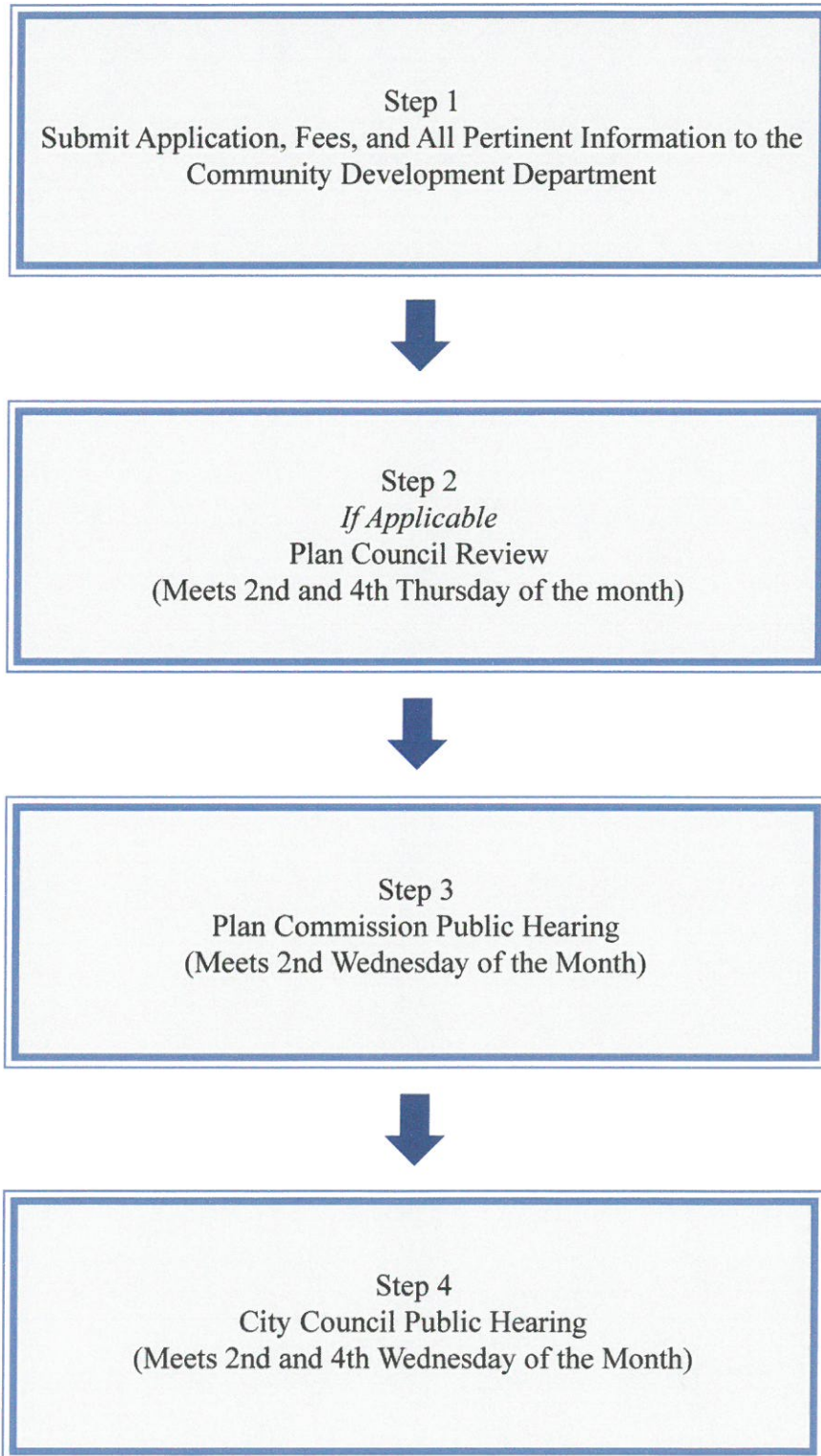
An application for Map Amendment, or commonly referred to as “rezoning”, is a request to reclassify a property from one zoning designation to within another zoning district. Requests for rezoning must not be merely arbitrary, but has to have validity as to the appropriate zoning classification for the existing or proposed land use in consideration of certain factors such as: the existing land use and zoning of the surrounding properties; suitability of the land use within the current zoning district; the trend of development in the general area; impact the proposed rezoning would have on traffic; the potential diminishment of property values due to the rezoning; and the promotion of public health, safety, morals or general welfare of the public as a result of the proposed rezoning.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process and the actual application itself (Pages 6 to 12). Please type the required information in the application on your computer. The application will need to be printed and signed by the applicant. The only item that needs to be submitted to the city from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Rezoning Request process, please refer to “Title 10, Chapter 14, Section 7 Amendments” of the Yorkville, Illinois City Code.

Application Procedure

Procedure Flow Chart



Application Procedure

Step 1

Application Submittal

The following must be submitted to the Community Development Department:

- 2 original signed applications with legal description.
- 5 copies each of the application and exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee. (See attached Fee Sheet on page 5)
- 1 CD containing an electronic copy (pdf) of each of the signed application (complete with exhibit), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is required on the CD.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of 45 days prior to the targeted Plan Commission meeting. An incomplete submittal could delay the scheduling of the project.

Applicant will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.

Step 2

Plan Council *(If Applicable)*

Applicant may present the proposed request to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, applicant will move forward to the Plan Commission hearing.

Step 3

Plan Commission

Applicant will attend a public hearing conducted by the Plan Commission. The Plan Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The applicant is responsible for sending certified public hearing notices to adjacent property owners within 500 feet of the subject property no less than 15 days and no more than 30 days prior to the public hearing date. Twenty Four (24) hours prior to the public hearing, a certified affidavit must be filed by the applicant with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Plan Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Plan Commission meeting.

Application Procedure

Step 4

City Council

Applicant will attend the City Council meeting where the recommendation of the rezoning request will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the rezoning request.

Dormant Applications

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-7575

**INVOICE & WORKSHEET
PETITION APPLICATION**

CONTACT:

Craig Borneman

DEVELOPMENT/ PROPERTY:

Silver Fox Development

Acreage: **101 acres**

Date: **2-12-16**

Concept Plan Review: ☐ Yes ☐ No
Engineering Plan Review Deposit of \$500 due

\$ _____

Amendment: ☐ Yes ☐ No
\$500.00 Fee due for each: (Annexation) (Plan) (Plat) (PUD)

\$ _____

Annexation: ☐ Yes ☐ No
\$250.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$250

\$ _____

Rezoning: ☐ Yes ☐ No
\$200.00, plus \$10/acre for each acre over 5.
of acres: 101 - 5 = 96 x \$10 = 960 + \$200
If annexing and rezoning, charge only 1 per acre fee.
If rezoning to a PUD, charge PUD Development Fee- not Rezoning Fee.

\$ **1,160**

Special Use: ☐ Yes ☐ No
\$250.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$250

\$ _____

Zoning Variance: \$85.00 ☐ Yes ☐ No
Outside Consultants deposit of \$500.00 due

\$ _____

Preliminary Plan Fee: \$500.00 ☐ Yes ☐ No

\$ _____

P.U.D. Fee: \$500.00 ☐ Yes ☐ No

\$ _____

Final Plat Fee: \$500.00 ☐ Yes ☐ No

\$ _____

Engineering Plan Review Deposit: ☐ Yes ☐ No
☐ Less than 1 acre = \$1,000 due
☐ Over 1 acre and less than 10 acres = \$2,500 due
☐ Over 10 acres and less than 40 acres = \$5,000 due
☐ Over 40 acres and less than 100 acres = \$10,000 due
☐ Over 100 acres = \$20,000 due

\$ _____

Outside Consultants Deposit: ☐ Yes ☐ No
Legal, Land Planner, Zoning Coordinator, Environmental Services
Annexation, Subdivision, Rezoning, and Special Use:
☐ Less than 2 acres = \$1,000 due
☐ Over 2 acres and less than 10 acres = \$2,500 due
☐ Over 10 acres = \$5,000 due

\$ **1,000**

TOTAL AMOUNT DUE:

\$ **2,160**

Word/ O Drive/ Dev. Dep. ARO/ Fee Sheet Wkst

Application For Re-Zoning

STAFF USE ONLY

Date of Submission PC#
Development Name

Applicant Information

Name of Applicant(s)
Business Address
City State ZIP
Business Phone Business Fax
Business Cell Business E-mail

Property Information

Name of Holder of Legal Title

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address

Description of Property's Physical Location

Zoning and Land Use of Surrounding Parcels

North	Yorkville: R-2; Kendall County R-3 & A1-SU
East	Kendall County A-1; Yorkville R-2
South	Kendall County A-1
West	Kendall County A-1; Yorkville R-2

Current Zoning Classification Requested Zoning Classificaion

Comprehensive Plan Future Land Use Designation Total Acreage

Kendall County Parcel Number(s) Within Proposed PUD

05-06-100-008	05-06-100-008
05-06-100-008	05-06-100-008
05-06-100-008	05-06-100-008
05-06-100-008	05-06-100-008
05-06-100-008	05-06-100-008
05-06-100-008	05-06-100-008

Application For Rezoning

Property Information

List all governmental entities or agencies required to receive notice under Illinois law:

N/A

Is the property within City limits?

Yes

☒

No

☐

Does a floodplain exist on the property?

Yes

☐

No

☒

Additional Contact Information

Attorney

Name

Address

City

State

ZIP

Phone

Fax

E-mail

Engineer

Name

Address

City

State

ZIP

Phone

Fax

E-mail

Planner

Name

Address

City

State

ZIP

Phone

Fax

E-mail

Application For Rezoning

Rezoning Standards

Please state the existing zoning classification(s) and uses of the property within the general area of the proposed rezoned property:

The existing land uses and zoning surrounding the subject property are: single family residential (Fox Glen Subdivision) and Kendall County Forest Preserve to the north; rural agricultural land in unincorporated Kendall County and residentially zoned but undeveloped land to the east; unincorporated agriculturally zoned farm land to the south; and unincorporated agriculturally zoned farm land and residentially zoned but undeveloped land to the west.

Please state the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification:

The land use in general area of the subject property has remained primarily agriculture or open space for several decades, with the exception of the Fox Glen subdivision located directly to the north which was approved in --- by Kendall County. There was trend in the mid 2000's to rezone the subject property and surrounding agricultural property to single-family planned unit developments at the height of the housing boom. However, none of those developments were constructed or final platted and the subject property and surrounding lands remained agricultural.

Please state the extent to which property values are diminished by the particular zoning restrictions:

Since the rezoning request will not alter the existing land use of the subject property, there should be little, if any, change in property values of surrounding uses if the rezoning to agriculture is approved.

Please state the extent to which the destruction of property values of plaintiff promotes the health, safety, morals, and general welfare of the public:

As stated previously, there would be little, if any, destruction of property values as a result of the proposed rezoning of the subject property to A-1 Agriculture, which is consistent with the current land use. Therefore the effect on the public health, safety, morals and general welfare is neutral.

Application For Rezoning

Rezoning Standards

Please state the relative gain to the public as compared to the hardship imposed upon the individual property owner:

The relative gain to the general public, if the rezoning were to be approved, is the continued use of the subject property for agricultural purposes and provide for the protection, conservation and utilization of natural resources until such time redevelopment is warranted.

Please state the suitability of the subject property for the zoned purposes:

The existing agricultural use is consistent with the proposed A-1 Agricultural District.

Please state the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property:

The subject property was rezoned from A-1 Agricultural in 2006 as a 172-unit single-family residential development zoned R-2. Since that time, the property has remained vacant and continued to be utilized for agricultural proposes.

Please state the community need for the proposed land use:

The community need for the proposed agricultural land use remains the same as it did when previously rezoned in 2006.

Application For Rezoning

Rezoning Standards

With respect to the subject property, please state the care with which the community has undertaken to plan its land use development:

The subject property is designated as Suburban Neighborhood and Parks/Open Space in the 2008 Comprehensive Plan Update. The Suburban Neighborhood land use classification is intended to be residential area primarily compromised of single-family detached residences. The Parks/Open Space land use classification is intended to preserve existing public open spaces such as recreational areas (park lands). The City is currently in the process of revising the 2008 Comprehensive Plan and the preliminary recommendation is to designate the subject property for an agriculture land use.

Please state the impact that such reclassification will have upon traffic and traffic conditions on said routes; the effect, if any, such reclassification and/or annexation would have upon existing accesses to said routes; and the impact of additional accesses as requested by the petitioner upon traffic and traffic conditions and flow on said routes (Ord. 1976-43, 11-4-1976):

Since the land use will remain the same, agriculture, under the proposed rezoning, there should be no significant impact to traffic and traffic conditions surrounding the subject property.

Attachments

Applicant must attach a legal description of the property to this application and title it as "Exhibit A".

Applicant must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Application For Rezoning

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature

Date

BBB Farms, LLC
Craig L. Bowman, Mgr.

2-15-16

Owner hereby authorizes the applicant to pursue the appropriate entitlements on the property.

Owner Signature

Date

BBB Farms, LLC
Craig L. Bowman

2-15-16

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE IN THE SPACE BELOW:





United City of Yorkville
County Seat of Kendall County
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

Petitioner Deposit Account / Acknowledgment of Financial Responsibility

Development/Property Address:	Project No.: FOR CITY USE ONLY	Fund Account No.: FOR CITY USE ONLY
--------------------------------------	---------------------------------------	--

Petition/Approval Type: *check appropriate box(es) of approval requested*

<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Amendment (Text) (Annexation) (Plat)	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Special Use	<input type="checkbox"/> Mile and ½ Review
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Final Plans
<input type="checkbox"/> P.U.D.	<input type="checkbox"/> Final Plat	

Petitioner Deposit Account Fund:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

Name/Company Name:	Address:	City:	State:	Zip Code:
Telephone:	Mobile:	Fax:	E-mail:	

Financially Responsible Party:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Print Name: Craig L Borneman Title: mgr.

Signature*: *Craig L. Borneman* Date: February 16, 2016

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

FOR CITY USE ONLY

ACCOUNT CLOSURE AUTHORIZATION:

Date Requested: _____ ☐ Completed ☐ Inactive

Print Name: _____ ☐ Withdrawn ☐ Collections

Signature: _____ ☐ Other

DEPARTMENT ROUNTING FOR AUTHORIZATION: ☐ Comm Dev. ☐ Building ☐ Engineering ☐ Finance ☐ Admin.

THAT PART OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILWAY COMPANY, WHICH POINT, PREVIOUSLY MONUMENTED BY A CONCRETE MONUMENT, IS REPORTED TO BE 50.54 FEET SOUTH 61 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY FROM THE INTERSECTION OF SAID RIGHT OF WAY LINE AND NORTH LINE OF SECTION 6, THENCE SOUTH 61 DEGREES 06 MINUTES 20 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, 1437.98 FEET, THENCE SOUTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, 406.94 FEET, THENCE SOUTH 25 DEGREES 19 MINUTES 10 SECONDS EAST, 1326.82 FEET; THENCE SOUTH 24 DEGREES 50 MINUTES 33 SECONDS EAST, 1405.93 FEET; THENCE NORTH 75 DEGREES 51 MINUTES 51 SECONDS EAST 1556.19 FEET; THENCE NORTH 14 DEGREES 05 MINUTES 45 SECONDS WEST, 393.10 FEET, THENCE NORTH 77 DEGREES 27 MINUTES 51 SECONDS EAST, 11.20 FEET, THENCE NORTH 12 DEGREES 35 MINUTES 59 SECONDS WEST 2406.69 FEET TO THE CENTER LINE OF FOX ROAD, THENCE SOUTH 62 DEGREES 58 MINUTES 18 SECOND WEST ALONG SAID CENTER LINE 581.48 FEET; THENCE NORTH 21 DEGREES 46 MINUTES 09 SECONDS WEST 784.86 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART IN FOX GLEN, BEING THAT PART OF THE FOREGOING NORTH OF THE CENTER LINE OF FOX ROAD), IN KENDALL TOWNSHIP, AND ALSO, (EXCEPT THAT PART OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING ON THE CENTER LINE OF FOX ROAD AT THE SOUTHWEST CORNER OF A SUBDIVISION KNOWN AS "FOX GLEN, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS," THENCE SOUTH 25 DEGREES 19 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF LOT 19 IN SAID SUBDIVISION EXTENDED, 835.57 FEET, THENCE NORTH 64 DEGREES 40 MINUTES 50 SECONDS EAST 217.38 FEET, THENCE NORTH 18 DEGREES 20 MINUTES 7 SECONDS WEST 708.61 FEET, THENCE NORTH 18 DEGREES 46 MINUTES 5 SECONDS EAST 138.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FOX ROAD, THENCE NORTH 25 DEGREES 41 MINUTES 24 SECOND WEST 35.0 FEET TO SAID CENTER LINE; THENCE SOUTH 64 DEGREES 18 MINUTES 36 SECONDS WEST ALONG SAID CENTER LINE, 400.0 FEET TO THE POINT OF BEGINNING), IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF KENDALL, IN THE STATE OF ILLINOIS.

PIN	mailto_name	mailto_address1	mailto_address2	mailto_csz
05-06-376-011	WALZ GEORGE A TRUSTEE & WALZ EVELYN K TRUSTEE	6945 PAVILLION RD		YORKVILLE IL 60560
05-06-126-009	PEURA MICHAEL J & LISA A	8 FOX GLEN CT		YORKVILLE IL 60560
05-06-126-003	ALLEN DERVIN G & LINDA J	12 FOX GLEN CIR		YORKVILLE IL 60560
05-06-101-001	KALAS DANIEL F & PATRICIA L	45 W FOX GLEN DR		YORKVILLE IL 60560
05-06-126-001	FISCHER GREGORY R & JULIE R	17 FOX GLEN CIR		YORKVILLE IL 60560
05-06-376-008	GRAVES STEVEN E REV TR	P O BOX 229		MILLINGTON IL 60537
05-06-100-009	MILLER JAMES P TRUSTEE LIV TR & WILHELM SUSAN K REVOC LIV TR	11500 FOX RD		YORKVILLE IL 60560
05-06-126-002	STAUNTON PETER J & KATHLEEN M	15 FOX GLEN CIR		YORKVILLE IL 60560
05-06-400-007	MATLOCK DAVID G & CAROL H	7375 E HIGHPOINT RD		YORKVILLE IL 60560
05-06-127-001	BIESTERFELD DEVON	42 W FOX GLEN		YORKVILLE IL 60560
05-06-100-013	THEIS STEPEN G & KATHLEEN	11642 FOX RD		YORKVILLE IL 60560
05-06-400-006	MATLOCK DAVID G & CAROL H	7375 E HIGHPOINT RD		YORKVILLE IL 60560
05-06-100-012	CASTLE BANK BRUMMEL REALTY	1107D S BRIDGE ST		YORKVILLE IL 60560
05-06-400-005	GRAVES STEVEN E REV TR	P O BOX 229		MILLINGTON IL 60537
05-06-127-002	HERRERA RAMON & NOEMI	36 W FOX GLENN DR		YORKVILLE IL 60560
05-06-127-003	KOTORA ERIC S & KATHERINE M	30 FOX GLEN DR		YORKVILLE IL 60560
05-06-127-004	CARPENTIER DANIEL J & MARCIE	26 E FOX GLEN DR		YORKVILLE IL 60560
05-06-276-001	FORD, WILMA & PAULINE DUGGAN	11284 FOX RD		YORKVILLE IL 60560
05-06-201-001	KENDALL COUNTY FOREST PRESERVE	110 W MADISON ST		YORKVILLE IL 60560
05-06-101-002	FOX DARREN & ERIN	51 FOX GLEN DR		YORKVILLE IL 60560
05-06-127-005	REED ROBERT W & ROBYN LYNN	18 FOX GLEN DR		YORKVILLE IL 60560
05-06-127-006	ELLIOTT STEVEN K REV TR	10 E FOX GLEN DR		YORKVILLE IL 60560
05-06-126-004	ROBINSON PAMELA J & ROSE SHARON M	29 E FOX GLEN DR		YORKVILLE IL 60560
05-06-126-006	GALBRAITH CHRISTINE A	3 FOX GLEN CT		YORKVILLE IL 60560
05-06-126-005	MCGUIRE DANIEL J & EMMA K	23 FOX GLEN DR		YORKVILLE IL 60560
05-06-126-011	TRUDO WILLIAM D & SUSAN K	5 E FOX GLEN D		YORKVILLE IL 60560
05-06-126-010	GAVIN DAVID A & TONIA J	2 FOX GLEN CT		YORKVILLE IL 60560

10-15-4: ELIMINATION OF NONCONFORMING BUILDINGS, STRUCTURES AND USES:

The period of time during which the following nonconforming uses, buildings, or structures may continue or remain nonconforming shall be limited from March 28, 1974, or when any use, building or structure is rendered nonconforming by a subsequent amendment to this title. Every such nonconforming use, building or structure shall be completely eliminated or removed from the premises at the expiration of the period of time specified below:

- A. Any nonconforming use of a building or structure having an assessed valuation not in excess of five hundred dollars (\$500.00) shall be removed after two (2) years.
- B. All nonconforming advertising devices, such as pennants, flags, movable signs or portable outdoor displays in any business district shall be removed after two (2) years.
- C. Any nonconforming signs and any and all billboards and outdoor advertising structures shall be removed after five (5) years.
- D. Any nonconforming use of land where no enclosed building is involved, or where the only buildings employed are accessory or incidental to such use, or where such use is maintained in connection with a conforming building, shall be removed after a period of two (2) years.
- E. In all residence districts uses permitted only in the B-2 and B-3 districts or the manufacturing districts, and which use is located in a building, all or substantially all of which is designed or intended for a residential accessory purpose, shall be entirely discontinued and shall thereafter cease operation in accordance with the following amortization schedule:

TABLE 10.15.01
AMORTIZATION PERIODS

Description Of Use	Amortization Period
Uses permitted in the B-2 and B-3 districts	15 years
Uses permitted only in the manufacturing districts	15 years

F. Requests for extensions to the elimination period may be sought before the city council. In no case shall an extension be granted for a period longer than two (2) years. (Ord. 2014-73, 11-25-2014)



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KENDALL COUNTY, IL

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PAGES: 14

**UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

ORDINANCE NO. 2015-28

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,
ILLINOIS, APPROVING THE FIRST AMENDMENT TO AN ANNEXATION
AGREEMENT BY AND BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL
COUNTY, ILLINOIS AND JUSTINE BRUMMEL

This is the first amendment to the Annexation Agreement for the Silver Fox Subdivision
recorded as Document #200600031425.

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 26th day of May, 2015

Prepared by and Return to:

United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on September 24, 2015.

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE FIRST AMENDMENT TO AN ANNEXATION AGREEMENT BY AND BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND JUSTINE BRUMMEL

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "*City*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the City and Midwest Development, LLC entered into an Annexation Agreement dated August 8, 2006 (the "*Original Agreement*") which provided, among other things, for the annexation into the City and the development of approximately 100 acres (the "*Subject Property*") in accordance with an R-2 Single Family Residence District to be known as "Silver Fox"; and,

WHEREAS, the Subject Property was never developed, nor any other area included in any one of four (4) additional developments, all five collectively defined as the "Southwest Infrastructure Developments," and all of the parties in interest, or their successors in interest, now desire to unwind any and all of the cross contingencies and obligations of the Southwest Infrastructure Developments; and,

WHEREAS, the City desires to amend each of the annexation agreements as executed by each member of the Southwest Infrastructure Developments to remove all cross contingencies and obligations on the condition that all five owners of the Southwest Infrastructure Developments agree to such amendments; and,

WHEREAS, all notices required by law relating to an amendment to the Original Agreement have been given to the persons or entities entitled thereto, pursuant to the applicable provisions of the Illinois Compiled Statutes; and,

WHEREAS, as required by the Illinois Municipal Code, the Mayor and City Council of the City duly fixed the time and the place for a public hearing on the amendment to the Original Agreement, and pursuant to legal notice, held said hearing on May 12, 2015 all as required by the provisions of the Illinois Compiled Statutes and the City's Ordinances.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The above recitals are incorporated and made a part of this Ordinance.

Section 2. The First Amendment To An Annexation Agreement By And Between The United City Of Yorkville, Kendall County, Illinois And Justine Brummel, attached hereto

and made a part hereof, is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver said First Amendment on behalf of the City.

Section 3. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
26 day of May, A.D. 2015.

Beth Warner

CITY CLERK

CARLO COLOSIMO

JACKIE MILSCHEWSKI

CHRIS FUNKHOUSER

DIANE TEELING

Y
Y
Y
Y

KEN KOCH

LARRY KOT

JOEL FRIEDERS

SEAVAR TARULIS

Y
Y
Y
Y

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
4 day of SEPTEMBER, A.D. 2015.

Harry J. Golob
MAYOR

Attest:

Beth Warner
CITY CLERK

Published in pamphlet form:

SEPTEMBER 15, 2015

**FIRST AMENDMENT TO AN ANNEXATION AGREEMENT BY AND BETWEEN
THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND
JUSTINE BRUMMEL**

This First Amendment to an Annexation Agreement dated August 8, 2006 (the “*Original Agreement*”) by and between the United City of Yorkville, Kendall County, Illinois, a municipal corporation (the “*City*”), and Midwest Development, LLC (the “*Original Owner*”) is made and entered into this 4 day of SEPTEMBER, 2015, by and between the City and Justine Brummel of 12565 Fox Road, Yorkville, Illinois 60560 (“*Successor Owner*”).

WHEREAS, the City and the Original Owner entered into the Original Agreement which provided, among other things, for the annexation into the City and the development of approximately 100 acres (the “*Subject Property*”) in accordance with an R-2 Single Family Residence District to be known as “Silver Fox”; and,

WHEREAS, the Original Agreement further provided for the development of 172 single-family residences as shown on a Preliminary Plat attached thereto as *Exhibit B*; the establishment of a Special Service Area as the primary funding mechanism for the installation of the necessary public improvements; and obligated the City to issue “Special Revenue Bonds” payable from special taxes levied on several service areas, contingent upon the annexation of four (4) additional developments (all five collectively defined therein as the “Southwest Infrastructure Developments”); and, the execution of recapture/recovery agreements to reimburse the Developer for improvements constructed by the Developer which benefitted property other than the Subject Property; and,

WHEREAS, the Subject Property was never developed, nor any other area included in any one of the Southwest Infrastructure Developments and all of the parties in interest, or their

successors in interest, now desire to unwind any and all of the cross contingencies and obligations of the Southwest Infrastructure Developments; and,

WHEREAS, the City desires to amend each of the annexation agreements as executed by each member of the Southwest Infrastructure Developments to remove all cross contingencies and obligations on the condition that all five owners of the Southwest Infrastructure Developments agree to such amendments.

NOW, THEREFORE, in consideration of the foregoing mutual covenants, agreements and conditions herein set forth, the City and the Successor Owner agree as follows:

Section 1. The Original Agreement is hereby repealed in its entirety and replaced with this First Amendment.

Section 2. Zoning. The Subject Property has been classified in the R-2 Single Family Residence Zoning District in accordance with the United City of Yorkville Zoning Ordinance and the Successor Owner of the Subject Property shall have the right to develop the Subject Property pursuant to said Zoning Ordinance, the City's Subdivision Ordinance and all other ordinances applicable to R-2 Single Family Residence development, as in effect at the time of the development of the Subject Property.

Portions of the Subject Property are presently being used for agricultural purposes and, notwithstanding any provision of the City Code now in effect or adopted during the Term (as hereinafter defined) of this First Amendment, and notwithstanding the City's zoning of the Subject Property, the current uses shall be permitted to continue as a legal non-conforming use.

Section 3. Annexation to Sanitary District.

On or before the development of the Subject Property, the Successor Owner hereby agrees to file any necessary petitions and agreements to request annexation thereof to the

Yorkville Bristol Sanitary District (“YBSD”) for the purpose of extending and connecting to the sanitary sewer lines and treatment facilities of YBSD. The City shall fully cooperate with the Successor Owner in obtaining such permits as may be required from time to time by both federal and state law, including, without limitation, the Illinois Environmental Protection Act, in order to permit the construction and connection of sanitary sewer lines to the YBSD facilities to serve the Subject Property.

Section 4. Sanitary Sewer and Water Improvements.

A. *Successor Owner’s Obligation.* At its sole cost and expense, upon development of the Subject Property, the Successor Owner shall be obligated to construct all on-site sanitary sewer collection lines and all other on-site improvements as approved by the City for the collection of sanitary sewage generated by the Subject Property (the “*Sewer Improvements*”) and all on-site water mains, distribution lines, and other improvements as approved by the City for the provision of potable water to the Subject Property (the “*Water Improvements*”), in accordance with the City Code. Should the City determine that a well and water treatment facility to be located on the Subject Property or a water tower is required, such improvements shall be considered an off-site improvement to be performed by the City at the cost of the Successor Owner. In the event the City determines a need for off-site Sewer Improvements, such off-site Sewer Improvements shall be performed by the City at the cost of the Successor Owner.

B. *Dedication.* Upon completion of construction or installation of the Sewer Improvements and Water Improvements, the Successor Owner shall dedicate to the City those portions of the Sewer Improvements and Water Improvements that are required to be dedicated in accordance with the City Code (the “*Public Sewer and Water Improvements*”).

Section 5. Storm Water Improvements.

A. *Successor Owner's Obligation.* Upon development of the Subject Property at its own cost, the Successor Owner shall be obligated to construct all storm sewers, detention systems, and compensatory storage facilities as approved by the City for storm water drainage from the Subject Property ("*Storm Water Improvements*") in accordance with the City Code.

B. *Dedication.* Upon completion of construction, all Storm Water Improvements shall be owned and maintained by the Successor Owner. The Successor Owner shall dedicate a maintenance easement or easements to the City allowing the City to maintain the Storm Water Improvements.

Section 6. Repeal of all Cross Contingencies and Cross Obligations of the Southwest Infrastructure Developments. The Successor Owner and City agree that the enforceability of this First Amendment is contingent upon the approval, execution and recordation of amendments to the original annexation agreements for each of the other members of the Southwest Infrastructure Developments, namely: Chally Farm, Aspen Ridge, Yorkwood Estates and Evergreen Farm. Upon approval, execution and recordation of this First Amendment and amendments to all of the annexation agreements for each of the Southwest Infrastructure Developments, the Original Agreement shall be repealed and deemed to be null and void.

Section 7. Security Instruments. As required by City Code, the Owner Successor shall deposit, or cause to be deposited with the City such letters of credit or surety bonds ("*Security Instruments*") on the standard forms of the City, to guarantee completion and maintenance of improvements (as defined in the City's Subdivision Control Ordinance) to be constructed as a part of the development of the Subject Property. The Successor Owner may use either irrevocable letters of credit or surety benefits for its Security Instruments, as permitted by City

ordinance. The amount and duration of each Security Instrument shall be as required by applicable ordinances of the City at the time of development of the Subject Property.

Section 8. City Ordinances.

The Successor Owner agrees that the future development of the Subject Property shall be in accordance with the requirements of all applicable city ordinances as in effect as of the date all required development approvals are issued by the City, including but not limited to the following:

- (a) Procedures for acceptance of public improvements constructed as a part of the development of all or a portion of the Subject Property;
- (b) Signage;
- (c) Appearance code;
- (d) Permits;
- (e) Fees, charges and contributions;
- (f) School and park contributions with land or cash in lieu of land; and,
- (g) Building codes.

Section 9. Remedies.

Without limiting any of the remedies otherwise available at law or in equity to the Successor Owner or the City as a result of the breach of this First Amendment, the parties agree as follows:

A. This First Amendment shall be enforceable in any court of competent jurisdiction in the State of Illinois by the parties and their successors and assigns. Enforcement may be sought by an appropriate action at law or in equity to secure performance of the covenants,

agreements, conditions and obligations contained herein, including specific performance of this First Amendment. This First Amendment shall be governed by the laws of the State of Illinois.

B. No action taken by any party pursuant to the provisions of this or any other section of this First Amendment shall constitute an election of remedies, and all remedies set forth in this First Amendment, as well as any remedies at law or in equity, shall be cumulative and shall not exclude any other remedy.

C. Unless otherwise expressly provided herein, in the event of a material breach of this First Amendment, the parties agree that the defaulting party shall have thirty (30) days after written notice of said breach to correct the same prior to the non-breaching party's seeking of any remedy provided for herein. If such breach cannot be corrected within thirty (30) days, the non-breaching party shall not seek to exercise any remedy provided for herein as long as the defaulting party has initiated the cure of said breach and is diligently prosecuting the cure of said breach.

D. In the event the performance of any covenant to be performed hereunder by any party is delayed for causes which are beyond the reasonable control of the party responsible for such performance (which causes shall include, but not be limited to, acts of God; inclement weather conditions; strikes; material shortages; lockouts; the revocation of, suspension of, or inability to secure any necessary governmental permit or license; or/and any similar cause), the time for such performance shall be extended by the amount of time of such delay.

E. The failure of the parties to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's

right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

Section 10. Partial Invalidity of Agreement. This First Amendment is entered into pursuant to the provisions of the Illinois Municipal Code, Section 11-15.1-1 *et seq.* (65 ILCS 5/11-15.1-1 *et seq.*). If any provision of this First Amendment or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions and provisions of this Amendment and, to that end, any terms, conditions and provisions of this First Amendment are declared to be severable. In addition, the City and Successor Owner shall take all action necessary or required to fulfill the intent of this First Amendment as to the development of the Subject Property.

Section 11. Notices.

All notices shall be in writing and shall be delivered personally or by a nationally recognized overnight courier, prepaid, or shall be sent by registered or certified mail, return receipt requested, postage prepaid, at the following addresses:

<i>Successor/Owner</i>	:	Justine Brummel 12565 Fox Road Yorkville, Illinois 60560
<i>With a copy to</i>	:	Kelly A. Helland 1107A South Bridge Street Yorkville, Illinois 60560
<i>To the City</i>	:	United City of Yorkville 800 Game Farm Road Yorkville, Illinois 60560

With a copy to : Kathleen Field Orr, City Attorney
Kathleen Field Orr & Associates
53 West Jackson Blvd.
Suite 964
Chicago, Illinois 60604

Service shall be deemed to be upon delivery unless delivery is rejected and then service shall be deemed to have occurred upon such rejection.

Section 12. General Provisions.

A. *Entire Agreement.* This First Amendment contains all the terms and conditions agreed upon by the parties hereto and no other prior agreement regarding the subject matter hereof shall be deemed to exist to bind the parties. The parties acknowledge and agree that the terms and conditions of this First Amendment have been reached through a process of good faith negotiation, both by principals and through counsel, and represent terms and conditions that are deemed by the parties to be fair, reasonable, acceptable and contractually binding upon each of them.

B. *Amendment.* This First Amendment may be amended from time to time in writing with the consent of the parties, pursuant to applicable provisions of the City Code and the laws of the State of Illinois in force from time to time. The City and the then owner of record of any portion of the Subject Property, even if not the Successor Owner named herein, may agree (only in writing) to amend or modify this First Amendment as to such portion(s) of the Subject Property without the consent of the owner(s) of other portion(s) of the Subject Property, so long as such amendment or modification does not alter the rights, obligations or remedies provided in this First Amendment for any owner or any other portion of the Subject Property which is owned by such owner of record.

C. *No Third Party Beneficiaries.* No provision of this First Amendment is intended to benefit, nor shall any provision of this First Amendment benefit, any party, individual or entity other than a party to this First Amendment or its respective successor or assign.

D. *Effective Date.* The date on which this First Amendment becomes effective (the “*Effective Date*”) shall be the date on which it has been approved and executed by all parties hereto.

E. *Term of First Amendment.* This First Amendment shall be effective from its Effective Date and terminate as of August 7, 2026, being the termination date of the Original Agreement (the “*Term*”); provided, however, that if any action is filed or any claim is made challenging the legality, validity or enforceability of this First Amendment, the period during which such action or claim is pending or unresolved shall not be included as part of the Term of this First Amendment.

F. *Counterparts.* This First Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

Section 13. Successors and Assigns.

A. This First Amendment shall inure to the benefit of and be binding upon the Successor Owner and its successor(s) in title and interest, and upon the City, and any successor municipalities of the City. It is specifically agreed that the Successor Owner shall have the right to sell, transfer, lease, and assign all or any part of the Subject Property to other persons, firms, partnerships, corporations, or other entities for building or development purposes (as well as for occupancy) and that such persons, firms, partnerships, corporations, or other entities shall be

entitled to the same rights and have the same obligations as the Successor Owner has under this First Amendment.

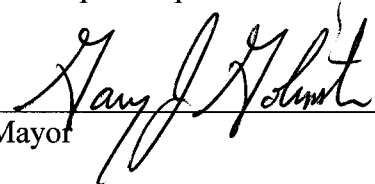
B. It is understood and agreed that this First Amendment constitutes a covenant running with the land and as such, shall be assignable to and binding upon each and every subsequent grantee and successor in interest of the Successor Owner and the City.

C. Nothing contained in this First Amendment shall be construed to restrict or limit the right of the Successor Owner to sell or convey all or any portion of the Subject Property, whether improved or unimproved.


IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois
Municipal Corporation

By:

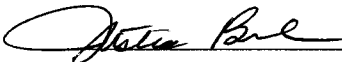

Mayor

Attest:


City Clerk

Justine Brummel

By:



Legal Description of Subject Property

THAT PART OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILWAY COMPANY, WHICH POINT, PREVIOUSLY MONUMENTED BY A CONCRETE MONUMENT, IS REPORTED TO BE 50.54 FEET SOUTH 61 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY FROM THE INTERSECTION OF SAID RIGHT OF WAY LINE AND NORTH LINE OF SECTION 6; THENCE SOUTH 61 DEGREES 06 MINUTES 20 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, 1437.98 FEET; THENCE SOUTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, 406.94 FEET; THENCE SOUTH 25 DEGREES 19 MINUTES 10 SECONDS EAST, 1326.82 FEET; THENCE SOUTH 24 DEGREES 50 MINUTES 33 SECONDS EAST, 1405.93 FEET; THENCE NORTH 75 DEGREES 51 MINUTES 51 SECONDS EAST 1556.19 FEET; THENCE NORTH 14 DEGREES 05 MINUTES 45 SECONDS WEST, 393.10 FEET; THENCE NORTH 77 DEGREES 27 MINUTES 51 SECONDS EAST, 11.20 FEET; THENCE NORTH 12 DEGREES 35 MINUTES 59 SECONDS WEST 2406.69 FEET TO THE CENTER LINE OF FOX ROAD; THENCE SOUTH 62 DEGREES 58 MINUTES 18 SECOND WEST ALONG SAID CENTER LINE 581.48 FEET; THENCE NORTH 21 DEGREES 46 MINUTES 09 SECONDS WEST 784.86 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART IN FOX GLEN, BEING THAT PART OF THE FOREGOING NORTH OF THE CENTER LINE OF FOX ROAD), IN KENDALL TOWNSHIP, AND ALSO, (EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE CENTER LINE OF FOX ROAD AT THE SOUTHWEST CORNER OF A SUBDIVISION KNOWN AS "FOX GLEN, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS;" THENCE SOUTH 25 DEGREES 19 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF LOT 19 IN SAID SUBDIVISION EXTENDED, 35.57 FEET; THENCE NORTH 64 DEGREES 40 MINUTES 50 SECONDS EAST 217.38 FEET; THENCE NORTH 18 DEGREES 20 MINUTES 7 SECONDS WEST 708.61 FEET; THENCE NORTH 18 DEGREES 46 MINUTES 5 SECONDS EAST 138.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FOX ROAD; THENCE NORTH 25 DEGREES 41 MINUTES 24 SECOND WEST 35.0 FEET TO SAID CENTER LINE; THENCE SOUTH 64 DEGREES 18 MINUTES 36 SECONDS WEST ALONG SAID CENTER LINE, 400.0 FEET TO THE POINT OF BEGINNING), IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Permanent Index No.: 05-06-100-008

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

200600031425
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
09-29-2006 At 02:31 pm.
ORDINANCE 95.00
RHSP Surcharge 10.00

ORDINANCE NO. 2006- 69

**AN ORDINANCE AUTHORIZING THE EXECUTION
OF AN ANNEXATION AGREEMENT OF
(Silver Fox)**

WHEREAS, it is prudent and in the best interest of the UNITED CITY OF YORKVILLE, Kendall County, Illinois, that a certain Annexation Agreement pertaining to the annexation of real estate described on the Exhibit "A" attached hereto and made a part hereof entered into by the UNITED CITY OF YORKVILLE; and

WHEREAS, said Annexation Agreement has been drafted and has been considered by the City Council; and

WHEREAS, the legal owners of record of the territory which is the subject of said Agreement are ready, willing and able to enter into said Agreement and to perform the obligations as required hereunder; and

WHEREAS, the statutory procedures provided in 65 ILCS 11-15.1.1, as amended, for the execution of said Annexation Agreement has been fully complied with; and

WHEREAS, the property is presently contiguous to the City.

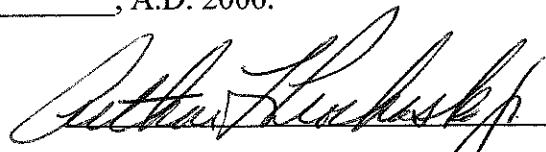
NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS;

Section 1: The Mayor and the City Clerk are herewith authorized and directed to execute, on behalf of the City, an Annexation Agreement concerning the annexation of the real estate described therein, a copy of which Annexation Agreement is attached hereto and made a part hereof.

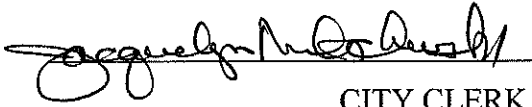
Section 2: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

JAMES BOCK	<u>y</u>	JOSEPH BESCO	<u>y</u>
VALERIE BURD	<u>n</u>	PAUL JAMES	<u>y</u>
DEAN WOLFER	<u>y</u>	MARTY MUNNS	<u>y</u>
ROSE SPEARS	<u>n</u>	JASON LESLIE	<u>—</u>
		MAYOR PROCHASKA	<u>y</u>

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 8th Day of AUGUST, A.D. 2006.


MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County,
Illinois this 8th day of AUGUST, A.D. 2006.

ATTEST: 
CITY CLERK

Prepared by:

John Justin Wyeth
City Attorney
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

ANNEXATION AGREEMENT
SILVER FOX SUBDIVISION

THIS ANNEXATION AGREEMENT ("Agreement"), is made and entered as of the 8 day of AUG, 2006 by and between **MIDWEST DEVELOPMENT, LLC** an Illinois Limited Liability Company (collectively, "**OWNER/DEVELOPER**"), and the **UNITED CITY OF YORKVILLE**, a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois (hereinafter referred to as "**CITY**") by and through its Mayor and Aldermen ("**Corporate Authorities**"). **OWNER/DEVELOPER** and the **CITY** are sometimes hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**".

RECITALS:

A. **OWNER/DEVELOPER** is the owner of record of certain parcels of real estate legally described and shown on the Plat of Annexation, attached hereto as Exhibit "A" (hereinafter referred to as "**SUBJECT PROPERTY**").

B. **OWNER/DEVELOPER** desire to annex the **SUBJECT PROPERTY** to the **CITY** for the purposes of developing a residential known as Silver Fox. The **SUBJECT PROPERTY** is currently contiguous with the existing corporate limits of the **CITY** and is not within the boundary of any other city.

C. **OWNER/DEVELOPER** desire to proceed with the development thereof for residential use in accordance with the terms and provisions of this Agreement.

D. **OWNER/DEVELOPER** propose that the **SUBJECT PROPERTY** be rezoned under the R-2 Single-Family Residence District provisions of the City Zoning Ordinance ("**Zoning Ordinance**"), to be developed with detached single-family residences within the **SUBJECT PROPERTY** consisting of approximately one hundred (100) acres, legally described in Exhibit "A" attached hereto, all as depicted on the Preliminary Plat attached hereto and incorporated herein as Exhibit "B".

E. All public hearings, as required by law, have been duly held by the appropriate hearing bodies of the **CITY** upon the matters covered by this Agreement. The Plan Commission conducted a public hearing regarding the requested zoning and conceptual site plan on February 17th, 2005. City Council conducted the public hearing on the annexation agreement on January 10th, 2006.

F. The **CITY** and **OWNER/DEVELOPER** have given all appropriate notices due to be given pursuant to applicable provisions of the Illinois Compiled Statutes and the City Code.

G. The Corporate Authorities, after due and careful consideration, have concluded that the Execution of the Annexation Agreement and Planned Unit Development Agreement subject to the terms and provisions of this Agreement, and the rezoning, subdivision and development of the SUBJECT PROPERTY as provided for herein, will inure to the benefit and improvement of the CITY in that it will increase the taxable value of the real property within its corporate limits, promote the sound planning and development of the CITY and will otherwise enhance and promote the general welfare of the people of the CITY.

- H. (i) Each party agrees that it is in the best interests of the OWNER/DEVELOPER and the CITY to annex and develop the SUBJECT PROPERTY described in the attached Exhibit "A and B" in conformance with the United City of Yorkville Comprehensive Plan with open spaces totaling over approximately 22.42 acres interspersed throughout the development and through the provision of orderly flow of traffic within the development and to adjoining real property.
- (ii) Each party agrees that it is in the best interest of the local governmental bodies affected and the OWNER/DEVELOPER to provide for performance standards in the development of the SUBJECT PROPERTY.
- (iii) Each party agrees that a substantial impact will be placed on the services of the United City of Yorkville and other governmental agencies by development of said real property.
- (iv) The SUBJECT PROPERTY is contiguous to the corporate boundaries of the CITY.

I. It is the desire of the CITY, the OWNER/DEVELOPER that the development and use of the SUBJECT PROPERTY proceed as conveniently as may be, in accordance with the terms and provisions of this Agreement, and be subject to the applicable ordinances, codes and regulations of the CITY now in force and effect, except as otherwise provided in this Agreement.

J. The OWNER/DEVELOPER and their representatives have discussed the proposed annexation and have had public hearings with the Plan Commission and the City Council, and prior to the execution hereof, notice was duly published and a public hearing was held to consider this Agreement, as required by the statutes of the State of Illinois in such case made and provided.

NOW, THEREFORE, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the Parties hereto agree to enter into this Agreement and to supplement the Petition for Zoning and Annexation and drawings submitted therewith, including the Preliminary Plat, attached hereto as Exhibit "B" and agree that the annexation, zoning and plan for the SUBJECT PROPERTY shall be approved by the

City Council upon the following terms and conditions and in consideration of the various agreements made between the parties:

1. **LEGAL CONFORMANCE WITH LAW.** This Agreement is made pursuant to and in accordance with the provisions of the CITY ordinances, as amended from time to time, and applicable provisions of the Illinois Compiled Statutes and the Illinois Constitution.
2. **ANNEXATION AND ZONING.** As soon as reasonably practicable following the execution of this Agreement, the Corporate Authorities shall adopt such ordinances as may be necessary and appropriate to annex and rezone the SUBJECT PROPERTY under the R-2 Single-Family Residence District provisions of the City Zoning Ordinance ("Zoning Ordinance") with 172 residences, all as shown on the Preliminary Plat attached hereto as Exhibit "B", provided that interim use of all or any portion of the SUBJECT PROPERTY as agricultural use shall be permitted as legal non-conforming uses of the SUBJECT PROPERTY until such portions are actually developed.

OWNER/DEVELOPER agree that the SUBJECT PROPERTY shall be developed in accordance with the ordinances of the CITY, as approved or subsequently amended, unless otherwise provided for herein, and agree to follow all of the policies and procedures of the CITY in connection with such development except as modified in this Agreement and the Preliminary Plat (Exhibit "B").

3. **UTILITIES, EASEMENTS AND PUBLIC IMPROVEMENTS.** OWNER/DEVELOPER agree that any extension and/or construction of the utilities and public improvements shall be performed in accordance with existing CITY subdivision regulations as varied by this Agreement. Any on-site work and the cost thereof shall be the responsibility of OWNER/DEVELOPER within their respective parcels (Utilities and Public Improvements) except as otherwise provided in this Agreement.

In addition, the CITY agrees that, at OWNER/DEVELOPER's request, the CITY shall exercise reasonable and best efforts to acquire off-site easements. All costs related to or associated with condemnation of property as well as the cost of acquisition of the real property for easement purposes only, and not as to acquisition of fee title, shall be the responsibility of OWNER/DEVELOPER. The CITY shall not be obligated to incur any acquisition cost not approved by OWNER/DEVELOPER.

4. **POTABLE WATER SUPPLY, SANITARY SEWER, RECAPTURE, AND FUNDING MECHANISMS.**

A. The CITY represents to OWNER/DEVELOPER that most of the potable water facilities needed to serve this development will be constructed by the CITY pursuant to this agreement such that potable water, fire flow and water storage facilities will have sufficient capacity to adequately serve the needs of the OWNER/DEVELOPER and occupants of the SUBJECT PROPERTY as developed pursuant to the terms of this

Agreement.

B. With the respect to sanitary sewer treatment capacity, the CITY shall assist and cooperate with OWNER/DEVELOPER in their efforts to acquire adequate sanitary sewer treatment capacity from the Yorkville Bristol Sanitary District for use within their respective parcels in the SUBJECT PROPERTY as developed pursuant to this Agreement. Additionally, the CITY shall also assist and cooperate with OWNER/DEVELOPER in their efforts to obtain adequate means of delivery of such sanitary sewer capacity to the SUBJECT PROPERTY or, in the alternative, shall provide such means of delivery, subject, however, to the requirements of the Yorkville Bristol Sanitary District where appropriate. The CITY shall seek to obtain such governmental approvals and permits, but in the event that its best efforts are not successful, the CITY shall not be liable for any failure to provide adequate means of delivery of the sanitary sewer treatment capacity contemplated under this Subsection 5(B) arising from its inability to obtain such approvals and permits; and the CITY undertakes no duty to pay for the extension of sanitary sewer extensions to the SUBJECT PROPERTY.

5. SECURITY INSTRUMENTS.

A. Posting Security. OWNER/DEVELOPER shall deposit, or cause to be deposited, with the CITY such irrevocable letters of credit or surety bonds in the forms prescribed by the ordinances of the CITY ("**Security Instruments**") to guarantee completion and maintenance of the public improvements to be constructed as a part of the development as are required by applicable ordinances of the CITY. The OWNER/DEVELOPER shall have the sole discretion, subject to compliance with Illinois law, as to whether an irrevocable letter of credit or surety bond will be used as the security instruments. The amount and duration of each Security Instrument shall be as required by applicable ordinances of the CITY. The City Council upon recommendation by the City Engineer, may from time to time approve a reduction or reductions in the Security Instruments by an amount not in excess of eighty-five percent (85%) of the value certified by the City Engineer of the completed work, so long as the balance remaining in the Security Instruments is at least equal to one hundred ten percent (110%) of the cost to complete the remaining public improvements for the Development.

B. Acceptance of Underground Improvements and Streets. Upon completion and inspection of underground improvements, streets, and/or related improvements of Development, and acceptance by the City Council upon recommendation by the City Engineer, OWNER/DEVELOPER shall be entitled to a release or appropriate reduction of any applicable Security Instrument, subject to a maintenance Security Instrument remaining in place for a one year period from the date of acceptance by the CITY, in conformance with the City Subdivision Control Ordinance.

The CITY shall exercise good faith and due diligence in accepting said public improvements following OWNER/DEVELOPER's completion thereof for the Development in compliance with the requirements of said ordinance, and shall adopt the resolution

accepting said public improvements not later than ninety (90) days of completion of the punchlist.

C. Transfer and Substitution. Upon the sale or transfer of any portion of their respective parcels within the SUBJECT PROPERTY, OWNER/DEVELOPER shall be released from the obligations secured by its Security Instruments for public improvements upon the submittal and acceptance by the CITY of a substitute Security Instrument approved by the CITY, securing the costs of the improvements set forth therein.

6. AMENDMENTS TO ORDINANCES. All ordinances, regulations, and codes of the CITY, including, without limitation those pertaining to subdivision controls, zoning, storm water management and drainage, comprehensive land use plan, and related restrictions, as they presently exist, except as amended, varied, or modified by the terms of this Agreement, shall apply to the SUBJECT PROPERTY and its development for a period of five (5) years from the date of this Agreement. Any amendments, repeal, or additional regulations, which are subsequently enacted by the CITY, shall not be applied to the development of the SUBJECT PROPERTY except upon the written consent of OWNER/DEVELOPER during said five (5) year period. The CITY shall give the OWNER/DEVELOPER a six (6) month grace period from the date they are notified of any changes to the ordinances, regulations, and codes of the CITY in order to comply with the new regulations. After said five (5) year period, the SUBJECT PROPERTY and its development will be subject to all ordinances, regulations, and codes of the CITY in existence on or adopted after the expiration of said five (5) year period, provided, however, that the application of any such ordinance, regulation or code shall not result in a reduction in the number of residential building lots herein approved, alter or eliminate any of the ordinance variations provided for herein, nor result in any subdivided lot or structure constructed within the SUBJECT PROPERTY being classified as non-conforming under any ordinance of the CITY. The foregoing to the contrary notwithstanding, in the event the CITY is required to modify, amend or enact any ordinance or regulation and to apply the same to the SUBJECT PROPERTY pursuant to the express and specific mandate of any superior governmental authority, such ordinance or regulation shall apply to the SUBJECT PROPERTY and be complied with by OWNER/DEVELOPER, provided, however, that any so-called "grandfather" provision contained in such superior governmental mandate which would serve to exempt or delay implementation against the SUBJECT PROPERTY shall be given full force and effect.

If, during the term of this Agreement, any existing, amended, modified or new ordinances, codes or regulations affecting the zoning, subdivision, development, construction of any improvements, buildings, appurtenances, or any other development of any kind or character upon the SUBJECT PROPERTY, other than those upon which site plan approval may be based, are amended or modified to impose less restrictive requirements on development or construction upon properties situated within the CITY'S boundaries, then the benefit of such less restrictive requirements shall inure to the benefit of the OWNER/DEVELOPER, and anything to the contrary contained herein notwithstanding, the OWNER/DEVELOPER may proceed with development or construction upon the SUBJECT

PROPERTY pursuant to the less restrictive amendment or modification applicable generally to all properties within the CITY.

7. BUILDING CODE; BUILDING PERMITS.

A. The CITY has adopted the International Building Code, which is updated approximately every three years. The building codes for the CITY in effect as of the date of building permit application will govern any and all construction activity within the Subject Property.

B. The CITY shall act upon each application for a building permit for which OWNERS/DEVELOPER, or their duly authorized representatives, shall apply, within fourteen (14) calendar days of the date of application therefore or within fourteen (14) calendar days of receipt of the last of the documents and information required to support such application, whichever is later, provided the applicable improvements for which the building permit applies will be constructed and installed in accordance with the approved final plat and approved final engineering for the development within the SUBJECT PROPERTY. If the application is disapproved, the CITY shall provide the applicant with a statement in writing specifying the reasons for denial of the application including a specification of the requirements of law that the applicant and supporting documents fail to meet. The CITY agrees to issue such building permits upon the compliance with those legal and documentary requirements so specified by the CITY.

C. Subject to any other necessary governmental regulatory approval, the CITY shall permit OWNER/DEVELOPER, and their duly authorized representatives, to install temporary waste water holding tanks and temporary water facilities to serve sales offices or similar temporary structures, and model buildings constructed on the SUBJECT PROPERTY provided that each such temporary tank and temporary water facility shall be removed and disconnected within ten (10) days after said structures shall be connected to the sewer or other permitted waste disposal systems, and water mains, at OWNERS/DEVELOPER's sole cost, subject to force majeure. The use of such temporary facilities shall be subject to all health and safety codes of the CITY and CITY shall inspect such facilities on a periodic basis.

D. Subject to the provisions of Section 11 hereof, no permit fees, plan review fees or inspection fees which are not generally and uniformly applicable throughout the CITY shall be imposed by the CITY against the SUBJECT PROPERTY.

8. FUTURE FINAL PLATS AND FINAL ENGINEERING. The CITY shall act upon any final plat and final engineering submitted to it for approval within a reasonable time of its receipt of such final plat, final engineering and all necessary supporting documentation and information. The plat review and consideration by the CITY shall not exceed the limitations set out in 65 ILCS 5/11-12-8 (2002).

All proposed Final Plat units for this development shall contain a minimum of 40 dwelling units.

9. FEES AND CHARGES.

A. During the first five (5) years following the date of this Agreement, the CITY shall impose upon and collect from the OWNER/DEVELOPER, and their respective contractors and suppliers, only those permit, license, tap-on and connection fees and charges, and in such amount or at such rate, as are in effect on the date of this Agreement and as are generally applied throughout the CITY, except as otherwise expressly provided for in this agreement on the Fee Schedule attached hereto and made a part hereof as Exhibit "C". At the expiration of this five (5) year term, the CITY shall give the OWNER/DEVELOPER a one (1) year grace period from the date they are notified of any changes to the permit, license, tap on and connection fees and charges in order to comply with the new regulations.

B. To the extent that any fees charged by the CITY or other governmental agency by reason of this Agreement or City Ordinance are not frozen by the specific terms contained in this Agreement, such fees may be prepaid as follows:

- (i) If the CITY increases any fees that are not prohibited from being increased by the terms of this Agreement and are applicable to the SUBJECT PROPERTY, the CITY will provide OWNER/DEVELOPER with notice thereof and OWNER/DEVELOPER will be permitted the right to prepay the fees as they existed prior to such increase at any time within thirty (30) days after receipt of the notice of the increase of the fees from the CITY.
- (ii) OWNER/DEVELOPER's right to prepay will apply to all fees or only certain fees applicable to their respective parcels within the SUBJECT PROPERTY as selected by OWNER/ DEVELOPER and prepayment of a particular fee will prevent the increase in such fee from being applicable to that portion of the SUBJECT PROPERTY for which such fee was prepaid. For fees charged on a per residential unit basis, OWNER/DEVELOPER may estimate the number of residential units and pay such fees based on such estimated number of units or may prepay for only a certain number (determined by OWNER/DEVELOPER) of units. Once the calculation is made, no refund of any portion of any prepayment made will be allowed.

C. The CITY represents and warrants to OWNER/DEVELOPER that no part of the SUBJECT PROPERTY is currently subject to nor is there pending any request to subject any part of the SUBJECT PROPERTY to any special service area or special assessment district that will result in any special taxes or assessments for any portion of the SUBJECT PROPERTY, other than the SSA described in Section 19 of this agreement and any charges to existing drainage districts of record, if any.

10. CONTRIBUTIONS.

The CITY shall not require the OWNER/DEVELOPER to donate any land or money to the CITY, or any other governmental body, except as otherwise expressly provided in this Agreement.

11. SCHOOL AND PARK DONATIONS.

DEVELOPER shall be responsible for making the contributions as outlined below to the Yorkville Community School District #115 ("**School District**"), the City of Yorkville Park Department ("**Park Department**") and the CITY for the estimated impact and donation that is projected to be experienced by said entities as a result of the development in the manner provided for under this Agreement.

Yorkville Parks and Recreation Department:

Land Donation: 3.00 Acres as depicted on the Planned Unit Development Plan

Cash Donation: Payable at the time of issuance of each building permit at the rate of \$1,604.65 per detached single family home

Yorkville Community School District:

Land Cash Fee: Owner/Developer agrees to pay, in lieu of land, a cash donation of \$822,242.56 in satisfaction of the land cash fee to the School District per the ordinances. Said contribution shall be paid 100% at the time of issuance of each building permit in the amount of \$4,780.48 per single family dwelling.

12. PROJECT SIGNS.

Following the date of this Agreement and through the date of the issuance of the final occupancy permit, OWNER/DEVELOPER shall be entitled to construct, maintain and utilize offsite subdivision identification, marketing and location signs at not more than two (2) locations at any time within the corporate limits of the CITY as OWNER/DEVELOPER may designate (individually an "**Offsite Sign**" and collectively the "**Offsite Signs**") subject to sign permit review and issuance by the CITY. Offsite Signs will not be located on public right-of-way. OWNER/DEVELOPER shall be responsible, at its expense, for obtaining all necessary and appropriate legal rights for the construction and use of each of the Offsite Signs. Each Offsite Sign may be illuminated subject to approval by the CITY. In addition to the Offsite Signs, OWNER/DEVELOPER shall be permitted to construct, maintain and utilize signage as identified in Exhibit "D" attached hereto and shall be permitted as a permanent sign at the entry of residential neighborhood.

13. MODEL HOMES, PRODUCTION UNITS AND SALES TRAILERS.

During the development and build out period (subsequent to final plat approval), OWNER/DEVELOPER, and such other persons or entities as OWNER/DEVELOPER may authorize, may construct, operate and maintain model homes and sales trailers staffed with OWNER/DEVELOPER's, or such other person's or entity's, sales and construction staff, and may be utilized for sales offices for Silver Fox. The number of such model homes and sales trailers and the locations thereof shall be as from time to time determined or authorized by DEVELOPER.

Off-street parking shall be required for model homes when more than five (5) model homes are constructed on consecutive lots in a model home row. Three (3) off-street spaces will be required for each model home in a model home row, with combined required parking not to exceed thirty (30) off-street spaces. A site plan showing the location of the parking areas and walks will be submitted for review and approval by the CITY.

No off-street parking shall be required for individual model homes or sales trailers that are not part of a model home row other than the driveway for such model home/sales trailer capable of parking two (2) cars outside of the adjacent road right-of-way. Building permits for model homes, sales trailers and for up to five (5) dwelling units, shall be issued by the CITY upon proper application thereof prior to the installation of public improvements (provided a gravel access road is provided for emergency vehicles and upon proof to the CITY the OWNER has demonstrated to the Bristol Kendall Fire Protection District fire hydrants within 300 feet of the dwelling units are operational) A final inspection shall be conducted prior to the use of a model home and water service shall be made available within 300' of the model home. Any fire hydrants that are not in service within 30 days of installation shall be marked or bagged by the OWNER. There shall be no occupation or use of any model homes or production dwelling units until the binder course of asphalt is on the street, and no occupation or use of any production dwelling units until the water system and sanitary sewer system needed to service such dwelling unit are installed and operational or until temporary service is available, whichever is earlier. Use of models as a model unit only shall not be deemed to be "occupancy" thereof and may be made prior to connection to a sanitary sewer or water system, so long as temporary waste water holding tanks and temporary water facilities are installed to serve them.

OWNER/DEVELOPER may locate temporary sales and construction trailers during the development and build out of said property, provided any such sales trailer shall be removed within two (2) weeks of issuance of the final building permit in that unit where the trailer is located. A building permit will be required by the CITY for any trailer that will be utilized as office space. Prior to construction of the sales trailer the OWNER/DEVELOPER shall submit an exhibit of the model trailer site with landscaping and elevations for the CITY's approval.

OWNER/DEVELOPER hereby agrees to indemnify, defend and hold harmless the CITY and the Corporate Authorities (collectively "**Indemnities**") from all claims, liabilities,

costs and expenses incurred by or brought against all or any of the Indemnities as a direct and proximate result of the construction of any model homes or production dwelling units prior to the installation of the public street and water improvements required to service such dwelling unit and shall execute and deliver to the CITY a hold harmless and indemnification agreement in form and content reasonably satisfactory to the CITY, so providing, prior to the commencement of construction of any model homes. OWNER/DEVELOPER shall be permitted to obtain building permits in the same manner for additional model homes and for initial production dwelling units as the Final Plat and Final Engineering is approved by the CITY.

14. CONTRACTORS' TRAILERS.

The CITY agrees that from and after the date of execution of this Agreement, contractor's and subcontractor's supply storage trailers may be placed upon such part or parts of the SUBJECT PROPERTY as required and approved by OWNER/DEVELOPER for development purposes. Said trailers shall be removed respectively, within thirty (30) days after issuance of the last occupancy permit for each such parcel, subject to force majeure. A building permit will be required by the CITY for any trailer that will be utilized as office space. All contractor's trailers and supply trailers shall be kept in good working order and the area will be kept clean and free of debris. No contractor's trailers or supply trailers will be located within dedicated right-of-way.

15. CERTIFICATES OF OCCUPANCY.

A. The CITY shall issue certificates of occupancy for buildings and dwelling units constructed on the SUBJECT PROPERTY within five (5) working days after proper application therefor or within five (5) working days after the receipt of the last of the documents or information required to support such application, whichever is later. If the application is disapproved, the CITY shall provide the applicant within five (5) working days after receipt of the application and all documentation or information required to support such application, with a statement in writing of the reasons for denial of the application including specification of the requirements of law which the application and supporting documents fail to meet. The CITY agrees to issue such certificates of occupancy upon the applicant's compliance with those requirements of law so specified by the CITY. The CITY, at its expense, shall retain the services of such consultants and/or hire such employees as may be necessary to ensure that the CITY is able to fulfill its obligations under this Subsection. The foregoing, however, shall not negate the obligation of OWNER/DEVELOPER to pay all fees otherwise payable for services rendered in connection with the issuance of certificates of occupancy under applicable CITY ordinances.

B. Notwithstanding the foregoing, certificates of occupancy shall be issued by the CITY for buildings and dwelling units whose driveway and/or sidewalk paving and grading improvements have not been completely finished due to adverse weather conditions subject to the following understanding: if a certificate of occupancy is issued for such a building or dwelling unit and a party fails to complete the driveway and/or sidewalk paving

or grading improvements for such building or dwelling unit as soon as weather permits but in any event by the first day of summer, the CITY shall have the right to withhold the issuance of further building permits to such party until such exterior work has been completed; Notwithstanding the foregoing, if the provision above applies but if the party that failed to complete the driveway and/or sidewalk paving or grading improvements posts Security with the CITY in the amount of one hundred fifty percent (150%) of the amount estimated by the CITY to be needed to complete such improvements or to effect such corrections, the CITY shall not withhold the issuance of such building permits or certificates of occupancy. Under no circumstances shall the failure of Commonwealth Edison or another utility company to energize street lights installed by OWNER/DEVELOPER on the SUBJECT PROPERTY constitute a basis for the CITY denying the issuance of building permits or a certificate of occupancy for buildings and dwelling units constructed or to be constructed within the SUBJECT PROPERTY.

16. LIMITATIONS. In no event, including, without limitation, the exercise of the authority granted in Chapter 65, Section 5/11-12-8 of the Illinois Compiled Statutes (2002) ed., shall the CITY require that any part of the SUBJECT PROPERTY be dedicated for public purposes, except as otherwise provided in this Agreement or identified on the Concept Plan.

17. COMMENCEMENT OF IMPROVEMENTS.

A. The CITY shall issue permits to OWNER/DEVELOPER to authorize the commencement of construction of utility improvements on the SUBJECT PROPERTY or any Parcel thereof at the sole risk and cost of OWNER/DEVELOPER prior to: (i) approval of a final plat of subdivision; (ii) prior to construction of the CITY utility improvements provided: (1) such construction is undertaken at the risk of the party seeking to undertake such work; (2) approved engineering plans for such improvements have been approved by the CITY that are sufficient in detail for the CITY to determine the nature and scope of the improvements being constructed; (3) the preliminary subdivision plat upon which the improvements are being constructed has been approved by the CITY; (4) the IEPA and the sanitary district that will serve the SUBJECT PROPERTY, as and if applicable, have issued permits for the construction of sanitary sewer and water lines. The CITY agrees to review and, where appropriate, execute IEPA sewer and water permit applications separate and apart from the review of final engineering plans so that the IEPA will be in a position to issue such permits prior to CITY approval of final engineering plans. The OWNER/DEVELOPER acknowledges that the CITY's signature on the IEPA water and sanitary sewer permit application does not constitute final plat or plan approval; and (5) the construction complies with the CITY'S then existing soil erosion ordinances. OWNER/DEVELOPER shall indemnify the CITY against any claims, actions or losses the CITY may suffer, sustain or incur because another governmental agency takes action against the CITY after OWNER/DEVELOPER undertake development activities on either of their respective parcels pursuant to the provisions of this Subsection 17 (B).

B. The CITY shall issue permits to OWNER/DEVELOPER to authorize the

commencement of mass earthwork and grading on their respective parcels of the SUBJECT PROPERTY or any Parcel thereof prior to acceptance of a final plat of subdivision and final engineering by the CITY, provided, that OWNER/DEVELOPER has submitted and the CITY has approved mass grading and erosion control plans at least thirty (30) days prior to the commencement of such mass earthwork and grading and complies with the erosion control ordinance of the CITY. All earthwork activities shall comply with Illinois EPA requirements and City of Yorkville ordinances.

C. Notwithstanding the foregoing, the SUBJECT PROPERTY or any portion thereof may continue to be used for agricultural and nursery uses as interim uses until the relevant portion of the SUBJECT PROPERTY is actually developed. Such uses shall constitute legal, non-conforming uses of the SUBJECT PROPERTY.

18. COVENANTS.

In lieu of any architectural control ordinances adopted by the CITY, the OWNER/DEVELOPER agrees to impose covenants, conditions and restrictions relating to façade materials, accessory structures and other building restrictions at the time of final plat submittal for each unit.

OWNER/DEVELOPER shall include provisions in the covenants to provide that the Homeowners Association shall be responsible for the maintenance of landscaping within the perimeter landscaping easements, signage provided, and other obligations as determined at the time of final platting and as referenced in this Agreement.

19. ESTABLISHMENT OF SPECIAL SERVICE AREA AS PRIMARY FUNDING MECHANISM FOR INSTALLATION OF PUBLIC IMPROVEMENTS.

OWNERS', DEVELOPER's and the CITY agree to establish a special service area ("SSA") as a primary funding mechanism for installation of on-site and off-site public improvements, including, without limitation, potable water, fire flow and/or water storage facilities, roads, storm water facilities (i.e., storm water sewers, collection and conveyance improvements, detention ponds if they benefit off-site properties), sanitary sewer facilities and other public improvements.

The CITY, OWNERS and/or DEVELOPER shall cooperate in good faith to identify and agree on the appropriate structure for the financing, which the CITY and DEVELOPER currently believe will consist of one or more SSA's pursuant to 35 ILCS 200/27-5 et seq., but which may be authorized and implemented under other legal frameworks acceptable to the CITY, OWNERS and/or DEVELOPER. However, CITY, OWNERS and/or DEVELOPER hereby expressly agree that the form of Special Tax or other Revenue Bond shall be the form of bond which requires a payment at the time of sale of a developed lot, or the time of issuance of a building permit, otherwise known as the "pay down" bond.

The burden of the assessment is limited to and shall be paid by only those future property owners within the SUBJECT PROPERTY, and the other properties joining in the SSA for the areas generally referred to as the "Southwest Infrastructure Developments" described in Section 20 of this agreement.

20. CROSS-CONTINGENCIES FOR INFRASTRUCTURE IMPROVEMENTS INCLUDING GREENBRIAR ROAD EXTENTION (SOUTHWEST INFRASTRUCTURE DEVELOPMENTS)

A. CROSS CONTINGENCIES. OWNERS, DEVELOPER and CITY agree that this agreement shall be cross contingent with the CITY's approval of Annexations with 5 Developments commonly referred to as the "Southwest Infrastructure Developments." A list of the developments and the funding required on behalf of each of the developments is attached hereto as Exhibit BBB. These developments are related in that they all will derive special benefit from infrastructure improvements to be financed through the issuance of Special Revenue Bond(s) payable from special taxes levied in one or more special service areas to fund the extension of infrastructure to and through the developments.

B. SSA FUNDING. Upon all Southwest Infrastructure Developments entered into individual annexation agreements, CITY, OWNERS and DEVELOPERS agree to establish individual Special Service Areas (SSA's) within each of the subdivisions listed on Exhibit BBB. City shall then take action to issue Special Revenue Bonds in an amount sufficient to fund the infrastructure extension by January 15, 2007 otherwise the DEVELOPERS shall have right to intervene. OWNER shall have the right to opt-out of participating in the SSA by providing written notice to the CITY of its intention to independently fund OWNER'S pro rata share of the infrastructure improvement costs as set forth on Exhibit "AAA-2". Written notice of OWNER'S intent to opt-out of the SSA must be provided in accordance with the Notice provisions of this Agreement and by thirty (30) days prior to (i) January 15, 2007, or (ii) actual issuance of the bond(s), whichever is later. OWNER will pay its pro rata share of the costs no later than the date of the bond issuance in readily available funds. OWNER'S failure to provide notice within the required time period shall be deemed to be its consent to participate in the SSA.

The formation of The SSA's and issuance of Special Revenue Bonds is intended to render the following results:

1. All areas will be within the SSA's, and all real property will become subject to the Special Tax. It is anticipated that each development will enact an individual SSA's, and that all SSA's will issue one mutual Special Tax Bond for payments of the improvements.

2. The special tax shall be available to fund the repayment of up to \$___ (this will be the pro rata amount owed by this development) _____ million in special tax bonds.

3. The special tax revenue bonds shall be used to construct infrastructure as described on Exhibit "AAA".

C. COST CONTAINMENT, OVERRUNS. In order to reduce the risk of cost overruns, OWNERS and/or DEVELOPERS agree that the amount of bonds sold should not be determined until bids have been received by the City for construction of the Southwest Infrastructure. Since final engineering must be completed prior to seeking bids, OWNERS and/or DEVELOPER agree to front fund the amount indicated on Exhibit "BBB" and to receive reimbursement for said sum from the sale of the Revenue Bonds. OWNERS and/or DEVELOPERS shall be allowed to comment regarding the determination of the amount of bonds sold, and the amount of contingency for cost overruns. CITY will respond in writing to all OWNER and DEVELOPER comments and justify said overruns. All DEVELOPERS shall be responsible for contribution, based upon the same ratios and rational used in Exhibit "AAA" if the cost to complete the Southwest Infrastructure exceeds the amount of the Bonds with the additional contribution capped at \$1,000,000 per developer.

D. PROCEEDS OF BONDS TO BE USED TO EXTEND GREEN BRIAR DRIVE. OWNERS and/or DEVELOPER agrees that traffic ultimately originating from this development, as well as all "Southwest Infrastructure Developments" will give rise to the need for the Green Briar Drive extension to Pavillion Road. One of the first uses of the Special Tax Bonds shall be the acquisition of right-of-way of the Green Briar Drive Extension. The City deems the construction of Green Briar as a high priority and agrees to proceed with construction as funding is available. In addition, OWNER'S and/or DEVELOPERS agree to route all construction traffic along state Route 71 to Pavillion or High Point Road and then to the development, and not allow construction traffic to travel along Fox Road from Rt 47 to the development.

E. RECAPTURE/RECOVERY OF INFRASTRUCTURE IMPROVEMENTS
The CITY shall, in accordance with Chapter 65, Section 5/9-5-1 *et.seq.* of the Illinois Compiled Statutes, 2002 Edition, enter into agreements for recapture/recovery ("**Recapture/Recovery Agreement**") with DEVELOPER providing for the recapture/recovery by DEVELOPER of a portion of the cost of certain improvements as identified on Exhibit "AAA", constructed by DEVELOPER which the CITY has determined may be used for the benefit of property ("**Benefited Property**") not located within the Subject Property which connect to said improvements. The Benefited Property is identified on said Exhibit "DDD" attached hereto. Recapture for the Green Briar Drive improvement may include an increase of the normal and customary road fee for the Benefited Properties and therefore require the CITY to consider increasing this fee for the Benefited Properties via the annexation agreements for the Benefited Properties. Each Recapture Agreement shall be substantially in the form as attached hereto and made a part hereof as Exhibit "EEE".

21. HOMEOWNERS ASSOCIATION AND DORMANT SPECIAL SERVICE AREA (DSSA).

A. Homeowners Association. OWNER/DEVELOPER shall establish through a declaration of covenants, conditions and restrictions, a Homeowners Association (“**Association**”) of all lot owners and a mandatory membership of all lot owners in the Association. The Association shall have the primary responsibility and duty to carry out and pay for the maintenance of Common Facilities (defined below) through assessments levied against all dwelling units. A maintenance easement shall be established over all of the Common Facilities located on the final plat for the Association that undertakes responsibility for the Common Facilities Maintenance. The Association will be responsible for the regular care, maintenance, renewal and replacement of the Common Facilities including stormwater detention areas and other open spaces. The maintenance described herein shall include, without limitation, the mowing and fertilizing of grass, pruning and trimming of trees and bushes, removal and replacement of diseased or dead landscape materials, and the repair and replacement of fences and monument signs, so as to keep the same in a clean, sightly and first class condition, and shall otherwise comply with the CITY’s Property Maintenance Standards and Landscape Ordinance.

B. Dormant Special Service Area. DEVELOPER agrees to the CITY enacting at the time of final plat approvals a Dormant Special Service Area (DSSA) to act as a back up in the event that the Homeowner’s Association fails to maintain the private common areas, detention ponds, perimeter landscaping features, and entrance signage.

22. ONSITE EASEMENTS AND IMPROVEMENTS.

In the event that during the development of the SUBJECT PROPERTY, OWNER/DEVELOPER determine that any existing utility easements and/or underground lines require relocation to facilitate the completion of their obligation for their respective parcels of the SUBJECT PROPERTY in accordance with the Preliminary Plat, the CITY shall fully cooperate with OWNER/DEVELOPER in causing the vacation and relocation of such existing easements and/or utilities, however, all costs incurred in furtherance thereof shall be borne by the OWNER/DEVELOPER. If any easement granted to the CITY as a part of the development of the SUBJECT PROPERTY is subsequently determined to be in error or located in a manner inconsistent with the intended development of the SUBJECT PROPERTY as reflected on the Preliminary Plat and in this Agreement, the CITY shall fully cooperate with OWNER/DEVELOPER in vacating and relocating such easement and utility facilities located therein, which costs shall be borne by OWNER/DEVELOPER, as the case may be. Notwithstanding the foregoing, and as a condition precedent to any vacation of easement, OWNER/DEVELOPER shall pay for the cost of design and relocation of any such easement and the public utilities located on their respective parcels unless the relocation involves overhead utilities.

23. DISCONNECTION.

OWNER/DEVELOPER shall develop the SUBJECT PROPERTY as a development to be commonly known as Silver Fox in accordance with the final plat and final engineering approved by the CITY in accordance with the terms hereof, and shall not, as either the OWNER/DEVELOPER of said property, petition to disconnect any portion or all of said property from the CITY or from any service provided by the CITY.

24. CONFLICT IN REGULATIONS.

The provisions of this Agreement shall supersede the provisions of any ordinance, code, or regulation of the CITY which may be in conflict with the provisions of this Agreement.

25. CITY ASSISTANCE.

The CITY agrees to cooperate and provide any reasonable assistance requested by OWNER/DEVELOPER in applying for and obtaining any and all approvals or permits necessary for the development of the SUBJECT PROPERTY, including, but not limited to those required from the Illinois Environmental Protection Agency, the Army Corps of Engineers, the Federal Emergency Management Agency, the United States Environmental Protection Agency, IDOT, the Illinois Department of Natural Resources, Kendall Township, the United City of Yorkville Park Board and Yorkville Community Unit School District 115.

The CITY further agrees to reasonably cooperate with OWNER/DEVELOPER in obtaining all permits and approvals required by the applicable sanitary district, the County of Kendall and all other governmental units in connection with the contemplated development of the SUBJECT PROPERTY.

26. ADDRESSES.

Within fourteen (14) days after the final plat of subdivision is approved, CITY will provide OWNER/DEVELOPER with the addresses of all lots for the purpose of expediting the process of obtaining utility installations by the applicable utility company or companies.

27. SUBSEQUENT AMENDMENTS.

It is understood and agreed that subsequent amendments of this Agreement, may be obtained solely by the owner of any portion of the SUBJECT PROPERTY and the CITY as to such portion without any action or approval of the owners of other portions of the SUBJECT PROPERTY if such amendments do not affect the rights, duties or obligations of the owners of the balance of the SUBJECT PROPERTY not included in the aforescribed amendments without any action or approval of the owners of other portions of the SUBJECT PROPERTY. Rezoning may be applied for and processed by the CITY without requiring an amendment of this Agreement.

28. "RIGHT TO FARM" LANGUAGE.

The OWNER/DEVELOPER of the property acknowledges that Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in shaping the economic viability of the county (zoning indicator A-1 or Ag Special Use), normal agricultural practices may result in occasional smells, dust, sights, noise and unique hours of operation that are not typical in other zoning areas. The OWNER/DEVELOPER of the property agree to incorporate the "Right to Farm" language on the Final Plat of Subdivision and incorporate similar language within such other documents governing the subdivision if any property adjacent thereto is used or operated as a farm.

29. RESPONSIBILITIES OF OWNER/DEVELOPER.

The CITY agrees that the OWNER/DEVELOPER is exculpated from any personal liability or obligation to perform the commitments and obligations set forth herein for the SUBJECT PROPERTY for which they do not act as developer and that the CITY will look solely to the party who develops for such performance.

30. GENERAL PROVISIONS.

A. Enforcement. This Agreement shall be enforceable in the Circuit Court of Kendall County by any of the parties or their successors or assigns by an appropriate action at law or in equity to secure the performance of the covenants and agreements contained herein, including the specific performance of this Agreement. This Agreement shall be governed by the laws of the State of Illinois.

B. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the OWNER/DEVELOPER and their successors in title and interest, and upon the CITY, and any successor municipalities of the CITY. It is understood and agreed that this Agreement shall run with the land and as such, shall be assignable to and binding upon each and every subsequent grantee and successor in interest of the OWNER/DEVELOPER, and the CITY. The foregoing to the contrary notwithstanding, the obligations and duties of OWNER/DEVELOPER hereunder shall not be deemed transferred to or assumed by any purchaser of a empty lot or a lot improved with a dwelling unit who acquires the same for residential occupation, unless otherwise expressly agreed in writing by such purchaser.

C. All Terms and Conditions Contained Herein. This Agreement contains all the terms and conditions agreed upon by the parties hereto and no other prior agreement, regarding the subject matter hereof shall be deemed to exist to bind the parties. The parties acknowledge and agree that the terms and conditions of this Agreement, including the payment of any fees, have been reached through a process of good faith negotiation, both by principals and through counsel, and represent terms and conditions that are deemed by the parties to be fair, reasonable, acceptable and contractually binding upon each of them.

D. Notices. Notices or other materials which any party is required to, or may wish to, serve upon any other party in connection with this Agreement shall be in writing and shall be deemed effectively given on the date of confirmed telefacsimile transmission, on the date delivered personally or on the second business day following the date sent by certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

(I) If to OWNER
DEVELOPER: Midwest Development, LLC
Yorkville, Illinois 60560
Fax: (630) 553-3024
with copies to: Law Offices of Dallas C. Ingemunson,
226 S. Bridge Street
Yorkville, Illinois 60560
Attention: Gregg Ingemunson
Fax: (630) 553-7958

(II) If to CITY: United City of Yorkville
Attn: City Clerk
800 Game Farm Road
Yorkville, IL 60560
Fax: (630) 553-7575

or to such other persons and/or addresses as any party may from time to time designate in a written notice to the other parties.

E. Severability. This Agreement is entered into pursuant to the provisions of Chapter 65, Sec. 5/11-15.1-1, et seq., Illinois Compiled Statutes (2002 ed.). In the event any part or portion of this Agreement, or any provision, clause, word, or designation of this Agreement is held to be invalid by any court of competent jurisdiction, said part, portion, clause, word or designation of this Agreement shall be deemed to be excised from this Agreement and the invalidity thereof shall not effect such portion or portions of this Agreement as remain. In addition, the CITY and OWNER/DEVELOPER shall take all action necessary or required to fulfill the intent of this Agreement as to the use and development of the SUBJECT PROPERTY.

F. Agreement. This Agreement, and any Exhibits or attachments hereto, may be amended from time to time in writing with the consent of the parties, pursuant to applicable provisions of the City Code and Illinois Compiled Statutes. This Agreement may be amended by the CITY and the owner of record of a portion of the SUBJECT PROPERTY as to provisions applying exclusively thereto, without the consent of the owner of other portions of the SUBJECT PROPERTY not effected by such Agreement.

G. Conveyances. Nothing contained in this Agreement shall be construed to restrict or limit the right of the OWNER/DEVELOPER to sell or convey all or any portion of the SUBJECT PROPERTY, whether improved or unimproved.

H. Necessary Ordinances and Resolutions. The CITY shall pass all ordinances and resolutions necessary to permit the OWNER/DEVELOPER, and their successors or assigns, to develop the SUBJECT PROPERTY in accordance with the provisions of this Agreement, provided said ordinances or resolutions are not contrary to law. The CITY

agrees to authorize the Mayor and City Clerk to execute this Agreement or to correct any technical defects which may arise after the execution of this Agreement.

I. Term of Agreement. The term of this Agreement shall be twenty (20) years from the date of execution of this Agreement. In the event construction is commenced within said twenty-year period all of the terms of this Agreement shall remain enforceable despite said time limitation, unless modified by written agreement of the CITY and OWNER/DEVELOPER.

J. Captions and Paragraph Headings. The captions and paragraph headings used herein are for convenience only and shall not be used in construing any term or provision of this Agreement.

K. Recording. This Agreement shall be recorded in the Office of the Recorder of Deeds, Kendall County, Illinois, at OWNER/DEVELOPER's expense.

L. Recitals and Exhibits. The recitals set forth at the beginning of this Agreement, and the exhibits attached hereto, are incorporated herein by this reference and shall constitute substantive provisions of this Agreement.

M. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

N. No Moratorium. The CITY shall not limit the number of building or other permits that may be applied for due to any CITY imposed moratorium and shall in no event unreasonably withhold approval of said permits or approval for the final plat of the subdivision. Nothing contained herein shall affect any limitations imposed as to sanitary sewer or water main extensions by the Illinois Environmental Protection Agency, Yorkville-Bristol Sanitary District, or any other governmental agency that preempts the authority of the United City of Yorkville.

O. Time is of the Essence. Time is of the essence of this Agreement and all documents, agreements, and contracts pursuant hereto as well as all covenants contained in this Agreement shall be performed in a timely manner by all parties hereto.

P. Legal Challenges. If for any reason and at any time, the annexation of the SUBJECT PROPERTY to the CITY is legally challenged by any person or entity by an action at law or in equity, the CITY shall: (i) cooperate with OWNER/DEVELOPER in the vigorous defense of such action through all proceedings, including any appeals; and (ii) take such other actions as may then or thereafter be possible pursuant to the Illinois Municipal Code to annex the SUBJECT PROPERTY and/or other properties to the CITY so that the annexation of the SUBJECT PROPERTY to the CITY can be sustained and/or effected.

Q. Major and Minor Modifications. Any modification to any approved preliminary or final plats of subdivision and engineering plans, which are deemed to be minor modifications, may be approved by the CITY Administrator (following review and approval by the CITY Engineer) without requiring a public hearing and without formal amendment to the Planned Development approved for the SUBJECT PROPERTY or this AGREEMENT. Modifications necessary to solve engineering, layout and/or design problems shall be deemed to be minor modifications so long as such modifications do not change the essential character of the preliminary or final plats of subdivision or engineering plans or increase the total number of dwelling units allowed on the SUBJECT PROPERTY. Any revisions to a preliminary or final plat of subdivision or engineering plan, which if determined by the CITY to be major modifications, shall require review by the CITY's Planning Commission and approval by the CITY Council. In no event shall such major modification require an amendment to this AGREEMENT.

R. Exculpation. It is agreed that the CITY is not liable or responsible for any restrictions on the CITY's obligations under this Agreement that may be required or imposed by any other governmental bodies or agencies having jurisdiction over the SUBJECT PROPERTY, the CITY, the OWNER/DEVELOPER, including, but not limited to, county, state or federal regulatory bodies.

S. Effectiveness. This Agreement shall be subject to and shall take effect immediately.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Agreement as of the day and year first above written.

OWNERS:

Midwest Development, LLC

CITY:

By: Bruce [Signature] Name:
Its mba

UNITED CITY OF YORKVILLE, an Illinois
municipal corporation

By: [Signature]
Title: Mayor

Attest: [Signature]
Title: City Clerk

LIST OF EXHIBITS

EXHIBIT "A":	Legal Description
EXHIBIT "B" :	Preliminary Plat
EXHIBIT "C":	Fee Schedule
EXHIBIT AAA:	Overall Infrastructure Funding Summary
EXHIBIT BBB:	Front Funding Distribution Summary
EXHIBIT CCC:	SSA Summary of Terms
EXHIBIT DDD:	Recapture/Recovery Area – Benefited Properties
EXHIBIT EEE:	Recapture/Recovery Agreement

EXHIBIT A

THAT PART OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON, NORTHERN RAILWAY COMPANY, WHICH POINT, PREVIOUSLY MONUMENTED BY A CONCRETE MONUMENT, IS REPORTED TO BE 50.54 FEET, SOUTH 61 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY FROM THE INTERSECTION OF SAID RIGHT OF WAY LINE AND THE NORTH LINE OF SAID SECTION 6; THENCE SOUTH 61 DEGREES 06 MINUTES 20 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID RAILROAD, 1437.98 FEET; THENCE SOUTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, 406.94 FEET; THENCE SOUTH 25 DEGREES 19 MINUTES 10 SECONDS EAST, 1326.82 FEET; THENCE SOUTH 24 DEGREES 50 MINUTES 33 SECONDS EAST, 1405.93 FEET; THENCE NORTH 75 DEGREES 51 MINUTES 51 SECONDS EAST, 1556.19 FEET; THENCE NORTH 14 DEGREES 05 MINUTES 45 SECONDS WEST, 393.10 FEET; THENCE NORTH 77 DEGREES 27 MINUTES 51 SECONDS EAST, 11.20 FEET; THENCE NORTH 12 DEGREES 35 MINUTES 59 SECONDS WEST 2406.69 FEET TO THE CENTER LINE OF FOX ROAD; THENCE SOUTH 62 DEGREES 58 MINUTES 18 SECONDS WEST, ALONG SAID CENTER LINE, 581.48 FEET; THENCE NORTH 21 DEGREES 46 MINUTES 09 SECONDS WEST, 784.86 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART IN FOX GLEN, BEING THAT PART OF THE FOREGOING NORTH OF THE CENTER LINE OF FOX ROAD, AND EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER LINE OF FOX ROAD AT THE SOUTHWEST CORNER OF A SUBDIVISION KNOWN AS "FOX GLEN, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS; THENCE SOUTH 25 DEGREES 19 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF LOT 19 IN SAID SUBDIVISION EXTENDED, 835.57 FEET; THENCE NORTH 64 DEGREES 40 MINUTES 50 SECONDS EAST 217.38 FEET; THENCE NORTH 18 DEGREES 20 MINUTES 07 SECONDS WEST 708.61 FEET; THENCE NORTH 18 DEGREES 46 MINUTES 05 SECONDS EAST 138.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID FOX ROAD; THENCE NORTH 25 DEGREES 41 MINUTES 24 SECONDS WEST 35.00 FEET TO SAID CENTER LINE; THENCE SOUTH 64 DEGREES 18 MINUTES 36 SECONDS WEST ALONG SAID CENTER LINE, 400.00 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, AND CONTAINING 102.75 +/- ACRES.

PRELIMINARY ENGINEERING PLANS PREPARED FOR:

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

**YORKVILLE, ILLINOIS
KENDALL TOWNSHIP, KENDALL COUNTY
SECTION 6, TOWNSHIP 36 NORTH, RANGE 7 EAST
EXISTING ZONING - (KENDALL COUNTY, A-1)
PROPOSED ZONING - (CITY OF YORKVILLE, R-2)**

PLANS PREPARED FOR:
MIDWEST DEVELOPMENT, LLC
P.O. Box 7415
ROMEIOVILLE, ILLINOIS 60446

PROJECT CONTACT:
MR. BRUCE SPERLING
PHONE: (815) 577-2250
FAX: (815) 577-2251

BENCHMARK #1 - CUT & TIE EAST SIDE FOR GLEN DRIVE WEST ENTRANCE
FOR GLEN SUBDIVISION.
ELEV. = 848.07 (HWD - 25)

BENCHMARK #2 - BOLT IN POWER POLE, 3RD POWER POLE EAST OF WEST ENTRANCE TO FOX GLEN SUBDIVISION NORTH SIDE OF FOX ROAD.
ELEV. = 847.22 (NGVD 29)

BENCHMARK #3 - SET ON SPIKE SOUTH SIDE OF WEST POWER POLE SOUTH SIDE OF FOX ROAD ON SITE NORTH PROPERTY LINE.
ELEV. = 665.54 (TBM 101)

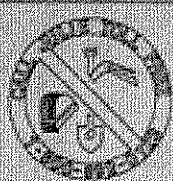
NOTE: DATUM CONVERSION - (ENGINEERING PLANS DESIGN BASED
ON NAVD 1929 DATUM)
ELEV. (NAVD 88) = ELEV. (NAVD 29) + 0.29

ALVIN J. HERRER, P.E., DIRECTOR OF OFFICE OPERATIONS
(800) 553-7540

DAVID W. SCHULTZ P.E., CIVIL ENGINEER
(610) 336-1200

GEORGE E. NECK, E.L. GRA ENGINEER
(402) 351-7500

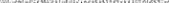
1. THIS PROPERTY IS PROPOSED TO BE WITHIN THE CORPORATE LIMITS OF THE CITY OF YORKVILLE
2. THE LOT SHALL BE SERVED WITH SEWERAGE AND WATER
3. DRAINAGE BASINS ARE TO BE MAINTAINED BY SUBDIVISION ASSOCIATION
4. ALL DOCUMENTATION AND INSPECTION CERTIFICATES/REGULATIONS SHALL BE ADHERED TO PER CITY OF YORKVILLE REQUIREMENTS
5. NO PART OF THE PROPOSED SUBDIVISION RESIDENTIAL BUILDINGS ARE LOCATED WITHIN A FLOOD HAZARD AREA
6. NO DIMENSIONS SHALL BE ASSUMED BY SCALING
7. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES ARE RESTRICTED TO THE STREET CROWNINGS AND SHALL NOT BE PLACED IN THE ROAD RIGHT OF WAY EXCEPT FOR THE CROSSING SIGNING
8. PROVIDE A SECONDARY TEMPORARY ACCESS TO FOR ROAD ONCE CONNECTIONS FROM SUBDIVISIONS PARCELS ARE PROVIDED (FOR FIRE PROTECTION) OR AVOID GREEN BERRY ROAD CONNECTION OCCURS
9. ROADWAY GEOMETRICS AND STOPPING TO BE PROVIDED AT FINAL ENGINEERING
10. PARK LOT WILL BE DEVELOPED TO THE CITY'S PARK AND DEVELOPMENT STANDARDS

[illegible]

CALL JOE 1-800-892-0123

WITH THE FOLLOWING
STAFF REPORT
DATE: 10/10/68 TIME: 10:00 AM
SEC. 1 1/4 SEC. 10.5 SEC. 2
ALL INFORMATION IS
CONFIDENTIAL

1. SITE DRAINAGE SHALL BE PER CITY OF MOBILE ORDINANCE
2. SOIL DRAINAGE SHALL BE PER CITY OF MOBILE ORDINANCE
3. ALL IMPROVEMENTS SHALL BE PER CITY OF MOBILE ORDINANCE UNLESS VARIANCE IS REQUESTED.
4. THE SIZES AND PROFILES OF SANITARY SEWER, STORM SEWER AND WATER MAIN SHALL BE DETERMINED DURING THE FINAL PLAN STAGE.
5. MINIMUM TOP OF FOUNDATION ELEVATION SHALL BE 3' HIGHER THAN PROPOSED CENTERLINE GRADE AT WEDGMENT OR LOT.
6. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED AND ALL NEW DRAINAGE DITCHES SHALL BE TIED INTO THE PROPOSED STORM SEWER SYSTEM.

	CONCRETE MONUMENT
	CENTERLINE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	EXISTING DEVELOPMENT
	STORM WATER MANAGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION
DATE: FEBRUARY 27, 2006

[illegible]

Technical drawing of a bridge deck cross-section. The drawing shows a central deck section with a width of 10.00m and a total width of 12.00m. The height of the deck is 1.00m. The drawing includes a concrete deck, a steel reinforcement cage, and a concrete base. Dimensions are given in meters (m) and feet (ft).

Legend:

- 1. 10.00m (32.81ft) DECK WIDTH
- 2. 12.00m (39.37ft) TOTAL WIDTH
- 3. 1.00m (3.28ft) DECK HEIGHT
- 4. 0.50m (1.64ft) DECK THICKNESS
- 5. 0.25m (0.82ft) DECK THICKNESS
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1. 4" C.C. CONCRETE - 2" MIN. 2" AGGREGATE COURSE AT BASE OF 4" MIN. 2" AGGREGATE SUBGRADE

2. COMPACTED CONCRETE CURB & GUTTER, TYPE 2-A-12

3. 12" POLISHED SAND COURSE 2-A-6 CRUSHED STONE, TYPE II OR APPROVED EQUAL, 2" = 1.25

4. 2" C.C. POLISHED SAND COURSE 2-A-6 CRUSHED STONE, TYPE II OR APPROVED EQUAL, 2" = 1.25

5. 4" ST. APPROVED CONCRETE BASE COURSE 2-A-6 CRUSHED STONE, TYPE II OR APPROVED EQUAL, 2" = 1.25

6. 4" ST. APPROVED CONCRETE SURFACE COURSE 2-A-6 CRUSHED STONE, TYPE II OR APPROVED EQUAL, 2" = 1.25

7. 4" AGGREGATE BASE COURSE 2-A-6 CRUSHED STONE, TYPE II OR APPROVED EQUAL

8. AGGREGATE CURB & GUTTER 2-A-6 CRUSHED STONE, TYPE II OR APPROVED EQUAL

9. 4" ST. APPROVED CONCRETE CURB & GUTTER 2-A-6 CRUSHED STONE, TYPE II OR APPROVED EQUAL

10. 4" ST. APPROVED CONCRETE CURB & GUTTER 2-A-6 CRUSHED STONE, TYPE II OR APPROVED EQUAL

- D-B - BACK TO BACK OF CURB
- D-C - BACK OF CURB
- D-E - BACK OF CURB
- D-S1 - BUILDING DETACH LINE
- D-F - STORM DRAIN BASIN
- D-G - COMMUNICATION UTILITY CO
- D-H - DRAINAGE EASEMENT
- D-I - EDGE TO EDGE OF PAVEMENT
- D-J - EDGE OF PAVEMENT
- D-K - EDGE OF SHOULDER
- D-L - EDGE OF PAVEMENT
- D-M - EDGE OF SHOULDER
- D-N - PLANNED SECTION
- D-O - SLATED WITH TOPSOIL CO
- D-P - LANDSCAPE EASEMENT
- D-Q - MANHOLE (TYPE SPECIFIED ON PLANS)
- D-R - ROAD CONSTRUCTION & MAINTENANCE EASEMENT
- D-S - SIDEWALK
- D-T - ZONE RESTRICTION LINE
- D-U - TRENCH MANHOLE
- D-V - TOP OF CURB
- D-W - TEMPORARY CONSTRUCTION EASEMENT
- D-X - TOP OF CURB
- D-Y - TOP OF CURB
- D-Z - UTILITY EASEMENT
- E-1 - STRUCTURAL NUMBER
- E-2 - STRUCTURAL NUMBER
- E-3 - TOP OF FOUNDATION
- E-4 - TOP OF FOUNDATION
- E-5 - STORM WATER MANAGEMENT

[illegible]

SYMBOL	DESCRIPTION
	STORM SEWER MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM CATCH BASIN
	STORM INLET
	PLANNED END SECTION
	STORMWELL
	BUTTERFLY VALVE & VALVE VAULT
	GATE VALVE & VALVE VAULT
	STORMFLOW
	SLOPE INDICATOR
	LIGHT POLE
	STREET SIGN
	REGULATORY SIGN
	UTILITY POLE
	UTILITY AREA
	MANHOLE
	INLET
	LOCAL HOUSING LOCATION
	SANITARY SEWER
	STORM SEWER
	CULVERT
	WATER MAIN
	SANITARY FORCE MAIN
	STORM WATER MAIN
	ELECTRIC LINE
	TELEPHONE LINE
	GAS LINE
	CABLE TV LINE
	FIRELINE
	MARSH / WETLAND
	SPOT ELEVATION
	CONTOUR LINE
	FENCE
	STONE RIP RAP
	DIVISION CONTROL FENCE
	QUANTITY SHADED (IN PLACE)
	DRAINAGE DIRECTION ARROW
	20 YEAR OVERTFLOW ROUTE
	WATER MAIN TAG ITEM
	STORM SEWER TAG ITEM
	SANITARY SEWER TAG ITEM
	DRAINAGE BACKFILL QUANTITY

SILVER FOX
YORKVILLE ALABAMA

REVISIONS	DATE	BY	INT.	DATE	PROJECT NO.
1. NEW	05/23/08	DAW		12-000-00	CHERRY 2
2.		DAW		HORIZ. SCALE:	SHEET NO.
3.		DAW		VERT. SCALE:	1 OF 2

GRAPHIC SCALE

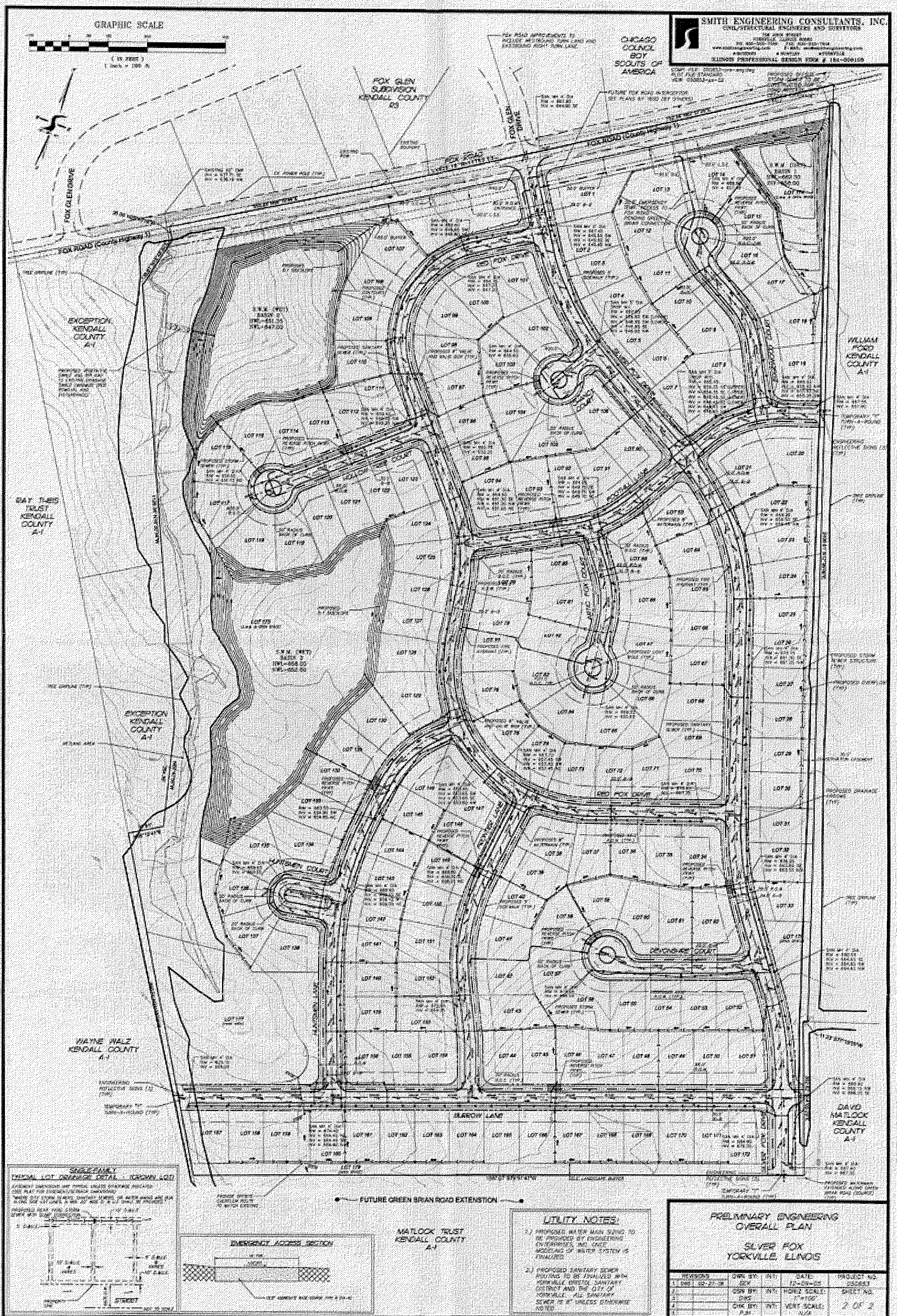


EXHIBIT C

	Name of Fee	Amount	Time of Payment
1	School District Transition Fee	\$3,000 per unit	Paid to School District Office prior to application for building permit
2	Yorkville Bristol Sanitary District Connection Fee	\$1,400 per unit	At time of building permit, paid at City Hall with separate check made out to YBSD
3	Yorkville Bristol Sanitary District Annexation Fee	\$3,523 per acre	Paid for entire development, at time of annexation to sanitary district
4	Yorkville Bristol Sanitary District Infrastructure Fee	\$3,523 per acre	PAID BY SPECIAL TAX PROCEEDS
5	Building Permit Fee	\$650 + \$.0.20 per square foot	Building Permit
6	Water Connection Fee	\$3,700 per unit	PAID BY SPECIAL TAX PROCEEDS
7	Water Meter Cost (not applicable to fee lock)	\$390 per unit	Building Permit
8	City Sewer Connection Fee	\$2,000 per unit	PAID BY SPECIAL TAX PROCEEDS
9	Water and Sewer Inspection Fee	\$25 per unit	Building Permit
10	Public Walks and Driveway Inspection Fee	\$35 per unit	Building Permit
11a	Public Works (Development Impact Fee)	\$700 per unit	Building Permit
11b	Police (Development Impact Fee)	\$300 per unit	Building Permit
11c	Municipal Building (Development Impact Fee)	see "time of payment"	Municipal Building Fee is set up as \$5,509 per unit if paid at time of permit, or \$3,288 per unit if paid in a lump sum for all residential units at the time of final plat approval or within 90 days of when all City infrastructure is available to the development, whichever is later.
11d	Library (Development Impact Fee)	\$500 per unit	Building Permit
11e	Parks and Rec (Development Impact Fee)	\$50 per unit	Building Permit
11f	Engineering (Development Impact Fee)	\$100 per unit	Building Permit
11g	Bristol Kendall Fire District (Development Impact Fee)	\$1,000 per unit	Building Permit
12	Parks Land Cash Fee	Calculated by ordinance, \$80,000 per acre	Building Permit or Final Plat, depending on annexation/development agreement and land/cash donations negotiated
13	School Land Cash Fee	Calculated by ordinance, \$80,000 per acre	Building Permit or Final Plat, depending on annexation/development agreement and land/cash donations negotiated
14	Road Contribution Fund	\$107 per unit	\$1,893 (per unit) PAID BY SPECIAL TAX PROCEEDS
15	County Road Fee	\$875 per unit, escalating each calendar year at a rate determined by ordinance	\$674 (per unit) PAID BY SPECIAL TAX PROCEEDS
16	Weather Warning Siren	\$75 per acre	Final Plat
17	Administration Review Fee	1.75% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat
18	Engineering Review Fee	1.25% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat

Exhibit AAA - 1: Overall Infrastructure Funding Summary

8/3/06

SW INFRASTRUCTURE FUNDING
United City of Yorkville, Kendall Co., IL

	Construction Estimate	Engineering				Total Cost	Total Front Funding
		Preliminary	Design	Construction	Subtotal		
Water							
F.1 - Well No. 13	\$ 704,000	\$ -	\$ 40,000	\$ 62,000	\$ 102,000	\$ 806,000	\$ 40,000
F.2 - Well No. 13 WTP	\$ 2,893,880	\$ -	\$ 190,000	\$ 175,000	\$ 365,000	\$ 3,258,880	\$ 190,000
F.3 - Green Briar Drive Water Main Extension	\$ 591,375	\$ -	\$ 44,353	\$ 44,353	\$ 88,706	\$ 680,081	\$ 44,353
F.4 - 2.0 MG EWST	\$ 3,564,000	\$ -	\$ 105,000	\$ 116,500	\$ 221,500	\$ 3,785,500	\$ 105,000
F.5 - BP/PRV Station (Chally Farm)	\$ 500,500	\$ -	\$ 40,000	\$ 35,000	\$ 75,000	\$ 575,500	\$ 40,000
Additional Consultation, Surveying & Testing	\$ -	\$ -	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 70,000
Water Subtotal:	\$ 8,253,755	\$ -	\$ 489,353	\$ 432,853	\$ 922,206	\$ 9,175,961	\$ 489,353
Transportation							
Green Briar Road R.O.W. Acquisition	\$ 672,000	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 692,000	\$ 20,000
F.8 - Fox Road Resurfacing	\$ 504,260	\$ -	\$ 30,000	\$ 40,000	\$ 70,000	\$ 574,260	\$ 30,000
Pavillion Road Improvements	\$ 1,187,549	\$ -	\$ 95,004	\$ 95,004	\$ 190,008	\$ 1,377,557	\$ 95,004
Additional Consultation, Surveying & Testing	\$ -	\$ 5,000	\$ 10,000	\$ 47,502	\$ 62,502	\$ 62,502	\$ 15,000
Transportation Subtotal:	\$ 2,363,809	\$ 25,000	\$ 135,004	\$ 182,506	\$ 342,510	\$ 2,706,319	\$ 160,004
Sanitary Sewer							
Contract No. 1 & 2	\$ 5,161,080	\$ -	\$ 325,000	\$ 341,500	\$ 666,500	\$ 5,827,580	\$ 325,000
Sanitary Sewer Subtotal:	\$ 5,161,080	\$ -	\$ 325,000	\$ 341,500	\$ 666,500	\$ 5,827,580	\$ 325,000
Stormwater							
SW Planning Area Stormwater Study	\$ -	\$ 33,800	\$ -	\$ -	\$ 33,800	\$ 33,800	\$ 33,800
Stormwater Subtotal:	\$ -	\$ 33,800	\$ -	\$ -	\$ 33,800	\$ 33,800	\$ 33,800
TOTAL (Water, Trans., San., & Storm):	\$ 15,778,644	\$ 58,800	\$ 949,357	\$ 956,859	\$ 1,965,016	\$ 17,743,660	\$ 1,008,157

G:\Public\Yorkville\2004\YO0402 Fox Road Water System Extension Analysis\Eng\SSA Tables\WO MB and GB - W City Funding\Development Funding Summary (WO MB & W City Funding).xls\Project Sum.

Exhibit AAA - 2: Funding Distribution Summary
SW INFRASTRUCTURE FUNDING
 United City of Yorkville, Kendall Co., IL

6/31/05

INFRASTRUCTURE FUNDING SUMMARY														
Funding Entity	Acreage	Total Single Family Dwelling Units (DU)	Density (DU/Acre)	Percent of Total DU	Water Impr.		Transportation Impr.		Sanitary Impr.		Stormwater Planning		TOTAL ALL	
					Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.	Total Cost	Cost / D.U.
United City of Yorkville	--	--	--	--	\$ 1,990,881	--	--	--	--	--	--	--	\$ 1,990,881	--
Silver Fox	103	172	1.67	19.7%	\$ 1,412,381	\$ 8,212	\$ 441,364	\$ 2,566	\$ 1,084,910	\$ 6,308	\$ 5,691	\$ 33	\$ 2,944,346	\$ 17,118
Evergreen Farm	49	77	1.57	8.8%	\$ 632,287	\$ 8,212	\$458,488	\$ 5,954	\$ 496,339	\$ 6,446	\$ 2,715	\$ 35	\$ 1,589,830	\$ 20,647
Aspen Ridge Estates	126	217	1.72	24.8%	\$ 1,781,900	\$ 8,212	\$756,945	\$ 3,488	\$ 1,356,178	\$ 6,250	\$ 6,982	\$ 32	\$ 3,902,005	\$ 17,982
Chally Farm	154	224	1.45	25.6%	\$ 1,839,381	\$ 8,212	\$ 574,799	\$ 2,566	\$ 1,484,251	\$ 6,626	\$ 8,533	\$ 38	\$ 3,906,964	\$ 17,442
York Wood Estates	178	185	1.04	21.1%	\$ 1,519,131	\$ 8,212	\$ 474,723	\$ 2,566	\$ 1,405,901	\$ 7,599	\$ 9,880	\$ 53	\$ 3,409,635	\$ 18,430
Total	610	875	1.43	100.0%	\$ 9,175,961	--	\$ 2,706,319	--	\$ 5,827,580	--	\$ 33,800	--	\$ 15,752,779	--

MAXIMUM RECARTURE/RECOVERY OR ADDITIONAL FEES (NEGATIVE NUMBER) SUMMARY														
Funding Entity	Acreage	Total Single Family Dwelling Units (DU)	Density (DU/Acre)	Percent of Total DU	Water Impr.		Transportation Impr.		Sanitary Impr.		Stormwater Planning		TOTAL ALL	
					Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.
United City of Yorkville	--	--	--	--	\$ 1,990,881	--	--	--	--	--	--	--	\$ 1,990,881	--
Silver Fox	103	172	1.67	19.7%	\$ 775,981	\$ 4,512	\$ (18,436)	\$ (107)	\$ 379,098	\$ 2,204	\$ -	\$ -	\$ 1,155,079	\$ 6,716
Evergreen Farm	49	77	1.57	8.8%	\$ 347,387	\$ 4,512	\$ (41,689)	\$ (541)	\$ 169,712	\$ 2,204	\$ -	\$ -	\$ 517,099	\$ 6,716
Aspen Ridge Estates	126	217	1.72	24.8%	\$ 979,000	\$ 4,512	\$ (117,488)	\$ (541)	\$ 478,280	\$ 2,204	\$ -	\$ -	\$ 1,457,280	\$ 6,716
Chally Farm	154	224	1.45	25.6%	\$ 1,010,581	\$ 4,512	\$ (24,010)	\$ (107)	\$ 493,709	\$ 2,204	\$ -	\$ -	\$ 1,504,289	\$ 6,716
York Wood Estates	178	185	1.04	21.1%	\$ 834,631	\$ 4,512	\$ (19,829)	\$ (107)	\$ 407,751	\$ 2,204	\$ -	\$ -	\$ 1,242,382	\$ 6,716
Total	610	875	1.43	100.0%	\$ 5,938,461	--	\$ (221,451)	--	\$ 1,928,550	--	\$ -	\$ -	\$ 7,867,011	--

TOTAL FIXED INFRASTRUCTURE FUNDING SUMMARY (INFRASTRUCTURE FUNDING - MAXIMUM RECAPTURE/RECOVERY AMOUNT)														
Funding Entity	Acreage	Total Single Family Dwelling Units (DU)	Density (DU/Acre)	Percent of Total DU	Water Impr.		Transportation Impr.		Sanitary Impr.		Stormwater Planning		TOTAL ALL	
					Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.	Subtotal Cost	Cost / D.U.
United City of Yorkville	--	--	--	--	\$ -	--	--	--	--	--	--	--	\$ -	--
Silver Fox	103	172	1.67	19.7%	\$ 636,400	\$ 3,700	\$ 459,800	\$ 2,673	\$ 705,812	\$ 4,104	\$ 5,691	\$ 33	\$ 1,807,702	\$ 10,510
Evergreen Farm	49	77	1.57	8.8%	\$ 284,900	\$ 3,700	\$ 500,177	\$ 6,496	\$ 326,627	\$ 4,242	\$ 2,715	\$ 35	\$ 1,114,419	\$ 14,473
Aspen Ridge Estates	126	217	1.72	24.8%	\$ 802,900	\$ 3,700	\$ 874,433	\$ 4,030	\$ 877,898	\$ 4,046	\$ 6,982	\$ 32	\$ 2,562,212	\$ 11,807
Chally Farm	154	224	1.45	25.6%	\$ 828,800	\$ 3,700	\$ 598,809	\$ 2,673	\$ 990,542	\$ 4,422	\$ 8,533	\$ 38	\$ 2,426,684	\$ 10,833
York Wood Estates	178	185	1.04	21.1%	\$ 684,500	\$ 3,700	\$ 494,552	\$ 2,673	\$ 998,151	\$ 5,395	\$ 9,880	\$ 53	\$ 2,187,082	\$ 11,822
Total	610	875	1.43	100.0%	\$ 3,237,500	--	\$ 2,927,770	--	\$ 3,899,030	--	\$ 33,800	--	\$ 7,885,768	--

G:\Public\Yorkville\2004\Y0402 Fox Road Water System Extension Analysis\Eng\SSA Tables\Development Funding Summary (WBP-PRV Recap).xls Dev. Sum.

Notes:

The acreage and unit counts are estimates; Once the final acreage and unit counts have been established, the calculation methodology will be reran and the values will be adjusted accordingly.

Exhibit AAA - 3: Water Works System Improvements Funding Distribution
SW INFRASTRUCTURE FUNDING
 United City of Yorkville, Kendall Co., IL

8/31/06

WATER DISTRIBUTION FUNDING SUMMARY

Funding Entity	Acreage	Total Single Family Units (DU)	Density (DU/Acre)	Percent of Total DU	Water Distr. Funding At \$1,435 / DU	Water Connection Fee At \$3,700 / DU	Additional Supply, Treatment & Storage At \$3,077 / DU	Total Fees For Water Improvements	Water Improvement Cost per DU
United City of Yorkville	--	--	--	--	--	--	--	\$1,990,881	--
Silver Fox	103	172	1.67	19.7%	\$246,811	\$636,400	\$529,170	\$1,412,381	\$8,212
Evergreen Farm	49	77	1.57	8.8%	\$110,491	\$284,900	\$236,896	\$632,287	\$8,212
Aspen Ridge Estates	126	217	1.72	24.8%	\$311,384	\$802,900	\$667,616	\$1,781,900	\$8,212
Chally Farm	154	224	1.45	25.6%	\$321,429	\$828,800	\$689,152	\$1,839,381	\$8,212
York Wood Estates	178	185	1.04	21.1%	\$265,466	\$684,500	\$569,166	\$1,519,131	\$8,212
Total / Average	610	875	1.43	100.0%	\$1,255,581	\$3,237,500	\$2,691,999	\$9,175,961	--

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POTENTIAL MAXIMUM RECAPTURE/RECOVERY AMOUNT SUMMARY

Off-site Water Main Project / Infrastructure Item	Total Project Cost	Less Water Conn. Fee At \$3,700 / DU	Less City Contr.	Maximum Recoverable Amount (Dev.)	Recovery per D.U.
Well No. 13	\$806,000				
Well No. 13 WTP	\$3,298,880				
2.0 MG EWST	\$3,815,500				
Supply, Treatment, & Storage Subtotal:	\$7,920,380	\$3,237,500	\$1,990,881	\$2,691,999	\$3,077
Green Briar Road VM	\$680,081	--		\$680,081	\$777
BP / PRV Station	\$575,500	--		\$575,500	\$658
Distribution Subtotal:	\$1,255,581	--		\$1,255,581	\$1,435
Total:	\$9,175,961	\$3,237,500	\$1,990,881	\$3,947,580	\$4,512

Development	Total Single Family Units (DU)	Recovery per D.U.	Maximum Recoverable Amount
United City of Yorkville	--	--	\$1,990,881
Silver Fox	172	\$4,512	\$775,981
Evergreen Farm	77	\$4,512	\$347,387
Aspen Ridge Estates	217	\$4,512	\$979,000
Chally Farm	224	\$4,512	\$1,010,581
York Wood Estates	185	\$4,512	\$834,631
Total / Average	875	\$4,512	\$5,938,461

Exhibit AAA - 4: Transportation Improvements Funding Distribution
SW INFRASTRUCTURE FUNDING
United City of Yorkville, Kendall Co., IL

8/3/06

TRANSPORTATION FUNDING SUMMARY

Funding Entity	Acreage	Total Single Family Units (DU)	Density (DU/Acre)	Percent of Total DU	Transportation Infrastructure Fee At \$2,000 / DU	Transportation Improvement Cost per DU
Silver Fox	103	172	1.67	19.7%	\$344,000	\$2,000
Evergreen Farm	49	77	1.57	8.8%	\$154,000	\$2,000
Aspen Ridge Estates	126	217	1.72	24.8%	\$434,000	\$2,000
Chally Farm	154	224	1.45	25.6%	\$448,000	\$2,000
York Wood Estates	178	185	1.04	21.1%	\$370,000	\$2,000
Total / Average	610	875	1.43	100.0%	\$1,750,000	--

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POTENTIAL MAXIMUM RECAPTURE/RECOVERY AMOUNT SUMMARY

Transportation Improvement	Total Project Cost	Portion Of Transpor. Impact Fee At 2,000 / DU	Remaining Transpor. Impact Fee	Fees per D.U.
Green Briar Road R.O.W. Acq.	\$702,000	--	--	--
Fox Road Resurfacing	\$574,260	--	--	--
Subtotal:	\$1,276,260	\$1,276,260	--	\$1,459
Pavillion/Fox Road Improvements:	\$1,430,059	--	--	--
Less County Impact Fee Contribution:	(\$589,097)	--	--	--
Pavillion Local Funding Subtotal:	\$840,962	--	--	--
Pavillion Road (30% Regional Share)	\$252,289	\$252,289	--	\$434
Pavillion Road (70% Adjacent Share)	\$588,673	--	--	--
Total (Silver, Chally, York):	\$1,099,725	\$1,162,000	(\$62,275)	(\$107)
Total (Evergreen):	\$406,648	\$154,000	(\$41,689)	(\$541)
Total (Aspen):	\$610,849	\$434,000	(\$117,488)	(\$541)

Development	Total Single Family Dwelling Units (DU)	Remaining Fees per DU	Remaining Transpor. Impact Fees
Silver Fox	172	(\$107)	(\$18,436)
Evergreen Farm	77	(\$541)	(\$41,689)
Aspen Ridge Estates	217	(\$541)	(\$117,488)
Chally Farm	224	(\$107)	(\$24,010)
York Wood Estates	185	(\$107)	(\$19,829)
Total:	875	--	(\$221,451)

Notes:

- 70% of the Pavillion Road Improvement cost is applied to Aspen Ridge and Evergreen Farms; 30% (assumed regional portion of the improvement) is applied to the remaining subdivisions
- It is assumed Evergreen Farm and Aspen Ridge do not recover dollars from their Pavillion Road investment
- Of the four legs of the Pavillion Road Improvement with reference to the Fox and Pavilion intersection, the cost breakout for the 70% of the total portion that is applied to Evergreen Farms and Aspen Ridge is as follows: North and East - 100% Evergreen Farms, West - 100% Aspen Ridge, South - 50% each
- The total cost for the regional (Non-County Impact Fee eligible) improvements is less than the total amount of money that will be collected for the \$2,000 / D.U. impact fee; The remaining portion of the impact fee will be due at building permit.
- Since Evergreen Farm and Aspen Ridge are not funding the "Regional Share" of Pavillion Road (they are funding the adjacent share), their transportation impact fee does not count against that portion of the improvement

Exhibit AAA - 5: Sanitary Conveyance Improvements Funding Distribution
SW INFRASTRUCTURE FUNDING
 United City of Yorkville, Kendall Co., IL

8/3/06

SANITARY CONVEYANCE FUNDING SUMMARY

Funding Entity	Acreage	Total Single Family Units (DU)	Density (DU/Acre)	Percent of Total DU	YBSD Infrastructure Fee At \$3,523 / Acre	City Connection Fee At \$2,000 / Unit	Additional Funding Required At \$2,204 / DU	Total Fees For Sanitary Improvements	Sanitary Improvement Cost per DU
Silver Fox	103	172	1.67	19.7%	\$361,812	\$344,000	\$379,098	\$1,084,910	\$6,308
Evergreen Farm	49	77	1.57	8.8%	\$172,627	\$154,000	\$169,712	\$496,339	\$6,446
Aspen Ridge Estates	126	217	1.72	24.8%	\$443,898	\$434,000	\$478,280	\$1,356,178	\$6,250
Chally Farm	154	224	1.45	25.6%	\$542,542	\$448,000	\$493,709	\$1,484,251	\$6,626
York Wood Estates	178	185	1.04	21.1%	\$628,151	\$370,000	\$407,751	\$1,405,901	\$7,599
Total / Average	610	875	1.43	100.0%	\$2,149,030	\$1,750,000	\$1,928,550	\$5,827,580	--

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POTENTIAL MAXIMUM RECAPTURE AMOUNT SUMMARY

Sanitary Interceptor Contract	Estimated Project Cost	Less YBSD Infr. Fee At \$3,523 / Acre	Less City Conn. Fee At \$2,000 / DU	Maximum Recoverable Amount	Recovery per D.U.
Contract Nos. 1 + 2	\$5,827,580	\$2,149,030	\$1,750,000	\$1,928,550	\$2,204
Total / Average	\$5,827,580	\$2,149,030	\$1,750,000	\$1,928,550	\$2,204

Development	Total Single Family Dwelling Units (DU)	Recovery per D.U.	Maximum Recoverable Amount
Silver Fox	172	\$2,204	\$379,098
Evergreen Farm	77	\$2,204	\$169,712
Aspen Ridge Estates	217	\$2,204	\$478,280
Chally Farm	224	\$2,204	\$493,709
York Wood Estates	185	\$2,204	\$407,751
Total / Average	875	--	\$1,928,550

Exhibit BBB: Front Funding Distribution Summary
SW INFRASTRUCTURE FUNDING
 United City of Yorkville, Kendall Co., IL

8/3/06

Funding Entity	Acreage	Total Single Family Dwelling Units (DU)	Density (DU/Acre)	Percent of Total DU	Water Impr.		Transportation Impr.		Sanitary Impr.		Stormwater Planning		TOTAL ALL	
					Subtotal Cost	Front Funding Amount	Subtotal Cost	Front Funding Amount	Subtotal Cost	Front Funding Amount	Subtotal Cost	Front Funding Amount	Total Cost	Front Funding Amount
Silver Fox	103	172	1.67	19.7%	\$ 1,412,381	\$ 96,193	\$ 441,364	\$ 26,094	\$ 1,084,910	\$ 60,505	\$ 6,644	\$ 6,644	\$ 2,945,299	\$ 189,436
Evergreen Farm	49	77	1.57	8.8%	\$ 632,287	\$ 43,063	\$458,488	\$ 27,107	\$ 496,339	\$ 27,680	\$ 2,974	\$ 2,974	\$ 1,590,089	\$ 100,825
Aspen Ridge Estates	126	217	1.72	24.8%	\$ 1,781,900	\$ 121,360	\$756,945	\$ 44,752	\$ 1,356,178	\$ 75,633	\$ 8,382	\$ 8,382	\$ 3,903,406	\$ 250,127
Chally Farm	154	224	1.45	25.6%	\$ 1,839,381	\$ 125,274	\$ 574,799	\$ 33,983	\$ 1,484,251	\$ 82,776	\$ 8,653	\$ 8,653	\$ 3,907,083	\$ 250,686
York Wood Estates	178	185	1.04	21.1%	\$ 1,519,131	\$ 103,463	\$ 474,723	\$ 28,067	\$ 1,405,901	\$ 78,406	\$ 7,146	\$ 7,146	\$ 3,406,902	\$ 217,082
Total	610	876	1.43	100.0%	\$ 7,185,080	\$ 489,353	\$ 2,706,319	\$ 160,004	\$ 5,827,580	\$ 325,000	\$ 33,800	\$ 33,800	\$ 15,752,779	\$ 1,008,157

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Notes:

The acreage and unit counts are estimates; Once the final acreage and unit counts have been established, the calculation methodology will be reran and the values will be adjusted accordingly.
 The *Front Funding Amount* for each infrastructure component is computed by using the proportional share of the *Subtotal Cost* multiplied by the total front funding amount required.

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**UNITED CITY OF YORKVILLE, ILLINOIS
KENDALL COUNTY, ILLINOIS
SPECIAL SERVICE AREAS
SERIES 2007 – PAYDOWN BONDS
(Southwest Interceptor Project including Pavillion Road)**

Summary of Proposed Terms

ISSUER: United City of Yorkville, Illinois (the “City”)

BOND TYPE: Special Tax Revenue Bonds

PUBLIC IMPROVEMENTS: The proceeds of the Bonds will be used by the City to construct certain off-site Public Improvements benefiting the Special Service Areas (the “Areas”). Improvements include roadways (including Pavillion Road) sanitary sewer facilities, water facilities, costs for land and easement acquisitions relating to any of the foregoing improvements and certain soft costs associated with the Public Improvements.

THE AREAS: The City will form five separate special service areas (the “Areas”), each of which will have a separate and distinct tax based on the number of acres and dwelling units. As currently contemplated, the special service areas will be:

	<u>Acreage*</u>	<u>Units*</u>
Silver Fox	103	172
Evergreen Farms	49	77
Aspen Ridge Estates	126	217
Chally Farm	154	224
York Wood Estates	178	185

**(subject to change)*

SECURITY:

- A first lien on all Special Taxes imposed upon all property within each Special Service Area.
- A Reserve Fund equal to 10% of the initial par amount of the Bonds.
- the Special Service Areas will not be cross-collateralized

USE OF PROCEEDS: The proceeds of the Bonds will be used to 1) purchase and/or construct certain Public Improvements; 2) fund a debt service reserve equal to 10% of par; 3) to pay capitalized interest for up to 25 months; and, 4) pay costs of issuance.

COUPON: TBD

FINAL MATURITY: March 1, 2017

AMORTIZATION: Amortization will be in years 2014 through 2017.

DRAFT**STRUCTURE:**

Pursuant to a Special Tax Roll, the Special Service Area Tax from each special service area will be due and payable in full upon the transfer of title on the property. Effectively, this structure will mandate the Special Tax be prepaid once the Developer no longer owns the property (i.e., prior to the time a homeowner takes possession). At each closing, the payoff amount would be deposited with the bond trustee and the City would issue a lien release. Quarterly, the Trustee would use all prepayments to redeem bonds. See "*Special Mandatory Redemption from Property Owner Prepayment.*"

Beginning in 2009, each owner will be required to make special tax payments based on interest only for the special service area debt allocable to their property. Beginning with the June 2014 special tax payment, the special service area debt will begin to amortize for any unsold units.

**AVERAGE ESTIMATED
SPECIAL TAX PAYMENTS:
(per unit)**

Average Estimated Tax Payments

<u>Year</u>	<u>Amount⁽¹⁾</u>
2009	\$1,196
2010	1,196
2011	1,196
2012	1,196
2013	6,485
2014	6,485
2015	6,485
2016	4,185

- (1) - includes principal and interest
 - assumes an average debt of \$22,955/unit
 - assumes title does not transfer
 - assumes no prepayment and an average Debt Service Reserve Credit of \$2,295/unit

**ESTIMATED SOURCES
AND USES OF FUNDS:**

Sources:

Bond Proceeds	\$20,086,000
Original Issue Discount ⁽¹⁾	(200,860)
City Funds	1,990,880
Interest Earnings ⁽²⁾	619,480
	<u>22,495,500</u>

Uses:

Improvements	17,743,660
Debt Service Reserve ⁽³⁾	2,008,600
Capitalized Interest ⁽⁴⁾	2,301,520
Costs of Issuance ⁽⁵⁾	441,720
	<u>22,495,500</u>

- (1) In order to allow for prepayment at any time without penalty, the bond purchasers will require a 1% discount on the bonds at the time of issuance.
 (2) Interest is earned on the unspent bond proceeds held by the bond trustee.
 (3) The Debt Service Reserve is required by bondholders and will be returned pro rata at the time of each lot payoff. See "Debt Service Reserve."
 (4) Interest is capitalized through March 1, 2009. The first tax bill will be June 2009.
 (5) Costs of issuance are estimates and subject to change.

EXHIBIT CCC**DRAFT**

DEBT SERVICE RESERVE: A Debt Service Reserve equal to 10% of the par amount of the Bonds will be required by the bondholders. A pro rata amount of the Debt Service Reserve will be used to reduce the payoff amount (see "Payoff") at the time the lien is released (the "Debt Service Reserve Credit"). The Debt Service Reserve Credit will not be available to any property owner that is delinquent in their special tax payments.

PAYOFF: Based on a \$20,086,000 bond issue, the payoff figure per parcel would be:

Project	Fee per DU	Bond Costs	Total Tax per DU	DSR Credit	Payoff Amount ⁽¹⁾
City of Yorkville			1,990,880		
Silver Fox	17,118	4,709	21,827	2,183	19,644
Evergreen Farm	20,647	5,680	26,327	2,633	23,694
Aspen Ridge Estates	17,982	4,946	22,928	2,293	20,635
Chally Farm	17,442	4,798	22,240	2,224	20,016
York Wood Estates	18,430	5,070	23,500	2,350	21,150

⁽¹⁾ Difference between "Payoff Amount" and "Fee per DU" equals each unit's per share cost of the Costs of Issuance and the Capitalized Interest.

ANNEXATION AGREEMENT: It is contemplated that each developer will agree in its Annexation Agreement to the formation of the special service area on its property and the imposition of the special tax. In order to assure an adequate number of units is included and the resultant special tax is acceptable, all annexations would need to occur simultaneously.

METHOD OF SALE: Limited Offering

DENOMINATION: \$100,000 with increments of \$1,000 in excess thereof.

BOND FORM: Book-entry Only through DTC

ANTICIPATED RATING: None

TAXATION: Exempt from federal taxes; not subject to AMT; not exempt from State of Illinois income taxes.

INTEREST PAYMENT DATES: March 1 and September 1, commencing September 1, 2007

PRINCIPAL PAYMENT DATES: March 1, commencing March 1, 2014

OPTIONAL REDEMPTION: The Bonds are subject to mandatory redemption by the City prior to maturity.

SPECIAL MANDATORY REDEMPTION FROM PROPERTY OWNER PREPAYMENT: The Bonds are subject to mandatory redemption on any Interest Payment Date, in par, from prepayments of Special Taxes made in accordance with the Ordinance of the City establishing the Area (the "Establishing Ordinance") and deposited into the Special Redemption Account of the Bond Fund, at a redemption price of par, together with accrued interest on such Bonds to the date of

EXHIBIT CCC

DRAFT

redemption. The Bonds will be called in order of maturity.

When the amount on deposit in the Special Redemption Account equals \$1,000, such amount shall be used to redeem Bonds on the next Interest Payment Date at the redemption prices set forth above.

ACCELERATION:

The Indenture does not permit the acceleration of the principal of the Bonds upon the occurrence of an Event of Default under the Indenture.

ABATEMENT:

Annually on or before the last Tuesday in December, the City shall adopt an abatement ordinance abating the Special Tax to the extent monies are on deposit in the Principal and Interest Account of the Bond Fund and to adjust the levy for prepayment that occurred during the year.

BOND COUNSEL:

Foley & Lardner

UNDERWRITER:

William Blair & Company

TRUSTEE:

Bank of New York

**BILLING AND
COLLECTING:**

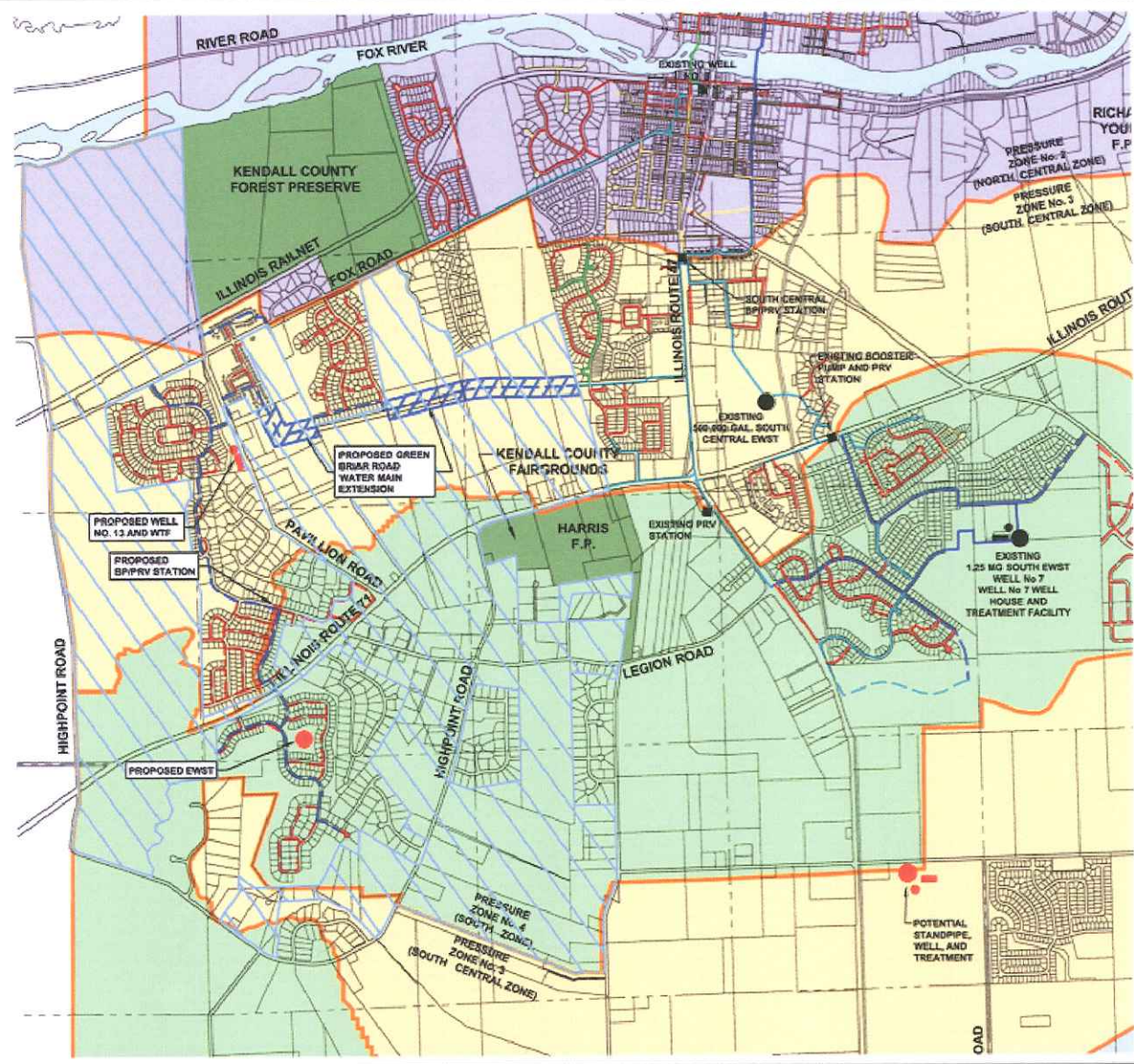
The County will bill and collect the special service area tax.

ADMINISTRATOR:

The City will hire David Taussig & Associates as the special service area administrator (the "Administrator") to assist the City in the levy, abatement and collection process.

EXHIBIT DDD

- PRESSURE ZONE NO. 2 (NORTH CENTRAL ZONE)**
CURRENT FACILITIES AND ELEVATIONS
-STORAGE: 300,000 GAL.
-TCL: 783
-GROUND ELEVATIONS: 580-650
-SUPPLY: 1,850 GPM
- PRESSURE ZONE NO. 3A (SOUTH CENTRAL ZONE, NORTH PORTION)**
CURRENT FACILITIES AND ELEVATIONS
-STORAGE: 500,000 GAL.
-TCL: 850
-GROUND ELEVATIONS: 660-715
-SUPPLY: 0 GPM
- PRESSURE ZONE NO. 3B (SOUTH CENTRAL ZONE, SOUTH PORTION)**
CURRENT FACILITIES AND ELEVATIONS
-STORAGE: 0 GAL.
-TCL: 850
-GROUND ELEVATIONS: 660-715
-SUPPLY: 0 GPM
- PRESSURE ZONE NO. 4 (SOUTH ZONE)**
CURRENT FACILITIES AND ELEVATIONS
-STORAGE: 1,250,000 GAL.
-TCL: 920
-GROUND ELEVATIONS: 715-790
-SUPPLY: 1,000 GPM
- PRESSURE ZONE NO. 5 (SOUTHEAST ZONE)**
CURRENT FACILITIES AND ELEVATIONS
-STORAGE: 0 GAL.
-TCL: 800
-GROUND ELEVATIONS: 615-665
-SUPPLY: 0 GPM



LEGEND

RECAPTURE/RECOVERY AREA

- EXISTING LESS THAN 4" WATER MAIN
- EXISTING 4" WATER MAIN
- EXISTING 6" WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 10" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING 16" WATER MAIN
- FUTURE 8" WATER MAIN
- FUTURE 12" WATER MAIN
- FUTURE 16" WATER MAIN
- PRESSURE ZONE BOUNDARY

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Engineering Enterprises, Inc.
Consulting Engineers
52 Wheeler Road
Sugar Grove, Illinois 60554 630/466-9350

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

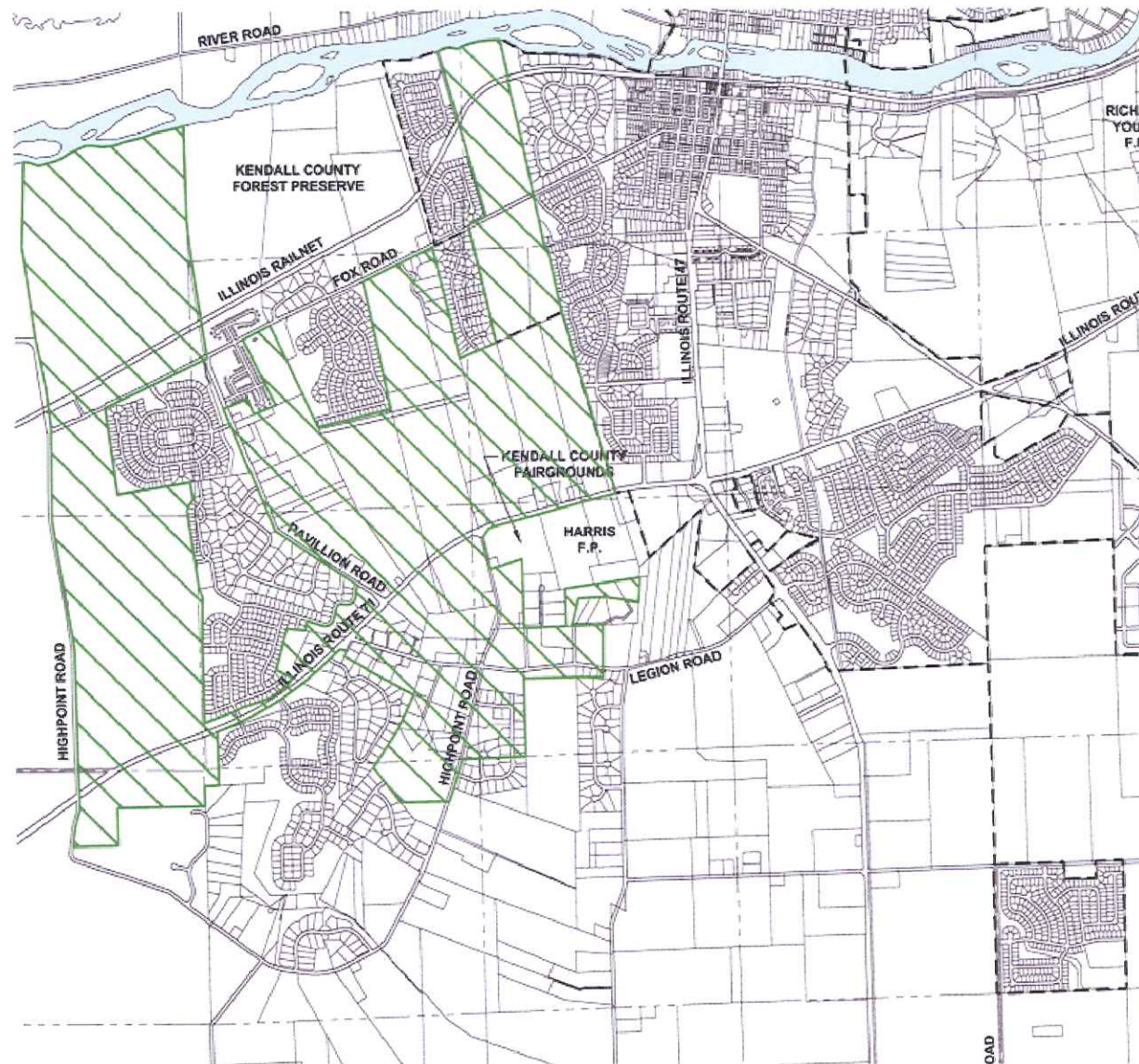
NO.	DATE	REVISED

SOUTHWEST PLANNING AREA

REGIONAL WATER IMPROVEMENTS
RECOVER/RECAPTURE AREA

DATE: JUNE 2006
PROJ. NO.: Y00402
FILE NO.: Y006002
EXHIBIT

EXHIBIT DDD



LEGEND

 RECAPTURE/RECOVERY AREA

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Engineering Enterprises, Inc.
Consulting Engineers
52 Wheeler Road
Sugar Grove, Illinois 60554 630/466-9350

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

NO.	DATE	REVISIONS

SOUTHWEST PLANNING AREA

REGIONAL SANITARY IMPROVEMENTS
RECOVER/RECAPTURE AREA

DATE AUGUST 2006
PROJ. NO. Y00402
FILE NO. Y0060027
EXHIBIT

EXHIBIT 'EEE'

RECAPTURE AGREEMENT

THIS RECAPTURE AGREEMENT ("Agreement"), is made and entered as of the ____ day of _____, 200_, by and between the UNITED CITY OF YORKVILLE, an Illinois municipal corporation ("CITY") and _____ ("DEVELOPER").

RECITALS:

A. DEVELOPER is the OWNER and DEVELOPER of that certain real estate development located within the corporate limits of the CITY and commonly known as _____ ("Subdivision").

B. DEVELOPER and the CITY have heretofore entered into that certain Annexation Agreement dated _____, 2006 ("Annexation Agreement") pertaining to the annexation and development of the Subdivision within the CITY.

C. DEVELOPER desires to recapture an allocable share of the costs of constructing certain of the public improvements for the Subdivision ("Recapture Items") which will provide benefit to other properties ("Benefited Properties") from the OWNERS of the Benefited Properties ("Benefited OWNERS").

D. DEVELOPER and the CITY are desirous of entering into this Agreement to provide for the fair and allocable recapture by DEVELOPER of the proportionate costs of the Recapture Items from the Benefited OWNERS, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereby agree as follows:

1. **RECAPTURE ITEMS.** The Recapture Items, being elements of the public improvements to be constructed as a part of the development of the Subdivision, are identified in Attachment "A" attached hereto ("Recapture Schedule"). The Recapture Schedule identifies each Recapture Item and the estimated cost to construct each Recapture Item ("Estimated Cost"). DEVELOPER shall cause each of the Recapture Items to be constructed in compliance with the provisions of the Annexation Agreement and to be accepted and conveyed to the CITY in accordance with applicable ordinances of the CITY.

2. **BENEFITED PROPERTIES.** The Benefited Properties are legally described in the Recapture Schedule attached hereto as Attachment "B". Each parcel of real estate contained within the Benefited Properties is referred to herein individually as a "Benefited Parcel". There are a total of _____ () Benefited Parcels as identified in the Recapture Schedule.

3. **RECAPTURE COSTS.** The Recapture Item(s) which the Corporate Authorities of the CITY have determined will benefit a Benefited Parcel, and the prorata share of the Estimated Cost of each such Recapture Item to be allocated to such Benefited Parcel are set forth in the Recapture Schedule. The aggregate amount of the proportionate share of the Estimated Cost for each of the Recapture Items allocable to a Benefited Parcel is referred to herein as the "Recapture Costs". The Recapture Costs for each of the Benefited Parcels shall be as identified in the Recapture Schedule. Interest shall accrue on the Recapture Costs for the benefit of DEVELOPER at the rate of six percent (6 %) per annum from the date the Recapture Item is completed until the Recapture Cost is paid. All references to Recapture Costs herein shall include accrued interest owed thereon.

4. **COLLECTION OF RECAPTURE COSTS.** The CITY shall assess against and collect from the Benefited OWNER of a Benefited Parcel, or any portion thereof, his successors and assigns, the Recapture Cost, calculated under Paragraph 3 of this Agreement for such Benefited Parcel. At such time as a Benefited OWNER, or its agent or representative, annexes and/or subdivides a Benefited Parcel, or any portion thereof, or subdivides the Benefited Parcel from a larger parcel of land, or applies to the CITY for issuance of a permit for connection to all or any of the Recapture Items, whichever shall first occur, the CITY shall collect from such Benefited OWNER, or its agent or representative, the applicable Recapture Costs, owed hereunder by such Benefited Parcel. No Benefited Parcel which is a part of a subdivision (whether by plat or division by deed) shall be approved or recognized by the CITY or be issued a connection permit to a Recapture Item by the CITY until such Benefited Parcel has fully paid the applicable Recapture Costs, owed by such Benefited Parcel under this Agreement.

5. **PAYMENT OF RECAPTURE COSTS.** Any Recapture Costs, collected by the CITY pursuant to this Agreement shall be paid to DEVELOPER, or such other person or entity as DEVELOPER may direct by written notice to the CITY, within thirty (30) days following collection thereof by the CITY. It is understood and agreed that the CITY's obligation to reimburse DEVELOPER shall be limited to funds collected from the Benefited OWNERS as provided herein, and payments made hereunder shall be made solely out of said funds. This Agreement shall not be construed as creating any obligation upon the CITY to make payments from its general corporate funds or revenue.

6. **CITY'S OBLIGATION.** The CITY and its officers, employees and agents shall make all reasonable efforts to make the aforesaid collections of the Recapture Costs, for each Benefited Parcel. Neither the CITY or any of its officials shall be liable in any manner for the failure to make such collections, and DEVELOPER agrees to hold the CITY, its officers, employees and agents, harmless from the failure to collect said fees. In any event, however, DEVELOPER and/or the CITY may sue any Benefited OWNER owing any Recapture Costs, hereunder for collection thereof, and in the event DEVELOPER initiates a collection lawsuit, the CITY agrees to cooperate in DEVELOPER's collection attempts hereunder by allowing full and

free access to the CITY's books and records pertaining to the subdivision and/or development of the Benefited Parcel and the collection of any Recapture Costs therefore. In the event the CITY and any of its agents, officers or employees is made a party defendant in any litigation rising out of or resulting from this Agreement, DEVELOPER shall defend such litigation, including the interest of the CITY, and shall further release and hold the CITY harmless from any judgment entered against DEVELOPER and/or the CITY and shall further indemnify the CITY from any loss resulting therefrom, except to the extent such loss results from the grossly negligent or willfully wrongful act or conduct of the CITY or any of its agents, officers or employees.

7. **CITY'S COLLECTION OF OTHER FEES AND CHARGES.** Nothing contained in this Agreement shall limit or in any way affect the rights of the CITY to collect other fees and charges pursuant to CITY ordinances, resolutions, motions and policies. The Recapture Costs provided for herein for each Benefited Parcel is in addition to such other CITY fees and charges.

8. **TERM.** This Agreement shall remain in full force and effect for a period of twenty (20) years from the date hereof, unless sooner terminated by the mutual agreement of the parties hereto or by the completion of all duties to be performed hereunder. In the event no portion of a Benefited Parcel is a part of a subdivision approved or recognized by the CITY and no connection permit as aforesaid is issued by the CITY for such Benefited Parcel within ten years following the date of this Agreement, this Agreement, and each and every duty and undertaking set forth herein pertaining to such Benefited Parcel, shall become null and void and of no further force and effect as to such Benefited Parcel.

9. **LIEN.** The recordation of this Agreement against the Benefited Properties shall create and constitute a lien against each Benefited Parcel, and each subdivided lot hereafter contained therein, in the amount of the Recapture Costs, plus interest, applicable hereunder to such Benefited Parcel.

10. **MISCELLANEOUS PROVISIONS.**

A. **Agreement:** This Agreement may be amended upon the mutual consent of the parties hereto from time to time by written instrument and conformity with all applicable statutory and ordinance requirements and without the consent of any other person or corporation owning all or any portion of the Benefited Properties.

B. **Binding Effect:** Except as otherwise herein provided, this Agreement shall inure to the benefit of and be binding upon the successors and assigns of DEVELOPER and any successor municipal corporation of the CITY.

C. **Enforcement:** Each party to this Agreement, and their respective successors and assigns, may either in law or in equity, by suit, action, mandamus, or other proceeding in force and compel performance of this Agreement.

D. Recordation: A true and correct copy of this Agreement shall be recorded, at DEVELOPER's expense, with the Kendall County Recorder's office. This Agreement shall constitute a covenant running with the land and shall be binding upon the Benefited Properties in accordance with the terms and provisions set forth herein.

E. Notices: Any notice required or desired to be given under this Agreement, unless expressly provided to the contrary herein, shall be in writing and shall be deemed to have been given on the date of personal delivery, on the date of confirmed telefacsimile transmission provided a hard copy of such notice is deposited in the U.S. mail addressed to the recipient within twenty-four hours following the telefacsimile transmission, or on the date when deposited in the U.S. Mail, registered or certified mail, postage prepaid, return receipt requested, and addressed as follows:

If to CITY:	United CITY of Yorkville Attn: CITY Clerk 800 Game Farm Road Yorkville, Il 60560 Fax: (630) 553-4350
-------------	--

with a copy to:	John Wyeth, Esq. 800 Game Farm Road Yorkville, Il 60560 Fax: (630) 553-4350
-----------------	--

If to OWNER

F. Severability: The invalidity or unenforceability of any of the provisions hereof, or any charge imposed as to any portion of the Benefited Properties, shall not affect the validity or enforceability of the remainder of this Agreement or the charges imposed hereunder.

G. Complete Agreement: This Agreement contains all the terms and conditions agreed upon by the parties hereto and no other prior agreement, excepting the Annexation Agreement, regarding the subject matter of this Agreement shall be deemed to exist to bind the parties. This Agreement shall be governed by the laws of the State of Illinois.

H. Captions and Paragraph Headings: Captions and paragraph headings incorporated herein are for convenience only and are not part of this Agreement, and further shall not be used to construe the terms hereof.

I. Recitals and Exhibits: The recitals set forth at the beginning of this Agreement and the exhibits attached hereto are hereby incorporated into this Agreement and made a part of the substance hereof.

J. Enforceability: This Agreement shall be enforceable in the Circuit Court of Kendall County by any of the parties hereto by an appropriate action of law or in equity to secure the performance of the covenants herein contained.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the date first above written.

DEVELOPER:

CITY:

UNITED CITY OF YORKVILLE,
an Illinois municipal corporation

By: _____

By: _____
Mayor

Title: President

Attest:

Dated: _____

CITY Clerk

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLAN COMMISSION
PC 2016-05

NOTICE IS HEREWITH GIVEN THAT BBB Farms LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning approval from R-2, Single-Family Traditional Residence District to A-1, Agricultural District. The real property is located on Fox Road, between Pavilion Road and Ford Drive in Yorkville, Illinois.

The legal description is as follows:

THAT PART OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILWAY COMPANY, WHICH POINT, PREVIOUSLY MONUMENTED BY A CONCRETE MONUMENT, IS REPORTED TO BE 50.54 FEET, SOUTH 61 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY FROM THE INTERSECTION OF SAID RIGHT OF WAY LINE AND THE NORTH LINE OF SAID SECTION 6; THENCE SOUTH 61 DEGREES 06 MINUTES 20 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID RAILROAD, 1,437.98 FEET; THENCE SOUTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, 406.94 FEET; THENCE SOUTH 25 DEGREES 19 MINUTES 10 SECONDS EAST, 1,326.82 FEET; THENCE SOUTH 24 DEGREES 50 MINUTES 33 SECONDS EAST, 1,405.93 FEET; THENCE NORTH 75 DEGREES 51 MINUTES 51 SECONDS EAST, 1,556.19 FEET; THENCE NORTH 14 DEGREES 05 MINUTES 45 SECONDS WEST, 393.10 FEET; THENCE NORTH 77 DEGREES 27 MINUTES 51 SECONDS EAST, 11.20 FEET; THENCE NORTH 12 DEGREES 35 MINUTES 59 SECONDS WEST 2,406.69 FEET TO THE CENTER LINE OF FOX ROAD; THENCE SOUTH 62 DEGREES 58 MINUTES 18 SECONDS WEST, ALONG SAID CENTER LINE, 581.48 FEET; THENCE NORTH 21 DEGREES 46 MINUTES 09 SECONDS WEST, 784.86 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART IN FOX GLEN, BEING THAT PART OF THE FOREGOING NORTH OF THE CENTER LINE OF FOX ROAD, AND EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER LINE OF FOX ROAD AT THE SOUTHWEST

CORNER OF A SUBDIVISION KNOWN AS "FOX GLEN, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS; THENCE SOUTH 25 DEGREES 19 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF LOT 19 IN SAID SUBDIVISION EXTENDED, 835.57 FEET; THENCE NORTH 64 DEGREES 40 MINUTES 50 SECONDS EAST 217.38 FEET; THENCE NORTH 18 DEGREES 20 MINUTES 07 SECONDS WEST 708.61 FEET; THENCE NORTH 18 DEGREES 46 MINUTES 05 SECONDS EAST 138.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID FOX ROAD; THENCE NORTH 25 DEGREES 41 MINUTES 24 SECONDS WEST 35.00 FEET TO SAID CENTER LINE; THENCE SOUTH 64 DEGREES 18 MINUTES 36 SECONDS WEST ALONG SAID CENTER LINE, 400.00 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

The application materials for the proposed Rezoning are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, April 13, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

PC #3

Tracking Number

PC 2016-06

Agenda Item Summary Memo

Title: Trade/Commercial Schools – Text Amendment

Meeting and Date: CC/April 26, 2016

Synopsis: Text amendment to the Zoning Ordinance to permit trade and commercial schools as a special use in the Manufacturing Districts and revise the definition.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Chris Heinen Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



Memorandum

To: City Council
From: Chris Heinen, Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: April 20, 2016
Subject: **PC 2016-06 Trade Schools (Text Amendment)**

Background:

As the City Council will recall, the Zoning Ordinance was adopted on November 25, 2014 and placed into effect on January 1, 2015. Since that time, staff has been approached by a citizen looking to incorporate a private, non-profit alternative school within an M-1 zoning classified property. Our zoning ordinance currently does not allow trade schools or commercial schools within a manufacturing district. Staff researched several surrounding municipalities and found that several of them either permitted trade schools as an outright allowable use or required a special use in manufacturing districts. Staff felt that allowing trade schools in the Manufacturing Districts as a special use is consistent with current zoning trends and would allow, on a case-by-case basis, additional review of surrounding land uses, site layout, parking, utilities, and traffic.

The City of Yorkville currently defines Trade schools only and is defined as, “A school established to provide for the teaching of industrial, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school, modeling school). While all of these definitions are similar in nature, there is a growing trend that will need to be addressed in alternative schools. Currently, Yorkville only allows schools, public or private, in residentially zoned districts. This creates a burden on smaller, alternative schools. Finding a location and building a new school is economically unfeasible for these uses. It is also not a permitted home occupation, so a single family dwelling would not be able to have a school. A majority of these alternative schools are typically operated in business areas or manufacturing areas. The City currently has a few schools operating under the trade school definition that are located in business zoned properties and staff feels that expanding them into the manufacturing districts seems to be a logical trend.

Plan Commission Action:

The Plan Commission reviewed the Petitioner’s requests at a public hearing held on April 20, 2016 and made the following action on the motion below:

In consideration of testimony presented during a Public Hearing on April 20, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify Commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and proposing a text amendment to Chapter 2: Rules and Definitions in the Zoning Ordinance to redefine the definition of trade school to “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a

complete education curriculum.” This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts, subject to staff recommendations and conditions in a memo dated March 31, 2016.

Action Item:

Harker – aye; Vinyard – aye; Goins - aye; Horaz – aye – **4 ayes; 0 no.**

Attachments:

1. Draft Ordinance.
2. Copy of Plan Commission Memo.
3. Current Chapter 6 of the United City of Yorkville’s Municipal Zoning Ordinance.
4. Research on Trade Schools.
5. Copy of Public Notice.

Ordinance No. 2016- _____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE YORKVILLE ZONING ORDINANCE BY AMENDING THE DEFINITION OF TRADE SCHOOLS AND ADDING THEM AS SPECIAL USES IN THE M-1 AND M-2 MANUFACTURING DISTRICTS

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to Section 10-4-10 of the Yorkville Zoning Ordinance the City may initiate amendments to the Yorkville Zoning Ordinance; and,

WHEREAS, the City filed seeking an amendment to the Yorkville Zoning Ordinance to amend the definition of trade school and allowing them in the City’s M-1 and M-2 manufacturing districts; and,

WHEREAS, the Plan Commission convened and held a public hearing on April 20, 2016, to consider the request and made Findings of Fact and Recommendations to the City Council to approve the requested text amendments.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: The above recitals are incorporated and made a part of this Ordinance.

Section 2: That Section 10-2-3, Definitions, of the United City of Yorkville Zoning Ordinance of the Yorkville City Code is hereby amended by amending the definition of trade school as follows:

“COMMERCIAL SCHOOL, TRADE SCHOOL: A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills or alternative education. This definition applies to schools that are owned and operated privately for profit or not for profit and that may offer a complete education curriculum.”

Section 3: That Table 10-06-03 of the United City of Yorkville Zoning Ordinance of the Yorkville City Code be and is hereby amended by adding as special uses “Commercial school, trade school – offering training in classroom study” in the following zoning districts:

M-1 Limited Manufacturing District,
M-2 General Manufacturing District,

Section 4: This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this
_____ day of _____, 2016.

City Clerk

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVAR TARULIS	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
_____ day of _____, 2016.

Mayor



Memorandum

To: Plan Commission
From: Chris Heinen, Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: March 31, 2016
Subject: **PC 2016-06 Trade Schools (Text Amendment)**

Background:

As the Plan Commission will recall, the Zoning Ordinance was adopted on November 25, 2014 and placed into effect on January 1, 2015. Since that time, staff has been approached by a citizen looking to incorporate a private, non-profit alternative school within an M-1 zoning classified property. Our zoning ordinance currently does not allow trade schools or commercial schools within a manufacturing district. Staff researched several surrounding municipalities (see chart below) and found that several of them either permitted trade schools as an outright allowable use or required a special use in manufacturing districts. Staff felt that allowing trade schools in the Manufacturing Districts as a special use is consistent with current zoning trends and would allow, on a case-by-case basis, additional review of surrounding land uses, site layout, parking, utilities, and traffic.

Trade School Uses in Manufacturing Districts				
Municipality	Use	Permitted	Special Use	Not Permitted
Plainfield	Trade school, music school, dance school.			X
Oswego	Schools; music, dance, business, commercial or trade.		X	
Plano	Schools of dance, music, business or trade.		X	
Montgomery	Personal and Business Services.	X		
Naperville	Vocational and trade schools.	X		
Aurora	Technical, trade, and other specialty schools.	X		
Sugar Grove	Schools, commercial or trade.	X		

The City of Yorkville currently defines Trade schools only and is defined as, “A school established to provide for the teaching of industrial, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school, modeling school). Staff researched other definitions similar to trade schools and found the following:

- **Montgomery** - Personal & Business Services: An establishment that provides services to consumers (for example, insurance, salon, attorney, veterinarian, teaching facilities for trades, gymnastics, martial arts etc., consulting and contracting firms etc.).

- ***Sugar Grove*** - SCHOOL, VOCATIONAL: A secondary or higher education facility primarily teaching usable skills that prepare students for jobs in a trade and meeting Illinois' requirements as a vocational facility.
- ***Naperville*** - SCHOOL, TRADE OR VOCATIONAL: A school which offers career based instruction in skilled subjects such as computer repair, network development, graphic design, multimedia, arts, shorthand, carpentry, drafting and automobile mechanics as part of a certificate or degree program.

While all of these definitions are similar in nature, there is a growing trend that will need to be addressed in alternative schools. Currently, Yorkville only allows schools, public or private, in residentially zoned districts. This creates a burden on smaller, alternative schools. Finding a location and building a new school is economically unfeasible for these uses. It is also not a permitted home occupation, so a single family dwelling would not be able to have a school. A majority of these alternative schools are typically operated in business areas or manufacturing areas. The City currently has a few schools operating under the trade school definition that are located in business zoned properties and staff feels that expanding them into the manufacturing districts seems to be a logical trend.

Staff Recommendation Summary:

Staff has worked with the City Attorney to revise the definition of trade schools to add commercial school and allow such schools as a special use in the M-1 & M-2 zoning classifications. The following proposed text amendments would be:

1. Chapter 2: Rules and Definitions in the Zoning Ordinance to revise the definition of trade school to include commercial school and define it as "A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a complete education curriculum."
2. Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify Commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts.

This item was discussed at the April 5, 2016 Economic Development Committee meeting. The committee had some concern that it may be better suited in the M-1 zoning district only and not a special use in the M-2 zoning district. Staff would like the input from the Plan Commission regarding this concern. Staff will be available to answer any questions the Plan Commission may have regarding the proposed text amendment. A recommendation from Plan Commission will be forwarded to City Council for consideration at the April 26, 2016 regularly scheduled meeting.

Proposed Motion for Amendment:

In consideration of testimony presented during a Public Hearing on April 13, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify Commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and proposing a text amendment to Chapter 2: Rules and Definitions in the Zoning Ordinance to redefine the

definition of trade school to “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a complete education curriculum.” This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts, subject to staff recommendations and conditions in a memo dated March 31, 2016, and further subject to {insert any additional conditions of the Plan Commission}...

Attachments:

1. Current Chapter 6 of the United City of Yorkville’s Municipal Zoning Ordinance.
2. Research on Trade Schools.
3. Copy of Public Notice.

CHAPTER 6

Permitted and Special Uses

Key

P = Permitted Use

S = Special Use

- = Not Permitted Use

Table 10.06.01
Residential Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Mobile Home Park	-	-	-	-	-	-	-	S ¹	S ¹	-	-	-	-	-	-	-
Dwelling, Duplex	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-
Dwelling, Multi-Family	-	-	-	-	-	-	-	P	P	-	P ²	S ²	S ²	S ²	S ²	S ²
Dwelling, Single-Family	P	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-
Dwelling, Townhouse	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-

¹ 10 Acre Minimum

² Apartments above the first floor in a building used for business or as live/work space above a manufacturing use shall be permitted up to a maximum of two (2) apartments.

Table 10.06.02
Institutional Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Cemetery	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-
Religious Institution, Large	S	-	-	S	S	S	S	S	S	P	P	P	P	P	S	S
Religious Institution, Small	S	-	-	S	S	S	S	S	S	P	P	P	P	P	S	S
Philanthropic Institution	S	-	-	S	S	S	S	S	S	-	-	-	-	-	-	-
Hospital	S	-	-	S	S	S	S	S	S	-	P	P	P	P	-	-
Library	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Nursing Home/Rest Home	S	-	-	S	S	S	S	S	S	-	P	P			-	-
College, University or Junior College	S	-	-	S	S	S	S	S	S	P	P	P	P	P	-	-
School, Public or Private	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-

Table 10.06.03
Business Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Adult Daycare Facility	-	-	S	S	S	S	S	S	-	S	S	S	S	S	S	S
Adult Oriented Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Advertising Agency	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Agricultural Implement Sales, Storage and Services of Agriculturally Products (see Section 10-6-1: Special Conditions)	S	-	-	-	-	-	-	-	-	-	-	-	S	P	-	-
Agricultural Uses	P	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Amphitheater	-	-	P	-	-	-	-	-	-	-	S	S	S	S	S	S
Amusement Park	S	-	S	-	-	-	-	-	-	-	-	-	S	S	S	S
Animal Feed, Storage Preparation, Mixing and Wholesale and Retail																
Animal Hospital	S	-	-	-	-	-	-	-	-	-	-	-	S		-	-
Antique Sales	-	-	-	S	-	S	-	S	S	-	P	P	P	P	-	-
Apiaries	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Appliance - Service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Art Galleries/Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Auction House	P	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Automobile Parts/Accessories Sales	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Automobile Rental	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Automobile Repair	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Automobile Sales and Service/Open Sales Lot	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Bakery, Retail	-	-	-	-	-	-	-	-	-	-	P	P	P	P	S ³	S ³
Bank with Drive Through Facilities	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Barber/Beauty Shop	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Bed and Breakfast Inn	S	-	-	S	S	-	-	-	-	-	S	S	S	-	-	-

³ Appurtenant to Wholesale

Table 10.06.03
Business Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Bicycle Shop/Repair	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Billiard Parlor	-	-	-	-	-	-	-	-	-	-	S	P	P	P	-	-
Boat Sales and Rental	-	S	S	-	-	-	-	-	-	-	P	P	P	P	-	-
Boat Storage	-	S	S	-	-	-	-	-	-	-	S	S	S	S	S	S
Bookkeeping Service	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Bookstore	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Bowling Alley	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Building Material Sales	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Building equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment of public agencies, or public utilities, or materials or equipment of similar nature, ready mix batch plants, and asphalt manufacturing plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Campground	S	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Car Wash without mechanical repair	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Carpet and Rug Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Catering Service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Clothes - Pressing and Repair	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Club/Lodge, Private (see Section 10-6-1: Special Conditions)	S	-	-	-	-	-	-	-	-	P	P	P	P	P	-	S
Coffee Shop	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Commercial Feeding of Fish, Poultry, Livestock	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Laboratory	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Commercial School, Trade School - offering training in classroom study	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Community Center	-	-	P	-	-	S	S	S	S	-	P	P	P	P	S	S

Table 10.06.03
Business Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Contractor Facilities with Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Contractor Offices	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Cultivation of non-food crops and seeds used of cellulosic biofuels production	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dance Hall	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Daycare Facility and Preschools	S	-	S	S	S	S	S	S	-	S	S	S	S	S	S	S
Department Store	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Detective Agency	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Dressmaker - Seamstress	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Dry Cleaning Establishment	-	-	-	-	-	-	-	-	-	S	P	P	P	P	-	-
Dry Cleaning Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Employment Office	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Farming	P	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Fertilizer Sales with Storage and Mixture	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Forestation	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Funeral Home/Mortuary/Crematorium	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Furniture Repair and Refinishing	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Gasoline Service Station	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S
Golf Course (see Section 10-6-1: Special Conditions)	S	-	S	P	P	P	P	P	P	-	-	-	-	-	-	-
Golf Course, Miniature	S	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Golf Driving Range	S	-	S	-	-	-	-	-	-	-	-	-	P	P	-	-
Grain Elevators and Storage	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grocery Store	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Health Club or Gymnasium	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-

Table 10.06.03
Business Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Heavy Machinery and Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Hotel/Motel/Motor Lodges/Tourist Courts	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Indoor Shooting Gallery/Gun Range (see Section 10-6-1: Special Conditions)	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S
Interior Decorating Studio	-	-	-	-	-	-	-	-	-	-		P	P	P	-	-
Kennel, Commercial or Private Dog Kennels	S	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Liquor Store	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Locksmith	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Massage Establishment	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Medical Clinic	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Microbrewery/Brew Pub (see Section 10-6-1: Special Conditions)	-	-	-	-	-	-	-	-	-	-	S	S	S	S	P	P
Milk Processing and Distribution (see Section 10-6-1: Special Conditions)	S	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Motorcycle Sales and Service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Musical Instrument Sales/Repair	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Newspaper Publishing	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Nursery/Greenhouses	S	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Outdoor Music Venues	-	-	P	-	-	-	-	-	-	-	S	S	S	S	S	S
Off-Track Betting (OTB) Establishments	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-
Parks	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Pawnbrokers/Pawnshops	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Pet Stores/Pet Supply	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Photography Studio/Camera Repair Shop	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Playground	-	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-
Post Office/Retail Mail or Package Service	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-

Table 10.06.03
Business Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Public Storage Facilities/Miniwarehouse Storage (see Section 10-6-1: Special Conditions)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Professional Services/Offices	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Radio and Television Studios	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Recreation Center	-	-	P	-	-	-	-	-	-	-	P	P	P	P	P	P
Recreational Camp - Private	S	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Vehicle Sales and Service	-	--	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Repair of Household or Office Machinery or Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Resale Dealers	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Restaurant, Convenience and Fast Food	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Retail Store includes Pharmacy/Drugstore	-	-	-	-	-	-	-	-	-	S	P	P	P	P	S	-
Riding Academies with Stables	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadside Stand	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Salvage Yard	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Shoe and Hat Repair	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Skating Rink	-	-	S	-	-	-	-	-	-	-	-	-	P	P	-	-
Stables or Paddocks	P	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Stadium	-	-	S	-	-	-	-	-	-	-	-	-	S	S	S	S
Swimming Pool - Indoor	-	-	S	-	-	-	-	-	-	-	P	P	P	P	-	-
Tattoo and Body Piercing Establishment	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Tavern - Nightclub or Lounge	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S
Taxidermist	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Trailer Camp/Park	S	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-

Table 10.06.03
Business Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Treatment Center	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Truck and Trailer Rental	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-	-
Truck, truck tractor, truck trailer, car trailer or bus storage yard - not include motor freight terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Upholstery Shop	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Veterinary Clinic	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Watch and Clock Sales and Repair	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Weaving and Mending - Custom	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-

Table 10.06.04
Manufacturing Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Any Assembly, Production, Manufacturing, Testing, Repairing or Processing that can and does operate in compliance with Performance Standards (see Section 10-6-1: Special Conditions)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Bakery (Wholesale - Retail Component Special Use)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturer of Firearms and Ammunition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Medical Cannabis Cultivation Center & Dispensaries (see Section 10-6-1: Special Conditions)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Research Laboratories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Aggregate Materials Extraction, Processing and Site Reclamation (Stone and Gravel Quarries)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Welding Shop	S	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Wholesaling and Warehousing - Local Cartage Express Facilities - not including motor freight terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P

Table 10.06.05
Transportation Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Airport	S	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Bus or Truck Storage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Bus or Truck Garage or Streetcar House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Marina	-	-	S	-	-	-	-	-	-	-	-	S	S	S	S	S
Motor Freight Terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Railroad Passenger Station	S	-	-	S	S	S	S	S	S	S	S	S	S	S	S	S
Railroad Repair Shops, Maintenance Buildings and Switching Yards	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Taxicab Business	-	-	-	-	-	-	-	-	-	-	-	-	P	P	S	S

Table 10.06.06
Utility Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Communications Use	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric Substation	S	S	S	S	S	S	S	S	S	-	P	P	P	P	P	P
Filtration Plant	S	-	-	S	S	S	S	S	S	-	-	-	-	-	P	P
Fire Station	S	-	-	S	S	S	S	S	S	P	P	P	P	P	P	P
Police Station	S	-	-	S	S	S	S	S	S	P	P	P	P	P	P	P
Public Utility - Electric substations and distribution centers, gas regulation centers and underground gas holder stations	S	S	S	-	-	-	-	-	-	-	-	-	-	-	P	P
Other Public Utility Facilities	S	-	S	P	P	P	P	P	P	-	-	-	-	-	P	P
Radio and Television Towers - Commercial	S	-	-	S	S	S	S	S	S	-	-	-	-	-	P	P
Sanitary Landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S

Table 10.06.06
Utility Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Sewage Treatment Plant	-	-	-	S	S	S	S	S	S	-	-	-	-	-	P	P
Solid Waste Disposal Site	-	-	-	-	-	-	-	-	-	S	S	S	S	S	P	P
Utility Company Maintenance Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Utility Service Yard or Garage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Watchman Quarters (Dwelling Units)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P

Table 10.06.07
Alternative Energy Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Wind Farm	S	-	S	-	-	-	-	-	-	S	-	-	-	-	-	-
Freestanding Wind Energy System (FWES)	S	S	S	S	S	S	-	-	-	S	-	-	-	-	S	S
Building Mounted Wind Energy System (BWES)	S	-	P	S	S	S	S	S	S	S	S	S	S	S	S	S
Solar Farm	S	S	S	-	-	-	-	-	-	S	-	-	-	-	-	-
Building Mounted Solar Energy Systems (BSES)	S	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Freestanding Solar Energy Systems (FSSES)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Table 10.06.08
Miscellaneous Uses

Use Category	Zoning Districts															
	Ag	Open Space		Residential						Business					Manufacturing	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2 D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Accessory Building/Use and Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Planned Unit Development (PUD)	S	-	-	S	S	S	S	S	S	S	S	S	S	S	S	S

10-6-1 Special Conditions

A. Agricultural Implementation Sales, Storage and Service of Agriculturally Oriented Products:

1. Sales yards, wholesale or retail, for agricultural products in A-1 Agricultural District refer to Section 10-9-3 Special Uses.

B. Club/Lodge, Private:

1. Private clubs or lodges in A-1 Agricultural District refer to 10-9-3 Special Uses.

C. Golf Courses:

1. Regulation size golf courses are permitted provided that no clubhouse or accessory building shall be nearer than five hundred (500) feet to any dwelling on an adjacent zoning lot.
2. Golf courses, miniature golf courses and driving ranges in A-1 Agricultural District refer to 10-9-3 Special Uses.

D. Indoor Shooting Galleries/Gun Ranges:

1. When located in a multiple-tenant building shall only be located in an end unit and with the gallery/range not adjacent to an adjoining unit.
2. The minimum building setback for indoor shooting gallery/gun range facilities shall be fifty (50) feet from any property line that abuts a residentially zoned property.
3. The retail operations of any indoor shooting gallery/gun ranges shall occupy not more than twenty five percent (25%) of the total floor area.

E. Manufacturing Uses:

1. All business, production, servicing and processing shall take place within completely enclosed buildings unless otherwise specified. Within one hundred and fifty (150) feet of a residence district, all storage shall be in completely enclosed buildings or structures, and storage located elsewhere in the Manufacturing Districts may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight (8) feet high, but in no case lower in height than the enclosed storage and suitably landscaped.
2. However, open off-street loading facilities and open off-street parking of motor vehicles under one and one-half tons' capacity may be unenclosed throughout the Manufacturing Districts, except for such screening of parking and loading facilities as may be required under provisions of Chapter 16 of this title.

F. Medical Cannabis Cultivation Center:

1. Cultivation Center and Medical Cannabis Dispensing Organization in compliance with the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/1 et seq.) provided that the distance requirements set forth in that Act are also required for public parks and religious institutions for such use.

G. Microbrewery:

1. Microbreweries/brewpubs, where if off premises consumption is allowed, all sales must be in a hand capped, sealed container with a total maximum production of fifteen thousand (15,000) barrels per calendar year inclusive of on premises and off premises sales.
2. Microbrewery/brewpub operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall be no more than twenty-five percent (25%) of the total floor area.

H. Public Storage Facilities/Mini Warehouse Storage:

1. Whenever a special use is granted for miniwarehouse storage under this M-1 zoning district or any other permitted zoning district, the following restrictions shall apply:
 - A. If the facility is within one hundred fifty feet (150') of a residential district, all storage shall be in completely enclosed buildings or structures, and storage located elsewhere in this district may be open to the sky, but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet (8') high, but in no case lower in height than the enclosed storage buildings and suitably landscaped consistent with the city's landscape ordinance.
 - B. A minimum of three (3) parking spaces shall be provided.
 - C. There shall be a minimum of twenty feet (20') between buildings.

I. Salvage Yards

1. Salvage Yards in A-1 Agricultural District refer to Section 10-9-3 Special Uses.

Variety store.

Watch and clock sales and repair.

Wearing apparel store.

Weaving and mending, custom. (Ord. 1979-7, 6-25-1979; amd. Ord. 2006-50, 6-26-2006)

5-8A-1: USES PERMITTED:

The following uses are permitted:

A. Manufacturing Type Uses:

Advertising displays.

Apparel and other products manufactured from textiles.

Art needle work and hand weaving.

Automobile painting, upholstering, repairing, reconditioning and body and fender repairing, when done within the confines of a structure.

Awnings, venetian blinds.

Bakeries.

Beverages, nonalcoholic; bottling and distributing.

Blacksmith shop.

Books, hand binding and tooling.

Bottling works.

Brushes and brooms.

Building equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment of public agencies, or public utilities, or materials or equipment of similar nature.

Cameras and other photographic equipment and supplies.

Canning and preserving.

Canvas and canvas products.

Carpet and rug cleaning.

Carting, express hauling or storage yards.

Ceramic products such as pottery and small glazed tile.

Cleaning and dyeing establishments when employing facilities for handling more than one thousand five hundred (1,500) pounds of dry goods per day.

Clothing.

Contractor or construction shops, such as:

Air conditioning.

Building.

Cement.

Electrical.

Heating and ventilating.

Masonry.

Painting.

Plumbing.

Refrigeration.

Roofing.

Cosmetics and toiletries.

Creameries and dairies.

Drugs.

Electrical appliances such as lighting fixtures, irons, fans, toasters and television receivers and home movie equipment, but not including electrical machinery.

Electrical supplies, manufacturing and assembly such as wire and cable assembly switches, lamps, insulation and dry cell batteries.

Food products, processing and combining of (except meat and fish); baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing.

Fuel sales, no retail sales and no gas station uses.

Fuel sales with storage of fuel oils, gasoline and otherflammable products limited to one hundred twenty thousand (120,000) gallons per tank, with the total storage on a zoning lot not to exceed five hundred thousand (500,000) gallons.

Fur goods, not including tanning and dyeing.

Glass products, from previously manufactured glass.

Hosiery.

House trailers, manufacture.

Ice, dry and natural.

Ink mixing and packing and inked ribbons.

Laboratories; medical, dental, research, experimental and testing, provided there is no danger from fire or explosion nor of offensive noise, vibration, smoke, dust, odors, heat, glare or other objectionable influences.

Laundries.

Leather products, including shoes and machine belting, but not including tanning and dyeing.

Luggage.

Machine shops for tool, die and pattern making.

Meat products.

Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing and heat treatment.

Metal stamping and extrusion of small products such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.

Musical instruments.

Orthopedic and medical appliances such as artificial limbs, braces, supports and stretchers.

Paper products, small; such as envelopes and stationery, bags, paper boxes, tubes and wallpaper printing.

Perfumes and cosmetics.

Pharmaceutical products.

Plastic products, but not including the processing of the raw materials.

Precision instruments such as optical, medical and drafting.

Printing and newspaper publishing including engraving and photoengraving.

Products from finished materials; plastic, bone, cork, feathers, felt, fiber, paper, fur, glass, hair, horn, leather, precious and semiprecious stones, rubber, shell or yarn.

Public utility electric substations and distribution centers, gas regulation centers and underground gas holder stations.

Repair of household or office machinery or equipment.

Rubber products, small, and synthetic treated fabrics, (excluding all rubber and synthetic processing) such as washers, gloves, footwear, bathing caps and atomizers.

Signs.

Silverware, plate and sterling.

Soap and detergents, packaging only.

Soldering and welding.

Sporting and athletic equipment such as balls, baskets, cues, gloves, bats, rackets and rods.

Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.

Storage and sale of trailers, farm implements and other similar equipment on an open lot.

Storage of flammable liquids, fats or oil in tanks each of fifty thousand (50,000) gallons or less capacity, but only after the locations and protective measures have been approved by local governing officials.

Storage of household goods.

Textiles; spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread and cordage, but not including textile bleaching.

Tool and die shops.

Tools and hardware such as bolts, nuts and screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks, nonferrous metal castings and plumbing appliances.

Toys.

Truck, truck tractor, truck trailer, car trailer or bus storage yard, when all equipment is in operable condition, but not including a truck or motor freight terminal.

B. Wholesaling And Warehousing Uses: Local cartage express facilities (but not including motor freight terminals).

C. Public And Community Service Uses:

Bus terminals, bus garages, bus lots, street railway terminals or streetcar houses.

Electric substations.

Fire stations.

Municipal or privately owned recreation buildings or community centers.

Parks and recreation areas.

Police stations.

Sewage treatment plants.

Telephone exchanges.

Water filtration plants.

Water pumping stations.

Water reservoirs. (Ord. 1979-7, 6-25-1979; amd. Ord. 2002-20, 5-28-2002)

D. Residential Uses: Dwelling units for watchmen and their families when located on the premises where they are employed in such capacity. However, no residential use, including dwelling units for watchmen and their families, shall be permitted at sexually oriented businesses, as defined in section 5-17-3 of this title.

E. Miscellaneous Uses:

Accessory uses.

Radio and television towers.

Sexually oriented businesses as defined in section 5-17-3 of this title.

Temporary buildings for construction purposes, for a period not to exceed the duration of such construction. (Ord. 2000-34, 12-11-2000)

5-8A-2: CONDITIONS OF PERMITTED USES:

All permitted uses are subject to the following conditions:

A. Performance Standards:

1. Any production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products shall conform with the performance standards set forth in section 5-8-1 of this chapter.
2. Uses established after the effective date hereof shall conform fully to the performance standards set forth in section 5-8-1 of this chapter for the district.

B. Enclosure Of Use, Screening Requirements: All business, production, servicing and processing shall take place within completely enclosed buildings unless otherwise specified. Within one hundred fifty feet (150') of a residence district, all storage shall be in completely enclosed buildings or structures, and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet (8') high, but in no case lower in height than the enclosed storage and suitably landscaped.

However, open off street loading facilities and open off street parking of motor vehicles under one and one-half (1¹/₂) ton capacity may be unenclosed throughout the district, except for such screening of parking and loading facilities as may be required under the provisions of chapter 10 of this title.

C. Nonconforming Uses: Uses established on the effective date hereof and by the provisions continued herein are rendered nonconforming, shall be permitted to continue, subject to the regulations of chapter 9 of this title. (Ord. 1979-7, 6-25-1979)

5-8A-3: SPECIAL USES PERMITTED:

The following uses may be allowed by special use permit in accordance with the provisions of section 5-12-7 of this title:

All uses permitted under section 5-7E-2, "B-5 Service Business District", of this title.

Any use which may be allowed as a special use in the B-5 business district.

Airport or aircraft landing fields.

Auction houses.

Motor freight terminals.

Planned development, industrial.

Sanitary landfill.

Slaughtering; poultry, rabbits, livestock.

Stadiums, auditoriums and arenas.

Theaters, outdoor drive-in. (Ord. 1979-7, 6-25-1979; amd. Ord. 1991-35, 11-25-1991; Ord. 1993-2, 3-22-1993)

5-7C-2: USES PERMITTED:

The following uses are permitted:

All uses permitted in the B-2 district.

Appliances, sales.

Army/navy surplus sales.

Art gallery, art studio sales.

Auditorium.

Automatic food service.

Automobile accessory store where there is no driveway entrance across the sidewalk.

Automobile and motorcycle accessory and parts store, provided there is no on site repair, machining or service.

Bicycle shop, sales and repair.

Billiard parlor/pool hall.

Blueprint and photostat shop.

Bookbinding.

Bowling alley.

Business machines store.

Carpet and rug stores.

Carryout food service.

Catalog sales office.

China and glassware stores.

Clothing store, all types.

Coin and philatelic stores.

Costume rental shop.

Currency exchanges.

Dance hall.

Department store.

Discount store.

Drapery store.

Dry goods store, retail.

Employment agency, public and private.

Exterminating shops.

Financial institutions.

Floor covering sales.

Furniture sales, new.

Furrier, retail.

Garden supplies/seed stores.

Hardware store.

Health club or gymnasium.

Hotel.

Interior decorating studio/store.

Junior department store.

Leather goods.

Loan offices.

Locksmith.

Luggage stores.

Mirror and glazing shop.

Motels.

Motion picture theater.

Music, instrument and record store; repair and retail.

Newspaper publishing office.

Notions store.

Office equipment, supplies and stationery.

Orthopedic and medical appliance stores.

Paint/wallpaper store.

Pawnshop.

Personal loan agency.

Pet store, not including animal hospitals.

Physical culture and health services.

Picture frame store.

Radio and television studios, no towers.

Record shop.

Reducing salon, masseur and steam bath.

X Schools of dance, music, business or trade.

Sewing machine sales and service.

Sporting goods.

Stationery.

Tack shop.

Taxidermist.

Theater, indoor only.

Toy store.

Trading stamp store.

Transit and transportation facilities.

Typewriter, sales and repair.

ARTICLE C. - I INDUSTRIAL DISTRICT
SECTION:

6-8C-2: - PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Abrasive manufacture.
2. Bakeries.
3. Banks and financial institutions.
4. Boot and shoe manufacture.
5. Bottling companies.
6. Building materials and products sales and storage.
7. Offices—Business or professional.
8. Offices/clinics—Medical or dental.
9. Cartage and express facilities.
10. Civic buildings established prior to August 7, 2007. Civic buildings established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
11. Contractor and construction offices, shops, and yards.
12. Dairy products processing.
13. Dry cleaning establishments and laundries employing more than ten (10) persons.
14. Electronic and scientific precision instruments manufacture.
15. Electroplating.
16. Food manufacture, packaging, and processing.
17. Freight terminals, including air, motor, and railroad.
18. Furniture, bedding, and carpet manufacture.
19. General manufacturing.
20. Glass products production and sales.
21. Light machinery production.
22. Lithographing.
23. Machine shop.
24. Paper products manufacture.
25. Parking lots and garages, principal.
26. Plastics processing.
27. Pottery and ceramics manufacture.
28. Printing and publishing establishments.
29. Radio and television stations and studios.
- ✕ 30. Vocational and trade schools established prior to August 7, 2007. Vocational and trade schools which are established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.

31. Sexually oriented business.
32. Warehouses, storage, and distribution facilities.
33. Warehouse, self-storage.
34. Wearing apparel manufacture.
35. Woodworking.
36. Other uses which are of the same general character as the other permitted uses as determined by the Zoning Administrator.
37. Pet care establishments, when the principal use of the building, structure or premises. All activity shall be conducted completely within any building or structure; outdoor areas shall be prohibited.
38. Fitness facility.
39. Automobile repair facility and car washes used in conjunction with an automobile repair facility.
40. Medical cannabis dispensing organization per Section 6-2-32 of this Title.
41. Sleep clinics.

(Ord. No. 80-5, 1-21-1980; Ord. No. 80-98, 10-6-1980; Ord. No. 95-67, 4-5-1995; Ord. No. 07-187, 8-6-2007; Ord. No. 08-018, 1-15-2008; Ord. No. 08-035, 2-19-2008; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 13-082, § 4, 8-20-2013; Ord. No. 13-162, § 5, 12-17-2013; Ord. No. 15-190, § 2, 12-1-2015)

6-8C-3: - CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

1. Airports and heliports.
2. Air, motor, and railroad freight terminals.
3. Asphalt products manufacture.
4. Automobile service stations and car washes used in conjunction with an automobile service station.
5. Boiler and tank manufacturing.
6. Brick and structural clay products manufacture.
7. Bulk storage of petroleum products.
8. Car washes.
9. Chemical and process manufacture.
10. Concrete mixing plants.
11. Eating and drinking establishments.
12. Feed mills.
13. Foundries and forge plants.
14. Fuel and ice sales.
15. Grain storage and processing.
16. Heavy machinery production.
17. Junkyards and automobile graveyards.
18. Leather tanning and processing.
19. Meatpacking.
20. Metal reduction and refinement.

21. Metal stamping.
 22. Mining operations.
 23. Motor vehicle sales, when in conjunction with a development petition for a planned unit development as outlined in Chapter 4 of this Title.
 24. Petroleum products processing and storage.
 25. Petroleum refining.
 26. Planned unit developments.
 27. Public and private utility facilities.
 28. Recreation and social facilities, excluding nursery schools, preschools, daycare centers, and learning centers unless accessory to a permitted use and excluding those uses defined as public assembly uses in Section 6-2-29 of this Title.
 29. Rubber processing and manufacture.
 30. Stadiums.
 31. Steel manufacture.
 32. Stone products manufacture.
 33. Telecommunications facilities as required by Chapter 13 of this Title.
 34. Public assembly uses per Section 6-2-29 of this Title.
 35. Pet care establishments, when the principal use of the building, structure or premises. Outdoor areas may be permitted. All outdoor activity shall be conducted as described in Section 6-2-25, "Veterinary Office And Pet Care Establishment," of this Title.
 36. Medical cannabis cultivation center per Section 6-2-29 of this Title.
- (Ord. No. 80-5, 1-21-1980; Ord. No. 06-225, 9-19-2006; Ord. No. 07-187, 8-6-2007; Ord. No. 08-035, 2-19-2008; Ord. No. 08-078, 4-15-2008; Ord. No. 09-017, 2-17-2009; Ord. No. 13-082, § 4, 8-20-2013; Ord. No. 13-162, § 5, 12-17-2013; Ord. No. 14-175, § 2, 11-18-2014)

6-2-29: - PUBLIC ASSEMBLY USES:

1. **Purpose:** It is the intent of this Section to provide regulations specific to public assembly uses located within the industrial districts provided for in Chapter 8 of this Title, specifically the RD, ORI, and I districts. It is further the intent of this Section to create greater opportunities for the location of said public assembly uses in instances where the City Council determines that said use shall not result in a detrimental impact to the intent of this Title and/or policies adopted through the City's comprehensive planning documents. Public assembly uses shall be ancillary and complementary to uses customarily permitted in Chapter 8, "Industrial Districts", of this Title.
2. **Applicability:** These regulations shall apply to all public assembly uses seeking approval of a conditional use through Chapter 8, "Industrial Districts", of this Title on or after August 7, 2007, which is the date following adoption hereof. Public assembly uses, as defined under Subsection 6-2-29.4 of this Section, established in accordance with the provisions of this Title prior to August 7, 2007, shall not be impacted by this Section and shall remain legal uses.
3. **Process:** Public assembly uses shall be processed as a conditional use in the respective industrial districts (RD, ORI, and I) in accordance with Section 6-3-8, "Conditional Uses", of this Title and Subsections 6-2-29.5 and 6-2-29.6 of this Section.
4. **Definitions:** For the purposes of this Section, public assembly uses shall be classified as the following noncommercial uses which are operated on a not for profit basis:
 - 4.1. Clubs/lodges.
 - 4.2. Religious uses.
 - 4.3. Schools, trade or vocational.
 - 4.4. Colleges/universities.
 - 4.5. Community centers.
 - 4.6. Performing arts center.
 - 4.7. Civic buildings.
 - 4.8. Cultural institutions.
 - 4.9. Other similar uses as determined by the Zoning Administrator.
5. **Public Assembly Use Components:** In determining compliance with Section 6-3-8, "Conditional Uses", of this Title, the following components of the public assembly use shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:
 - 5.1. Total square footage of the proposed use.
 - 5.2. Size of the parcel.
 - 5.3. Peak hours of operation and impact on adjacent uses.
 - 5.4. Primary and accessory uses of the operation.
 - 5.5. Parking demand and available private parking supply.
 - 5.6. Traffic generation and adjacent roadway capacity.
 - 5.7. Maximization of the highest and best use for the subject property and/or building.
 - 5.8. Preservation and enhancement of tax generating potential of the zoning district.
 - 5.9. Extent to which the proposed use, structure, and site design results in an efficient and

creative use of the subject property.

5.10. Other criteria determined to be necessary to assess compliance with Section 6-3-8 of this Title.

6. Compliance With All Other Applicable Code Requirements: The public assembly use shall comply with all applicable Code requirements, including, but not limited to, landscaping, building design guidelines, and performance standards.

(Ord. 07-187, 8-6-2007)

	P	E	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	B-1	B-2	B-3	O	DC	ORI	M-1	M-2	Additional Regulations
5250 Gun Clubs and shooting ranges														S				Otherwise complying with Article V of Chapter 8 of the Aurora Municipal Code
5260 Poolrooms												P		P		P	P	Otherwise complying with Division 4 of Article IV of Chapter 8 of the Aurora Municipal Code
5270 Juice bars, dry cabarets, teenage cabarets, and other non-alcoholic bars											S	S		S		S	S	
5400 Natural and other recreational parks	P	P	P	P	P	P	P	P	P	S	S	S	S	P	S	S	S	
5410 Amusement or theme park or fair												S				S	S	Otherwise complying with Article II of Chapter 8 of the Aurora Municipal Code
6000 Education, public admin., health care, and other inst.		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6100 Educational services	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	
6110 Technical, trade, and other specialty schools										S	P	P	P	P	S	P	P	
6200 Public facilities and services		S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	
6210 Correctional institutions																S	S	
6300 Health and human services		S	S	S	S	S	S	S	S	S	P	P	S	P	P	P	P	
6310 Day care		S	S	S	S	S	S	S	S	S	P	P	S	S	S	P	P	
6320 Nursing, supervision, and other rehabilitative services						S	S	S	S	S	S	S						
6330 Hospital or sanatoria		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
6331 Mental health facility						S	S	S	S	S	S	S						

11-10-2: USES:

A. Permitted uses:

Administrative buildings.

Adult uses (if in compliance with the requirements of chapter 15 of this title).

Assembly, with or without fabrication of parts.

Automobile body shops.

Beverage distribution.

Boat builder.

Bottling works.

Business machine manufacturing.

Carpet and rug cleaners.

Cartage, express and parcel delivery.

Clothing manufacturing.

Contractor's yard.

Electrical motor and generator manufacturing.

Electronic component manufacturing.

Fabrication, processing, production or manufacturing of materials, goods or products.

Freight warehousing and distribution.

Impound yard, subject to additional standards and criteria in subsection D2 of this section.

Laboratories and research firms involved in the research, experimentation or testing of materials, goods, or products.

Lumberyards.

Machine shops.

Photo processing (nonretail).

Plastic processing.

Police headquarters and stations.


Pottery and ceramics manufacturing.

Printing, publishing or lithography establishments.

Public works buildings and facilities.

Recycling center.

Research and development laboratories.

 Schools, commercial or trade, including those teaching business, commercial or technical subjects.

Schools teaching dance, music, performance, and martial arts, subject to the additional standards and criteria in subsection D1 of this section.

Sheet metal fabrication.

Village halls.

Wholesale and warehousing.

Woodworking and wood products manufacturing. (Ord. 2007-03-06A, 3-6-2007; amd. Ord. 2007-08-21A, 8-21-2007; Ord. 2014-07-15, 7-15-2014; Ord. 2014-08-05E, 8-5-2014)

B. Special uses:

Aerial lift sales, rental, and service.

Airport and heliports.

Bakeries, exceeding five thousand (5,000) square feet of building area.

Bottled gas dealer.

Brick and structural clay products manufacturing.

Chemical processing.

Concrete and clay works.

Dairy products processing.

Food manufacturing, packaging and processing.

Furniture display, sales, and repair.

Gymnasiums and health clubs.

Heavy machinery manufacturing.

Mining, loading and hauling of sand, gravel, topsoil or other aggregate or minerals, including equipment, building or structure for screening, crushing, mixing, washing or storage, provided that:

1. No open pit or shaft is less than three hundred feet (300') from any public road or one hundred feet (100') from any side or rear property line.
2. All buildings or structures used for the crushing, washing, mixing or storage of mined materials are located not less than two hundred feet (200') from any property line.
3. A plan of development or the reclamation of the land is provided as part of the application for special use. This plan of development shall be accompanied by a written agreement between the owner or his agent and village and by a performance bond in an amount equal to the cost of the reclamation of the land, as set forth in the development plan.

Miniwarehouses, including watchman's quarters.

Paint and wallpaper manufacturing.

Paper products manufacturing.

Pharmaceutical and cosmetic manufacturing.

Planned developments.

Plastic manufacturing.

Public utility, governmental and service uses, including, but not limited to:

1. Essential services, including, fully automated gas regulating stations; telephone exchanges; and electric substations.

2. Towers and antennas, commercial, for radio, television and telephone transmitting, receiving or relay stations.
3. Wastewater treatment plant.
4. Waterworks, reservoirs, pumping stations, filtration plants and wells.

Radio, cellular and television towers.

Railroad yards.

Refuse company.

Stone products manufacturing.

Structural steel manufacturing.

Truck sales. (Ord. 2013-09-17A, 9-17-2013)

C. Permitted accessory uses: Please refer to section 11-4-7 of this title. (Ord. 2011-07-05B, 7-5-2011)

D. Additional standards and criteria for specific uses:

1. Schools Teaching Music, Dance, Performance, And Martial Arts:

- a. Shall not be located in the same building or on the same lot with any use permitted in the district that involves assembly, fabricating, production, processing or manufacturing activities;
- b. Performances on the premises shall not occur without the written approval of the community development director. (Ord. 2014-07-15, 7-15-2014)

2. Impound Yard:

- a. A principal building shall be located on the lot.
- b. The towing service operator(s) utilizing the impound yard shall provide the village a copy of the operator's valid registration with the Illinois commerce commission.
- c. If proposed to be located on a lot owned by an entity other than the impound yard operator, the impound yard operator shall provide the village with written authorization from the property owner.

- d. If proposed to be located on a lot with other uses, the impound yard operator shall provide the village proof of notification to the other uses.
- e. The impound yard shall not include vehicle repair or any salvage operations; may include a towing service on site.
- f. No vehicle shall be stored longer than one hundred eighty (180) days on site.
- g. The impound yard operator shall have an independent and qualified consultant perform an assessment and evaluation annually to determine that pollutants from stored vehicles have not leaked into the soil or sewers, or if they have, that they have been properly remediated.
- h. The impound yard shall comply with the commercial outdoor storage requirements in section 11-4-7 of this title.
- i. The impound yard shall comply with the fence requirements in section 11-4-13 of this title, with a minimum fence height of six feet (6'). (Ord. 2014-08-05E, 8-5-2014)

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SECTION 9.00 – MANUFACTURING DISTRICTS

9.01 M-1 LIMITED MANUFACTURING DISTRICT

A. Conditions of Use. All permitted uses are subject to the following conditions:

1. Any production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products shall conform with the performance standards set forth in Section 9.03.
2. All business, production, servicing and processing shall take place within completely enclosed buildings unless otherwise specified. Within one hundred and fifty (150) feet of a Residence District, all storage shall be in completely enclosed buildings or structures, and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or fences, including solid doors or gates thereto, at least eight (8) feet in height and suitably landscaped. If items in storage exceed eight (8) feet in height, an applicant may submit to the Plan Commission and the Village Board for a waiver to allow for fence in excess of eight (8) feet, but not to exceed fifteen (15) feet in height. However, open off-street loading facilities and open off-street parking of motor vehicles under one and one-half (1½) ton capacity may be unenclosed throughout the district, except for such screening of parking and loading facilities as may be required under the provisions of Section 12.00.
3. Uses established on the effective date of this amended Ordinance and by its provisions are rendered non-conforming, shall be permitted to continue, subject to the regulations of Section 5.00.
4. Uses established after the effective date of this amended Ordinance shall conform fully to the Performance Standards hereinafter set forth for the district.

B. Permitted Uses. The following uses are permitted:

1. Miscellaneous uses as follows:
 - a. Accessory uses.
 - b. Radio and television towers.
 - c. Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
2. Off-street parking and loading as permitted or required in Section 12.00.
3. Production, Processing, Cleaning, Testing or Repair, limited to the following uses and products:
 - a. Advertising displays.

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- b. Apparel and other products manufactured from textiles.
- c. Art needle work and hand weaving.
- d. Automobile painting, upholstering, repairing, reconditioning and body and fender repairing, when done within the confines of a structure.
- e. Awnings, venetian blinds.
- f. Bakeries.
- g. Beverages.
- h. Books – hand binding and tooling.
- i. Bottling works.
- j. Brushes and brooms.
- k. Building equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting of equipment of public agencies, or public utilities, or materials or equipment of similar nature.
- l. Cameras and other photographic equipment and supplies.
- m. Canning and preserving.
- n. Canvas and canvas products.
- o. Carpet and rug cleaning.
- p. Carting, express hauling or storage yards.
- q. Ceramic products, such as pottery and small glazed tile.
- r. Cleaning and dyeing establishments when employing facilities for handling more than fifteen hundred (1,500) pounds of dry goods per day.
- s. Clothing.
- t. Cosmetics and toiletries.
- u. Creameries and dairies.
- v. Dentures.
- w. Drugs.
- x. Electrical appliances, such as lighting fixtures, irons, fans, toasters and electric toys.
- y. Electrical equipment assembly, such as home radio and television receivers and home movie equipment, but not including electrical machinery.

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- z. Electrical supplies, manufacturing and assembly of such wire and cable assembly, switches, lamps, insulation, and dry cell batteries.
- aa. Food products, processing and combining of (except meat and fish) baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing.
- bb. Fur goods, not including tanning and dyeing.
- cc. Glass products from previously manufactured glass.
- dd. Hat bodies of fur and wool felt.
- ee. Hosiery.
- ff. House trailers, manufacture.
- gg. Ice, natural.
- hh. Ink mixing and packaging and inked ribbons.
- ii. Jewelry.
- jj. Laboratories; medical, dental, research, experimental, and testing, provided there is no danger from fire or explosion nor offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable influences.
- kk. Laundries.
- ll. Leather products, including shoes and machine belting, but not including tanning and dyeing.
- mm. Luggage.
- nn. Machine shops for tool, die, and pattern making.
- oo. Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing and heat treatment.
- pp. Metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.
- qq. Musical instruments.
- rr. Orthopedic and medical appliances, such as artificial limbs, braces, supports and stretchers.
- ss. Paper products, small, such as envelopes and stationery, bags, boxes, tubes and wallpaper printing.
- tt. Perfumes and cosmetics.

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- uu. Pharmaceutical products.
- vv. Plastic products, but not including the processing of the raw materials.
- ww. Precision instruments, such as optical, medical and drafting.
- xx. Products from finished materials; plastic, bone, cork, feathers, felt, fiber, copper, fur, glass, hair, horn, leather, precious and semi-precious stones, rubber, shell or yarn.
- yy. Printing and newspaper publishing, including engraving, photoengraving.
- zz. Public utility electric substations and distribution centers, gas regulation centers and underground gas holder stations.
- aaa. Repair of household or office machinery or equipment.
- bbb. Rubber products, small, and synthetic treated fabrics (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps and atomizers.
- ccc. Signs, as regulated by Section 11.00.
- ddd. Silverware, plate and sterling.
- eee. Soap and detergents, packaging only.
- fff. Soldering and welding.
- ggg. Sporting and athletic equipment, such as balls, baskets, cues, gloves, bats, racquets, and rods.
- hhh. Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.
- iii. Storage of household goods.
- jjj. Storage and sale of trailers, farm implements and other similar equipment on an open lot.
- kkk. Storage of flammable liquids, fats or oil in tanks each of fifteen thousand (15,000) gallons or less capacity, but only after the locations and protective measures have been approved by local governing officials.
- lll. Textiles; spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread, and cordage, but not including textile bleaching.
- mmm. Tool and die shops.
- nnn. Tools and hardware, such as bolts, nuts and screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks, non-ferrous metal castings and plumbing appliances.

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- ooo. Toys.
 - ppp. Truck, truck tractor, truck trailer, car trailer, or bus storage yard, when all equipment is in operable condition, but not including a truck or motor freight terminal, which are treated under Section 9.02.
 - qqq. Umbrellas.
 - rrr. Upholstering (bulk), including mattress manufacturing, rebuilding, and renovating.
 - sss. Vehicles, children's; such as bicycles, scooters, wagons and baby carriages.
 - ttt. Watches.
 - uuu. Wood products, such as furniture, boxes, crates, baskets, and pencils and cooperage works.
 - vvv. Any other manufacturing establishment that can be operated in compliance with the Performance Standards of Section 9.03 without creating objectionable noise, odor, dust, smoke, gas, fumes, or vapor; and that is a use compatible with the use and occupancy of adjoining properties.
- 4. Professional and Business Offices.
 - 5. Public and Community Service Uses as follows:
 - a. Bus terminals, bus garages, bus lots, street railway terminals, or street car houses.
 - b. Electric substations.
 - c. Fire stations.
 - d. Municipal or privately owned recreation buildings or community centers.
 - e. Parks and recreation areas.
 - f. Police stations.
 - g. Sewage treatment plants.
 - h. Telephone exchanges.
 - i. Water filtration plants.
 - j. Water pumping stations.
 - k. Water reservoirs.

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6. Retail and services as follows:

- a. Automobile service station for the retail sale of gasoline and oil for motor vehicles, and for minor services which may be conducted out of doors.
- b. Contractor or construction such as building, cement, electrical, refrigeration, masonry, plumbing, roofing, air conditioning, heating and ventilating, fuel oil, with a storage of fuel oils, gas and other flammable products limited to twelve thousand (12,000) gallons per tank, with a total storage on zoning lots not to exceed fifty thousand (50,000) gallons.
- c. Health Clubs and Spas provided the property provides the adequate number of parking spaces per Section 12.00 of this Code.

(Ord. 12-57, 9/7/2012)

7. Wholesaling and Warehousing. Local cartage express facilities (but not including motor freight terminals).
 8. Leasing or renting of real estate, household goods or office products.
 9. Leasing commercial, industrial machinery, and equipment.
- C. Special Uses. The following uses may be allowed by Special Use Permit in accordance with the provisions of Section 13.08.
1. Adult uses.
 - a. Additional Buffers. A 0.3 opacity bufferyard with a minimum twenty (20) feet width shall be provided on all lot sides.
 - b. Separation.
 - i. The use shall be a minimum of one thousand seven hundred sixty (1,760) feet from any place of worship, school, or daycare center.
 - ii. The use shall be a minimum of one thousand seven hundred sixty (1,760) feet from any residential zoning district.
 - iii. The use shall be a minimum of one hundred fifty (150) feet from any zoning district other than M-1 or M-2.
 - c. Spacing. The minimum spacing between adult uses shall be on (1) mile.
 - d. Lot Size. The use shall be minimum one (1) acre.
 - e. Access. The use shall take access from an interior street in the manufacturing development not from an exterior roadway.
 - f. Signage. In height and shall have an area of no more than sixty (60) percent of the district standard. At the entrance to the building a notice

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shall be posted indicating that this is an adult use which may involve activities or materials that do not meet community decency standards.

- g. Alcohol. Adult uses shall not serve alcohol or allow the consumption of alcohol anywhere on the property.
- 2. Airport or aircraft landing fields.
- 3. Any use permitted in the B-3 Business District, provided the Performance Standards of Section 9.03 can be met in their entirety.
- 4. Any use which may be allowed as a Special Use in the B-3 Business District, but not including house trailer (mobile homes) camps or parks.
- 5. Body Piercing establishments.
- 6. Motor freight terminals.
- 7. Pet Boarding.
- 8. Planned Developments, industrial.
- 9. Power Generating Facilities.
 - a. Purpose and Intent. It is the purpose and intent of this Section to protect and preserve the health safety, and welfare of the Village by regulating power generating facilities, as defined in Section 3.02 of this Ordinance, within the Village.
 - b. General Standards.
 - i. A separate Special Use Permit, including an approved site development plan, must be issued for each power generating facility, as defined in Section 3.02 of the Oswego Zoning Ordinance, which is proposed to be located within the Village.
 - ii. A petition submitted for approval of a power generating facility Special Use Permit shall include but is not limited to, the following information:
 - a) The name and address of the record owner of the subject property;
 - b) The name and address of the firm proposing to construct and/or operate the facility;
 - c) A legal description and survey of the subject property prepared by an Illinois Licensed Surveyor;

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- d) A location map depicting the location of the subject property and the area surrounding it for a distance of ½ mile;
 - e) Detailed information regarding soil type, vegetation, wetlands, floodplain, ground water features, topography of undeveloped land, and other natural resource features present on and within 200 feet of the subject property;
 - f) A detailed site development plan depicting how the property will be developed with the facility, including the location of proposed buildings and structure, setback distances for proposed buildings and structures, and lot coverage;
 - g) Architectural renderings depicting the proposed appearance of the facility, including length, width, and height of proposed structures; and
 - h) Detailed information regarding the environmental impact of the facility on the subject site and adjacent land parcel, including information pertaining to noise, and the pollution of air, soil, and ground water (This information should include a Permit application, an air dispersion modeling study for NO_x, CO, SO₂PM, and VOMS; a noise study including existing ambient noise levels for the site, and a detailed noise abatement plan).
- iii. Criteria and factors used by the Plan Commission and Village Board to determine the appropriateness of the power generating facility Special Use Permit and whether to approve it, shall consist of, but not be limited to, the following:
- a) The compatibility of the proposed facility with existing zoning land use in the surrounding area.
 - b) The impact of the facility on adjoined land uses and the property value of adjoining lands.
 - c) The impact of the facility on the owner of the subject site and the ability to use said site.
 - d) The impact of the facility on the area transportation systems and infrastructure, including the ability to be served by local utilities.
 - e) The need for increased building setbacks based on the height of the facility and surrounding zoning and land use.

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- f) The need to buffer and/or screen adjoining uses from the facility.
 - g) Whether pollution generated by the proposed use creates health, safety, and nuisance risks.
 - h) Days and hours of operation of the facility and whether the use operates on a year-round or seasonal basis.
 - i) The means of access to the facility, including easements and/or ownership of land necessary to operate said facility.
 - j) The availability of alternative sites within and around the Village for a facility and whether a public and /or community need is met by it.
 - k) Location of the proposed facility relative to supportive services and facilities, including but not limited to natural gas lines and electric transmission lines, and its ability to utilize underground utility lines for support purposes.
 - l) The noise impact from the proposed facility experienced on surrounding properties and land uses.
 - m) The visual impact of the proposed power generating facility, when considered in the context of the surrounding properties.
 - iv. The individual and relative weight to be accorded each of these criteria and factors listed in Section 9.01C above may vary depending upon the facts presented in each petition and it shall be the province of the Plan Commission to make that determination in each case.
- 10. Sanitary land fills.
 - 11. Stadiums, auditoriums and arenas.
 - 12. Tattoo establishments.
- D. Yard Areas. No building or structure shall hereafter be erected or structurally altered unless the following yards are provided and maintained in connection with such building.
- 1. Front Yard. On every zoning lot a front yard of not less than twenty-five (25) feet in depth shall be provided. However, where lots within the same block and comprising forty (40) percent of the frontage on the same street are already developed on the effective date of this Ordinance with front yards with an average depth of less than twenty-five (25) feet, then such average depth shall be the required front yard depth for such frontage in said block.

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2. Side Yards. On every zoning lot a side yard shall be provided along each side lot line. Each side yard shall be not less in width than ten (10) percent of the lot width, but need not exceed twenty (20) feet in width.
 3. Rear Yard. On every zoning lot a rear yard shall be provided and maintained of not less than twenty (20) feet in depth, except that the inner ten (10) feet may be used for off-street parking.
- E. Lot Coverage. Not more than sixty (60) percent of the area of a lot may be covered by buildings or structures, including accessory buildings.
- F. Floor Area Ratio. Not more than 0.8.

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8.03 B-3 COMMUNITY SERVICE AND WHOLESALE DISTRICT

A. Permitted Uses

1. Any use permitted in the B-1 Neighborhood Business District and in the B-2 Community Shopping District.
2. Agricultural implement sales and services when conducted wholly within an enclosed building.
3. Air conditioning and heating sales and service.
4. Animal hospitals and veterinarian offices.
5. Art galleries and studios.
6. Automobile sales and service, but not including automobile body repair and rebuilding, or painting of automobiles.
7. Automobiles and truck (under one and one-half (1½) ton capacity) minor motor repair and service shops, but not including body repair and rebuilding or painting.
8. Automobile service stations.
9. Battery and tire service stations.
10. Beverage, non-alcoholic, bottling and distributing.
11. Bicycle and motorcycle sales and repair.
12. Billiard and pool rooms, bowling alleys, dance halls and gymnasiums.
13. Blueprinting and Photostatting establishments.
14. Boat showrooms.
15. Book binding.
16. Building materials sales, when conducted wholly within a building.
17. Catering establishments.
18. Clubs and fraternal organizations.
19. Contractors' offices and shops where no fabricating is done on the premises and where all storage of material is within a building.
20. Costume rental shops.
21. Dwelling units provided they are located above the first floor and above a permitted business use. Dwelling units shall not be permitted on the ground floor of a business or in the rear of business buildings or in the rear of business establishments on the ground floor.

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22. Employment agencies.
23. Exterminating shops.
24. Feed and seed stores, wholesale.
25. Garages, public, for storage of private passenger automobiles and commercial vehicles under one and one half (1 ½) ton capacity.
26. Glass cutting and glazing establishments.
27. Greenhouse, wholesale growers.
28. Household appliance repair shops.
29. Laboratories, commercial (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place).
30. Orthopedic and medical appliance stores, but not including the assembly or manufacturing of such articles.
31. Parcel delivery station.
32. Pawn shops.
33. Pet shops, kennels or animal hospitals when conducted wholly within an enclosed building.
34. Photograph developing and processing.
35. Plumbing showrooms, heating and roofing supply shops.
36. Poultry and rabbit killing for retail sale on premises only.
37. Printing, publishing and issuing of newspapers, periodicals, books, stationery and other reading matter.
38. Public auction rooms.
39. Radio and television broadcasting stations.
40. Restaurants; drive-in, car service.
41. Riding academics.
- ~~42.~~ 42. Schools; music, dance, business, commercial or trade.
43. Second-hand stores and rummage shops.
44. Silver plating and repair shops.
45. Smoking and processing of meat products.
46. Taverns.

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47. Theatres, indoor.
48. Undertaking establishments.
49. Wholesale business, excluding a building, the principal use of which is for a storage warehouse.
50. Leasing or renting of real estate, household goods or office products.
51. Leasing commercial, industrial machinery, and equipment.

B. Special Uses

1. Other uses similar to the above permitted uses.
2. Amusement establishments; bowling alleys, billiard parlors, gymnasiums, ice skating rinks, swimming pools, clubs and recreation centers containing one or more of the above uses.
3. Automobile laundries.
4. Cigar, cigarette and/or tobacco stores.
5. Day care center
6. Garages, public including painting, body and fender work and motor rebuilding.
7. Liquor store, packaged goods only.
8. Open sales lots.
9. Outdoor Entertainment, including but not limited to, live performances by groups and/or individuals, karaoke, etc. A Special Use Permit shall be established when a business has more than four (4) separate occurrences in any twelve (12) month period, and each occurrence shall not exceed four (4) consecutive days.
10. Public utility and governmental service uses.
11. Processing or assembly limited to the following, provided that space occupied in a building does not exceed six thousand (6,000) square feet of total floor and basement space, not including stairwells, or elevator shafts; and provided such processing or assembly can be conducted without noise, vibration, odor, dust or any other condition which might be disturbing to occupants of adjacent buildings. When manufacturing operations of the same or similar products demand space exceeding six thousand (6,000) square feet, they shall then be located in the M-1 Limited Manufacturing District:
 - a. Advertising displays.
 - b. Awnings, Venetian blinds and window shades.
 - c. Bakeries, wholesale.

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- d. Brushes and brooms.
 - e. Cosmetics, drugs and perfumes.
 - f. Electrical equipment appliances.
 - g. Food processing, packaging and distribution.
 - h. Jewelry.
 - i. Medical and dental supplies.
 - j. Optical goods and equipment.
 - k. Pattern-making.
 - l. Products from finished materials such as bond, plastic, cloth, cork, feathers, felt, fiber, paper, fur, glass, hair, horn leather, precious or semi-precious stone, rubber, shell or yarn.
 - m. Scientific and precision instruments.
- 12. Radio and television towers, receiving and transmitting.
 - 13. Accessory uses to the above conditional uses including, but not limited to: off-street parking and off-street loading as regulated in Section 12.00.
- C. Yards. Same as required in the B-1 Neighborhood Business District.
 - D. Floor Area Ratio. Not to exceed 1.5.
 - E. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided as required or permitted in Section 12.00.

11.02 MANUFACTURING ZONING STANDARDS, BULK REGULATIONS AND USE TABLES

Zoning Standards and Bulk Regulations Table

Zoning District	Front Yard Setback*	Side/ Corner Side Yard Setback*	Rear Yard Setback*	Transitional Yard Setback*+	Floor Area Ratio	Maximum Building Height
M-1	Min 25 ft	Min 10% of lot width but no greater than 20 ft/ 25 ft	Min 20 ft	Min 30 ft	1.5	45 ft**
M-2	Min 25 ft	Min 10% of lot width but no greater than 20 ft/ 25 ft	Min 20 ft	Min 30 ft	3.0	45 ft**

*All yard setbacks shall be landscaped and meet the Village's landscaping requirements except that curb cuts/drive entrances are permitted from the street and between lots for cross access. Parking/pavement areas and structures are prohibited in all yard setbacks except that the inner ten feet of the rear yard setback can be used for parking.

+A Transitional Yard shall be defined as a yard that abuts a residential use at the time of plan review and approval.

**Table of Maximum Building Height Restrictions in Manufacturing Districts.

Zoning District	Within 500 feet of a Residential or Commercial zoned parcel (setback measured at the base of the structure)	Beyond 500 feet of a Residential or Commercial zoned parcel (setback measured at the base of the structure)
M-1	45 feet	65 feet
M-2	45 feet	100 feet, for buildings higher than 100 feet the setback is 500 feet plus two (2) feet per each one (1) foot above 100 feet.

OFF-STREET PARKING AND LOADING FACILITIES. Off-street parking and loading facilities shall be provided as permitted or required in Section 13.00.

PERMITTED & SPECIAL USES.

Permitted, Special and Prohibited Use Table

P=Permitted Use S=Special Use X=Prohibited Use

Land Use Types	M-1	M-2
Accessory Uses	P	P
Agricultural Uses	S	S
Distribution Uses	S	S
Drive Through/In Establishment	X	X
Entertainment Uses	S	X
Adult Business Uses – subject to Montgomery Code of	X	S

Ordinances		
Finance Service	P	X
Currency Exchanges	X	X
Food Sales	X	X
Ground Mounted Solar Energy Systems in accordance with Section 4.06(11)	P	P
Health Services	P	X
Tattoo Parlor	P	X
Manufacturing Uses	P	P
Concrete or Asphalt Batching Plants including mining, loading and hauling of sand, gravel, topsoil or other aggregate	X	S
Fuel manufacturing/production/storage/sales	X	S
Food Processing	P	P
Miscellaneous	X	X
Construction Trailer – temporary during construction	P	P
Distribution Uses (Distribution Uses are Permitted Uses, except a Distribution Use shall be a Special Use when access to the proposed site is through an area zoned residential.)	P (S if access is through Residential)	P (S if access is through Residential)
Sanitary Landfill/Waste Transfer Station/Recycling Facility	X	S
Sewage Treatment Plants (permitted as an accessory use)	X	S
Sewage Pre-Treatment System	P	P
Motor Vehicle Service	P	P
Gas Station	S	S
Office Uses	P	P
Outdoor Sales accessory to principle use	S	S
Outdoor Use/Service accessory to principle use	S	S
Alternative Surfaces	S**	S**
Outdoor Storage accessory to principle use	S	S
Alternative Surfaces	S**	S**
Outdoor Sales/Use/Service/Storage (Principle Use)	S	S
Alternative Surfaces	S**	S**
Personal & Business Services	P	X
Planned Unit Development	S	S
Private Schools and Universities	X	X
Private Utilities	P	P
Public Uses	P	P
Large Active Park	S	S
Recreation, Commercial	S	S
Religious Use/Service	X	X
Residential Uses	X	X
Retail Sales	P	X
Pawnbroker	S	X
Sign: Off Premises/Billboard (subject to the requirements below in note d.)	P	X
Transportation Services	P	X
Utility Scale Solar Energy Systems in accordance with Section 4.06(11)	S	S
Warehouse Uses	P	P

Self Service Storage Warehouse	S	S
Wholesale Establishment	P	P
Fuel Sales	S	S

* Where a given use can fit in more than one category, the more specific category shall regulate and control said use.

** A special use for Alternative Surfaces may only be granted in conjunction with a special use for the category that it is a subset of.

Standards:

Outdoor storage areas for materials, products, and equipment that are not vehicles or piece of equipment offered for sale shall comply with the following requirements:

1. The owner or operator is required to submit a detailed plan describing the intended purpose of the use. This plan shall include but is not limited to the following: type and weight of vehicles, items to be stored on the surface, average daily vehicle trips conducted on the surface, other operations conducted on the site and dust mitigation activities.
2. Storage spaces or areas, drives and aisles shall be constructed of a minimum of 10 inches of material uniformly compacted to a minimum of ninety-five (95) percent standard proctor density or methods approved by the Village Engineer. Specified material shall be approved by the Village Engineer. Additional material depth may be required based on the use of the site subject to Village Engineer approval.
3. The owner or operator is required to engage in periodic dust control measures, including treating the alternative surface with calcium chloride on an as needed basis.
4. The owner or operator shall provide the Village an access easement over all areas utilizing an alternative surface pursuant to these provisions. In accordance with said easement, the Village will conduct periodic reviews of the site's dust control and to perform any mitigation actions it deems necessary. Prior to engaging in site remediation, the Village will provide the owner or operator with written notice identifying the violation and the owner or operator will be afforded seventy-two (72) hours to resolve. To the extent that the owner or operator fails to adequately address said violation to the satisfaction of the Village, thereby requiring Village to remediate said nuisance, the Village will deduct all applicable funds from the owner or operator's deposit. The owner or operator will be required to replenish said deposit within fifteen (15) days of receiving notice so that the account remains its proper balance of \$5,000.00.
5. The alternative surface cannot be located closer than 250 feet from a public right of way.
6. The alternative surface cannot be located closer than 250 feet from commercial or residential zoned property.
7. The alternative surface shall be maintained by the owner or operator to the satisfaction of the Director of the Community Development Department or other designee of the Village Administrator, including re-grading or restoration as needed due to traffic use, or storm related degradation. In the event that the alternative surface material degrades to a point

that increases the nuisance occurrences the material shall be removed and replaced with fresh material.

a. **New Compatible Uses:**

The Director of Community Development, or appointed designee, may allow a land use to be considered as a permitted or special use which, though not identified by name in a zoning district list of permitted or special uses, is deemed to be similar in nature, and clearly compatible with the listed uses. The officer shall consult the North American Industry Classification System (NAICS) to determine similarity or compatibility. However, such non-listed uses shall not be approved until the application for such use has been reviewed by the village attorney.

b. **Addition of Non-listed Uses to Zoning Ordinance:**

All non-listed uses that may be approved may be added to the appropriate use list at the time of periodic updating and revision. The officer shall, upon approving a use not specifically listed in this title, notify the planning commission and village board of trustees.

c. **Adult Business Uses Restrictions:**

Dispersion restriction:

No regulated use hereunder shall be located within 1000 feet of any other such use.

Location restriction:

No regulated use shall be permitted to operate on a parcel of land of which any portion of that parcel falls within three hundred feet (300') of the right-of-way line of Route 30, Route 31, and Orchard Road.

The structure in which is located any regulated use hereunder shall be located at least 1100 feet from the nearest property line of any land in any residential zone, or of any public, private or parochial school, park, playground, or church, convent, monastery, synagogue or similar place of worship, in any other zone.

However, the prohibition of this section shall be specially waived in any particular case upon the presentment to the village clerk and verification of a validated petition requesting such waiver signed by 51 percent of those persons owning real property, or otherwise residing or operating a business, within 1100 feet of the proposed location of the regulated use hereunder.

d. **Sign: Off Premises/Billboard must meet the following requirements:**

- 1) must be within 100 feet of an on/off ramp leaving a limited access highway owned or controlled by the State of Illinois or The United States of America (roads or highways owned or controlled by a County, Township or Municipality do not satisfy this provision),
an
- 2) Must be more than 950 feet away from any property zoning Residential (R) District, and
- 3) Must be a non-electronic static sign (the sign is allowed to be illuminated in a manner that does not impair automobile driver's vision or is broadcasted toward residential structures),
and

- 4) Must be separated from any other Off Premises/Billboard sign by at least 1,000 feet that is within the Village jurisdiction and is on the same side of the right of way that the proposed sign is on, and
- 5) Overall Size: Max 300 sq ft. and Minimum 200 sq. ft. and
- 6) Overall Height: Max 35 ft., and
- 7) Max. Allowable Surface Display Area: 300 sq. ft.

11.03 ADDITIONAL LAND USE DEFINITIONS

- I. The definitions below are intended to provide an understanding and scope of each general land use category listed above. The definitions are not all inclusive and the zoning enforcement officer has the discretion to review and deny a use if in their opinion it does not meet the intent of the definition.
 - a. **Alternative Surfaces:** Acceptable alternative surfaces that will be considered are Crushed Limestone Aggregate meeting the IDOT standard gradation CA-1 or CA-7. Other materials may be considered for use as alternative surfaces subject to Village engineer approval.
 - b. **Agricultural Uses:** Any use which includes farming, plowing, tillage, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products such as fruits, vegetables, grains, trees, sod, landscape plants etc. This uses excludes animal husbandry, the use of animals for production of food or fiber products, grazing and raising of livestock or any other use involving animals.
 - c. **Distribution Uses:** A building, structure, parcel of land, or portion therefore in which:
1) freight is shipped by airplane, motor truck or railroad: or 2) freight is received, assembled, sorted and/or rerouted for local, intrastate, or interstate shipment.
 - d. **Drive Through/In Establishment:** An establishment or part thereof in which patrons order commodities or process transactions at a window or electronic device used for communication or are served while still in their vehicles (for example, fast food restaurants, banks, pharmacies etc.).
 - e. **Entertainment Uses:** An establishment which provides indoor entertainment on site (for example, bowling alley, arcades, skate rinks, clubs etc).
 - f. **Financial Services:** An establishment which provides financial services (for example, banks, credit unions, savings and loans, etc.).
 - g. **Food Sales:** Any food service use that sells or serves foodstuff articles directly to patrons on site or off site for human consumption (for example, restaurant, grocery store, alcoholic beverages, etc). This excludes off-site catering services and manufacturing and distribution facilities of food products.

- h. Health Services: An establishment that provides health care services to people, not animals (for example, hospitals, emergency rooms, clinics, doctor offices, etc.).
 - I. Tattoo Parlor: An Establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of placing designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.
- i. Manufacturing Use: Any manufacturing use or process including assembling, fabricating, altering, converting, finishing, processing, treating and packaging, except any use or process hereinafter specifically excluded, and providing that such use will not be hazardous, offensive or objectionable by reason of odor, dust, cinders, gas, fumes, noise, vibrations, radiation, refuse matter or water-carried waste.
 - I. Food Processing: The preparation, processing, or canning and packaging of food products. Examples of activities included are bakeries and meat, poultry, and seafood canning curing and byproduct processing (not including facilities that also slaughter animals).
- j. Motor Vehicle Service/Gas Station: An establishment that services, sells, buys, trades or rents motor vehicles on site (for example, gas station, service of oil, brakes, tires, mufflers, transmissions, body shops, car sales/rental, car washes, etc.). All vehicles under service by a body shop shall be kept indoors at all times.
- k. Office/Service Uses: An establishment that uses space for conducting the affairs of a business, profession, service industry or government.
- l. Outdoor Sales/Service/Use: Any use that has outdoor sales or service/processing areas or any use that is not fully enclosed within a building on site and is accessory to the principle use on site.
 - ii. Outdoor Sales/Use/Service/Storage as a Principle Use: Any use which the primary purpose is to sell, use, service, and/or store products or activities outdoors, without any other principle use.
- m. Outdoor Storage: An establishment that stores products or goods outdoors on site and is accessory to the principle use; this excludes vehicles used as part of the business operation (for example, dump trucks, backhoes, bulldozers etc.).
- n. Personal & Business Services: An establishment that provides services to consumers (for example, insurance, salon, attorney, veterinarian, teaching facilities for trades, gymnastics, martial arts etc., consulting and contracting firms etc.).
- o. Planned Unit Development: As defined in Section 3.02.
- p. Private Schools and Universities: Any school or teaching institution that is not an Illinois public school as defined under Illinois State law (for example, parochial schools, private universities, excluding businesses teaching martial arts, ballet, gymnastics, trades etc.).

- q. **Private Utilities:** Facilities or their apparatus that provide transmission, transfer, and distribution of utility services that are owned and operated by non-public entities (for example, ComEd electrical substation, Nicor gas utility, AT&T phone utility, Comcast cable utility, radio, cellular and television towers etc.).
- r. **Public Uses:** Any local, state, or federal agency, office or service (for example, Village Hall, Police Station, Fire Station, Library, Post Office, Public School, public utility etc.).
- s. **Recreation, Commercial:** Any commercial enterprise which receives a fee in return for the provision of some recreational activity including but not limited to: indoor and outdoor athletic training facilities, paintball courses, and batting cages, but not including entertainment uses.
- t. **Religious Use/Service:** An establishment that provides religious or spiritual services for worship and congregation including administrative offices and other meeting rooms (for example, churches, parishes, rectories, temples, etc.).
- u. **Residential Uses:** An establishment that permit persons on premises to sleep on site or use as a permanent or semi-permanent residence (for example, apartment, loft, condo, nursing home, bed & breakfast, etc.).
- v. **Retail Sales:** An establishment that sells or rents goods and commodities to consumers (for example, clothing, pharmacy, home goods etc.).
- w. **Sewage Pre-Treatment System:** A system that reduces, eliminates or alters the nature or amount of pollutants or its properties prior to or in lieu of introducing such pollutants into the Publically Owned Treatment Works (POTW). This reduction or alteration can be obtained by physical, chemical or biological processes; by process changes; or by other means, except by diluting the concentration of the pollutants unless allowed by an applicable pretreatment standard.
- x. **Transportation Service:** An establishment that offers transportation services directly to the consumer (for example, livery, taxi, limousine, bus, train, ambulance etc.).
- y. **Warehouse Uses:** Any use which stores manufactured goods and products in completely enclosed buildings; this excludes self-service storage warehouses/facilities.
- z. **Wholesale Establishment:** An establishment or business that primarily engages in selling and/or distributing merchandise to retailers, industrial, commercial, institutional, or professional business users or to other wholesalers or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individual or companies; sales to individual consumers is permitted but should not be the primary use of the business.

Sec. 9-13. - Uses.

- (1) *Table of permitted and special uses.* Table II-1 (Permitted and Special Uses in All Zoning Districts) of this article lists the uses that are permitted as-of-right, by special uses approval, and by revocable permit approval for each zoning district. The table is divided by general land use categories (e.g., residential, commercial). These general land use categories are subdivided into groups of similar land uses (e.g., eating and drinking establishments) and these groups are subdivided into the specific land uses (e.g., the eating and drinking establishment group lists café, restaurant, and tavern).
- (2) *Permitted uses.* Uses identified with a "P" in Table II-1 are permitted as of right in the subject district, provided the uses comply with all other applicable standards of this ordinance. No building or parcel of land shall be devoted to any use other than a use permitted in the zoning district in which it is located, except for:
- Uses lawfully established prior to the effective date of this zoning ordinance in accordance with Article XII, Nonconformities, of this ordinance.
 - Special uses allowed in accordance with [section 9-37](#), Special uses, and paragraph (2) of this section.
 - Uses permitted by revocable permit in accordance with [section 9-61\(9\)\(g\)](#), Standards for the B Districts, and paragraph (2) of this section.
- (3) *Special uses.* Uses identified with an "S" in Table II-1 are considered special uses and may be permitted in the subject district only after review and approval in accordance with [section 9-37](#), Special Uses, of this Ordinance.
- (4) *Uses permitted by revocable permit.* Uses identified with an "R" in Table II-1 may be permitted in the subject district only after review and approval in accordance with [section 9-61\(9\)\(g\)](#), Standards for the B Districts, of this ordinance.
- (5) *Prohibited uses.* Uses identified with a "-" in Table II-1 are expressly prohibited in the subject district. Uses that are not listed may also be prohibited; determination of whether an unlisted use may be permitted shall be made by the village planner in accordance with [section 9-25](#), Interpretation.
- (6) *Notes.* A note within a cell in the table, e.g., "(1)", indicated that the use may be allowed under certain conditions. The explanation or reference is found at the bottom of the table.

Table II-1. Permitted and Special Uses in All Zoning Districts

Use Category	Zoning District														
	Residential								Business				Industrial		
	RE	R-1	R-1 O	R-2	R-3	R-4	CV	TN	B-1	B-3	B-5	BT	I-1	I-2	AG
RESIDENTIAL															
Household living															
Single-family dwelling	P	P	P	P	P	P	P	P				P			P
Duplex				P	P	P	P	P							
Townhouse					P	P	P	P							
Multi-family dwelling						P					S				(1)
Group living															
Assisted living facility	S	S	S	S	S	S	S	S	S	S					
Group home	S	S	S	S	S	S	S	S	S	S					
Nursing home	S	S	S	S	S	S	S	S	S	S					
Transitional shelter	S	S	S	S	S	S	S	S	S	S					
Group living not otherwise classified	S	S	S	S	S	S	S	S	S	S					
COMMERCIAL															
Adult use														P	
Animal services															
Animal grooming sales and service									P	P	P				
Animal hospital/veterinarian									P	P					
Animal shelter/kennel									S	S			P	P	S
Artist studio								S	P	P	P	P	P	P	
Auction house										S					
Bakery, retail								S	P	P	P				
Building maintenance service									S	P	S				
Business support service									P	P	P				

Communications sales and service										P	P	P				
Construction sales and service																
Building material sales											P					
Construction/contractor storage yard											P			P	P	
Drive-through facility										S	S	S				
Dry cleaning, laundry pickup, and plant serving not more than one retail outlet								S		P	P	P				
Dry cleaning plant serving more than one retail outlet											S			P	P	
Eating and drinking establishments																
Brew-pub										P	P	P				
Microbrewery										P	P	P				
Cafe, coffee shop, soda fountain								S		P	P	P	S			
Restaurant										P	P	P	S			
Specialty food shop/carry-out										P	P	P	S			
Tavern										P	P	P				
Entertainment and recreation																
Arcade, amusement, billiard/pool hall											P	S				
Camp, day or youth											S			S		
Health club											P	S		P		
Recreation facility, private	S	S	S	S	S	S	S	S	S	S	P	S		S		
Stable	S	S	S								P					P
Theater										S	P	S				
Financial services																
Bank, credit union, savings and loan								S		P	P	P				
Brokerage or financial advising										P	P	P				
Currency exchange											P					
Flea market										S	P	S				
Food and beverage retail sales																
Convenience store								S		S	P	P				
Grocery store								S		P	P	P				
Liquor store (package goods)										S	P	P				
Liquor store (as accessory use)								S		S	P	P				
Supermarket											P					
Funeral and internment services																
Cemetery	S	S	S	S	S	S	S	S			S					
Cremating										S	P			P		
Funeral home or undertaking								S		S	P		S			

Garden center									P	P	P				
Home occupations	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)							
Lodging															
Bed and breakfast	S	S	S	S	S	S	S	S				S			S
Campground													S		
Hotel/motel									S	P	S				
Youth hostel									S	S	S	S			
Medical clinic or service, massage therapy								S	P	P	P	P	P		
Newspaper printing presses										P			P		
Office (except as more specifically regulated)															
GFA less than/equal to 10,000 sq. ft.								S	P	P	P	P	P		
GFA over 10,000 sq. ft.										P	S		P		
Outdoor sales display (except as otherwise permitted, see section 9-61)									S	S	S	S			
Outdoor uses within public right-of-way											P				
Parking															
Garage as principle use									S	P	S		S		
Non-accessory parking lot									P	P	P		P	P	
Personal services															
Barber shop/hair salon								S	P	P	P	P			
Beauty, nail, or tanning salon								S	P	P	P	P			
Body art service										P					
Fortune telling service										P					
Repair service, consumer									P	P	P	P			
Retail sales and service (except as more specifically regulated)															
GFA less than 15,000 sq. ft.								S	P	P	P	S			
GFA 15,000—24,999 sq. ft.										P	P				
GFA 25,000 or more sq. ft.										P					
Services, consumer															
Car and light truck rental										P		S			
Car wash										P			P		
Catering									P	P	P				
Laundromat								S	P	P	P				
Taxidermist									S	P	S		P		
Service station, automotive									S	P	S		P		
Vehicle sales and service															
Auto body and/or repair										S			P		

Auto supply or auto accessory									P	P	P				
Auto/light truck sales and service										P					
Boat/RV sales, service or storage										P					
Heavy equipment sales or service										P			P		
Motorcycle sales or service										P					
Vehicle storage and towing										P			P		
Wholesale establishments										P					
INDUSTRIAL															
Asphalt plant														P	
Brewery													P	P	
Concrete plant—Indoor														P	
Concrete plant—Outdoor														S	
Hazardous material storage/disposal														S	
Incinerator														S	
Industry and manufacturing															
Light													P	P	
Medium													S	P	
Heavy														P	
Junk/salvage yard													S	P	
Recycling facility													S	P	
Warehouse, storage, and freight transportation															
Freight terminal, truck													S	S	
Freight terminal, rail or intermodal													S	S	
Moving and storage													P	S	
Outdoor storage, contained material										S			P	S	
Outdoor storage, uncontained raw materials													S	S	
Self-storage facilities										S			S		
Warehouse													P	P	
PUBLIC, CIVIC, EDUCATIONAL, OTHER															
Agriculture															
Dairy farm including processing															P
Farming on lot 40 or more acres	P	P	P	P	P	P	P	P							P
Farming, field and garden crops, less than 0.5—40 acres	P	P	P	P	P	P	P	P					P	P	P
Farm stand															P
Feedlot															P
Grain storage															P

Greenhouse, commercial										P			P	P	P
Hatchery, poultry															P
Roadside market										P					P
Child care facilities															
Child care facility other than day care home and foster home	S	S	S	S	S	S	S	S	P	S	P				
Preschool	S	S	S	S	S	S	S	S	P	S	P				
Day care home and foster home	P	P	P	P	P	P	P	P	P	P	P				P
Community center	S	S	S	S	S	S	S	S	P	P	P				
Donation box(es)									(3)	(3)	(3)		(3)	(3)	
Educational facility															
College and university								S	S	S	S				
School, kindergarten thru high school	S	S	S	S	S	S	S	S	S		S				
Trade school, music school, dance school								S	S	P	S				
Heliport									S	S	S		S	S	S
Hospital													S	S	
Library	S	S	S	S	S	S	S	S	S	S	S				
Lodge, fraternal and civic assembly								S	P	P	S				
Parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P				
Police and fire stations	S	S	S	S	S	S	S	S	P	P	P		P	P	
Postal service	S	S	S	S	S	S	S	S	S	S	S		S	S	
Planned development	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Religious use															
Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S		
Religious institution	S							S	S	S	S	S	S		
Utilities															
As part of subdivision plat	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Not as part of subdivision plat	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S
Cannabis															
Cannabis dispensaries										S			S	S	
Cannabis cultivation centers													S	S	

Notes:

- (1) Only if an accessory use to agriculture.
- (2) Permitted, subject to provisions of [section 9-19](#).
- (3) Permitted, subject to provisions of [section 9-16\(8\)](#).

(Ord. No. 2848, § I, 3-16-09; Ord. No. 3165, § 2(Exh.A), 7-7-14; Ord. No. 3216, § I, 6-1-15)

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLAN COMMISSION
PC 2016-06

NOTICE IS HEREWITH GIVEN THAT the United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify Commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and proposing a text amendment to Chapter 2: Rules and Definitions in the Zoning Ordinance to redefine the definition of trade school to “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a complete education curriculum.” This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, April 13, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

PC #4

Tracking Number

PC 2016-07

Agenda Item Summary Memo

Title: Lot 19 Commercial Drive (Special Use Amendment)

Meeting and Date: CC/April 26, 2016

Synopsis: Request for an Amendment to a Special Use Permit for a public self storage facility located at 147 Commercial Drive.

Council Action Previously Taken:

Date of Action: July 28, 2015 Action Taken: Special Use Approval

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Chris Heinen Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



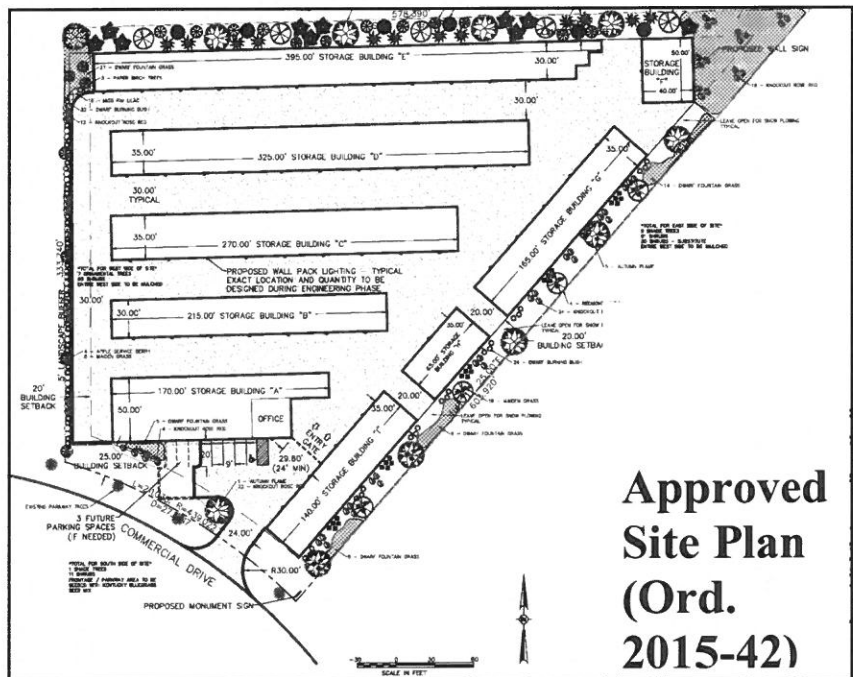
Memorandum

To: City Council
From: Chris Heinen, Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: April 20, 2016
Subject: **PC 2016-07 – Self Storage Facility (Special Use Amendment) – Lot 19 Commercial Drive**

Background & Request:

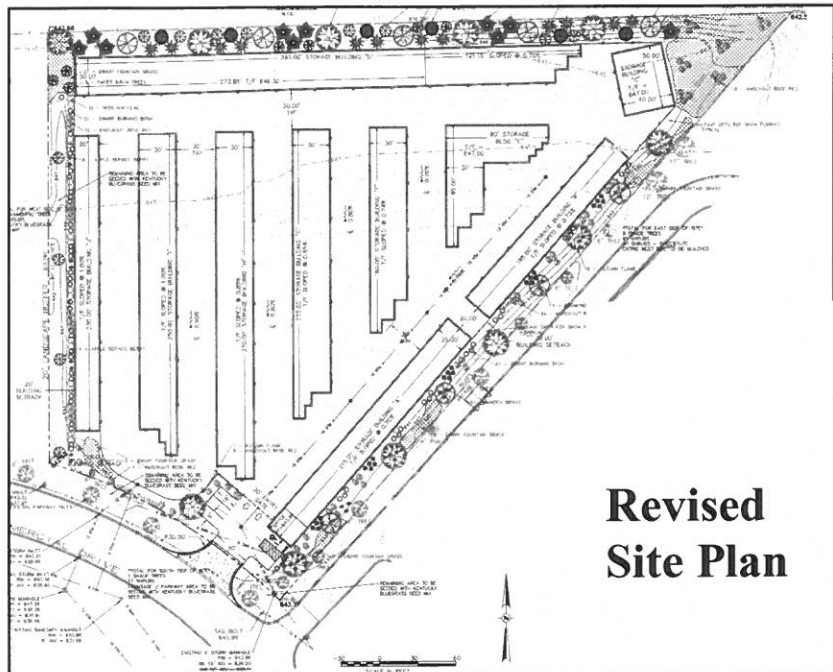
The petitioner, Terry Richards, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting to amend a special use approved for a public storage facility pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The amendments to the special use include relocation of the buildings on the property, increasing the number of buildings on the property and increasing the landscape materials, all as shown on a new site plan for the development of the property. The real property is located at 147 Commercial Drive in Yorkville, Illinois.

The property was annexed pursuant to an annexation agreement on March 23, 1995 to the City of Yorkville by the Inland Land Appreciation Fund, L.P as part of a larger land development plan subsequently zoned R-2, B-3 and M-1. The property in question fell under the B-3 zoning classification upon annexation. The petitioner originally submitted plans in storage facility. During these petitions, City Council approved the following: Ordinance 2015-41, rezoning the property from B-3 to M-1; Ordinance 2015-42, granting a



special use for the public storage facility; Ordinance 2015-44, granting a lot coverage variance. Since the original approval, the petitioner has been working on completing the final engineering for the site. Upon reviewing the final engineering plans, staff noticed that the layout of the buildings and the number of buildings had changed from the approved plans. This change brought forth the petition before you for a special use amendment.

The petitioner is looking to construct ten (10) self storage buildings. The main entrance will be located on Commercial Drive. The petitioner is proposing five (5) parking stalls, which includes one (1) handicapped accessible stall. The plan also indicates an additional three (3) parking stalls for the future, if needed. The property will be secured by fencing and an entry gate that will be accessible by the Fire Department via a Knox Box. The overall lot coverage, which includes buildings and pavement, has decreased from approximately 80% in the original plan to 79% in this current plan. The 20 foot landscape buffer along the northern property line will remain the same as the original plan. Additional buffering/landscaping is proposed along the eastern and western property lines as part of the new site layout.



Plan Commission Action:

The Plan Commission reviewed the Petitioner's requests at a public hearing held on April 20, 2016 and made the following action on the motion below:

In consideration of testimony presented during a Public Hearing on April 20, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request to amend a special use approved for a public storage facility pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The amendments to the special use include relocation of the buildings on the property, increasing the number of buildings on the property and increasing the landscape materials, all as shown on a new site plan for the development of the property. The real property is located at 147 Commercial Drive in Yorkville, Illinois, subject to staff recommendations and conditions in a memo dated March 31, 2016.

Action Item:

Harker – aye; Vinyard – aye; Goins - aye; Horaz – aye – **4 ayes; 0 no.**

Attachments:

1. Draft Ordinance.
2. Copy of Plan Commission Memo.
3. Copy of Petitioner's Application w/exhibits.
4. Copy of Public Notice.

Ordinance No. 2016- ____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE AMENDING
ORDINANCE 2015-42 THAT GRANTED A SPECIAL USE FOR A PUBLIC STORAGE
FACILITY AT 147 COMMERCIAL DRIVE**

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Mayor and City Council (the “Corporate Authorities”) adopted Ordinance 2015-42, granting a special use to operate a “public storage facility/miniwarehouse storage” as permitted by Section 10-6-0 of the Yorkville Zoning Ordinance, within a M-1 Limited Manufacturing District for the real property located at 147 Commercial Drive described in Section 2 of this Ordinance (the “Subject Property”); and,

WHEREAS, Terry Richards, the Petitioner, filed a request for an amendment to Ordinance 2015-42 by amending Section 3 of said ordinance that conditioned the granting of the special use with an approved site plan; and,

WHEREAS, the Petitioner has requested to relocate and increase the buildings on the Subject Property and increase the landscaping as shown on a revised site plan; and,

WHEREAS, a legal notice of publication regarding a public hearing before the Plan Commission on the proposed special use permit was duly published in a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and,

WHEREAS, notice to property owners within 500 feet of the Subject Property for the amended special use permit was delivered by certified mail; and,

WHEREAS, the Plan Commission convened and held a public hearing on the 20th day of April, 2016, on the question of the revised site plan as a condition for the development of the special use on the Subject Property; and,

WHEREAS, the Plan Commission reviewed the standards for adoption of the amended special use set forth in Section 10-4-9(F) of the Zoning Code; and,

WHEREAS, upon conclusion of said public hearing, the Plan Commission recommended the approval of the amendment to the special use for the Subject Property with the revised site plan.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: That the foregoing recitals shall be and are hereby incorporated as findings as if said recitals were fully set forth within this Section 1.

Section 2: That this Ordinance shall apply to the Subject Property commonly known as 147 Commercial Drive, Yorkville, Illinois and legally described as:

Lot 19 Final Plat of Subdivision Yorkville Business Center Unit 3 being a part of the west half of Section 16 and part of the east half of Section 17, all in the Township 37 North, Range 7 East of the Third Principal Meridian according to the plat thereof recorded May 21, 2001 as Document 200100008620 in Kendall County, Illinois,

PIN 02-17-277-003 and 02-16-153-001; and,

Section 3: That Ordinance 2015-42 be and is hereby amended by deleting as a condition in Section 3A the prior site plan from the *Engineering Plans for the Lot 19 Yorkville Business Center* and replacing the site plan with the new site plan prepared by Tebrugge Engineering, dated December 9, 2015 and attached hereto and made a part hereof as Exhibit A.

Section 4: That all other provisions of Ordinance 2015-42 shall remain in full force and effect except as amended by the adoption of a revised site plan by this Ordinance.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2016.

City Clerk

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	LARRY KOT	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
DIANE TEELING	_____	SEAVAR TARULIS	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2016.

Mayor



Memorandum

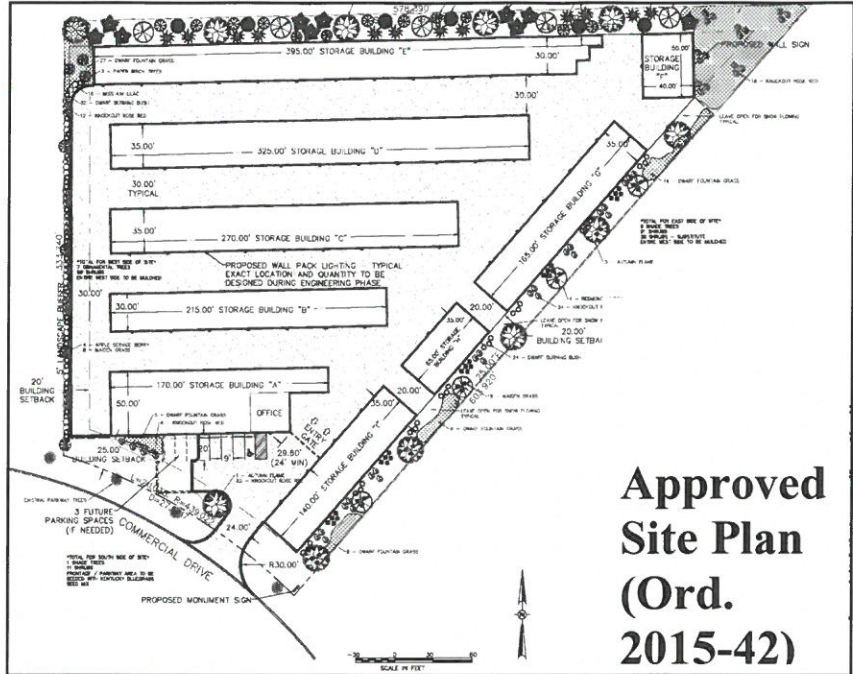
To: Plan Commission
From: Chris Heinen, Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: March 31, 2016
Subject: **PC 2016-07 – Self Storage Facility (Special Use Amendment) – Lot 19 Commercial Drive**

Background & Request:

The petitioner, Terry Richards, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting to amend a special use approved for a public storage facility pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The amendments to the special use include relocation of the buildings on the property, increasing the number of buildings on the property and increasing the landscape materials, all as shown on a new site plan for the development of the property. The real property is located at 147 Commercial Drive in Yorkville, Illinois.



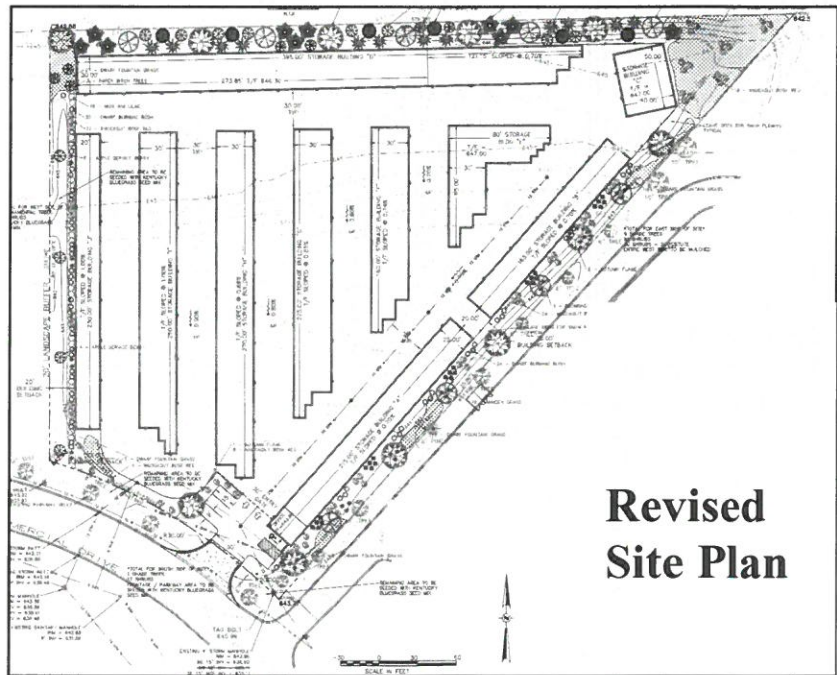
The property was annexed pursuant to an annexation agreement on March 23, 1995 to the City of Yorkville by the Inland Land Appreciation Fund, L.P as part of a larger land development plan subsequently zoned R-2, B-3 and M-1. The property in question fell under the B-3 zoning classification upon annexation. The petitioner originally submitted plans in storage facility. During these petitions, City Council approved the following: Ordinance 2015-41, rezoning the property from B-3 to M-1; Ordinance 2015-42, granting a



**Approved
Site Plan
(Ord.
2015-42)**

special use for the public storage facility; Ordinance 2015-44, granting a lot coverage variance. Since the original approval, the petitioner has been working on completing the final engineering for the site. Upon reviewing the final engineering plans, staff noticed that the layout of the buildings and the number of buildings had changed from the approved plans. This change brought forth the petition before you for a special use amendment.

The petitioner is looking to construct ten (10) self storage buildings. The main entrance will be located on Commercial Drive. The petitioner is proposing five (5) parking stalls, which includes one (1) handicapped accessible stall. The plan also indicates an additional three (3) parking stalls for the future, if needed. The property will be secured by fencing and an entry gate that will be accessible by the Fire Department via a Knox Box. The overall lot coverage, which includes buildings and pavement, has decreased from approximately 80% in the original plan to 79% in this current plan. The 20 foot landscape buffer along the northern property line will remain the same as the original plan. Additional buffering/landscaping is proposed along the eastern and western property lines as part of the new site layout.



**Revised
Site Plan**

EXISTING CONDITIONS:

The existing zoning and land use for properties surrounding the subject property are as indicated below:

	Zoning	Land Use
North	Kendall County	County Residences
East	B-3, General Business District	Vacant/Commercial Building
South	B-3, General Business District	Vacant/Commercial Building
West	M-1, Limited Manufacturing	Vacant Parcel

SPECIAL USE CRITERIA:

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the plan commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the plan commission.

The applicant has provided written responses to these special use and amendment standards as part of their application and requests inclusion of those responses into the public record.

Staff Comments:

The proposed change in the site layout of the property is supported by staff. The buildings located along the northern and eastern property lines are consistent with the previously approved plans. Additionally, the landscaping along the northern property line will remain the same, which was a condition as part of the previous plan. This was a concern with the property owner to the north and will be maintained. This petition was reviewed at the Economic Development Committee on April 5, 2016. A recommendation from the Plan Commission will be forwarded to the City Council for consideration at the April 26, 2016 regularly scheduled meeting. Staff will be available to answer any question the Plan Commission may have at Wednesday night's meeting.

Proposed Motion for Special Use:

In consideration of testimony presented during a Public Hearing on April 13, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request to amend a special use approved for a public storage facility pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The amendments to the special use include relocation of the buildings on the property, increasing the number of buildings on the property and increasing the landscape materials, all as shown on a new site plan for the development of the property. The real property is located at 147 Commercial Drive in Yorkville, Illinois, subject to staff recommendations and conditions in a memo dated March 31, 2016, and further subject to {insert any additional conditions of the Plan Commission}...

Attachments:

1. Copy of Petitioner's Application w/exhibits.
2. Copy of Public Notice.



United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-3436

APPLICATION FOR SPECIAL USE

Purpose of Application

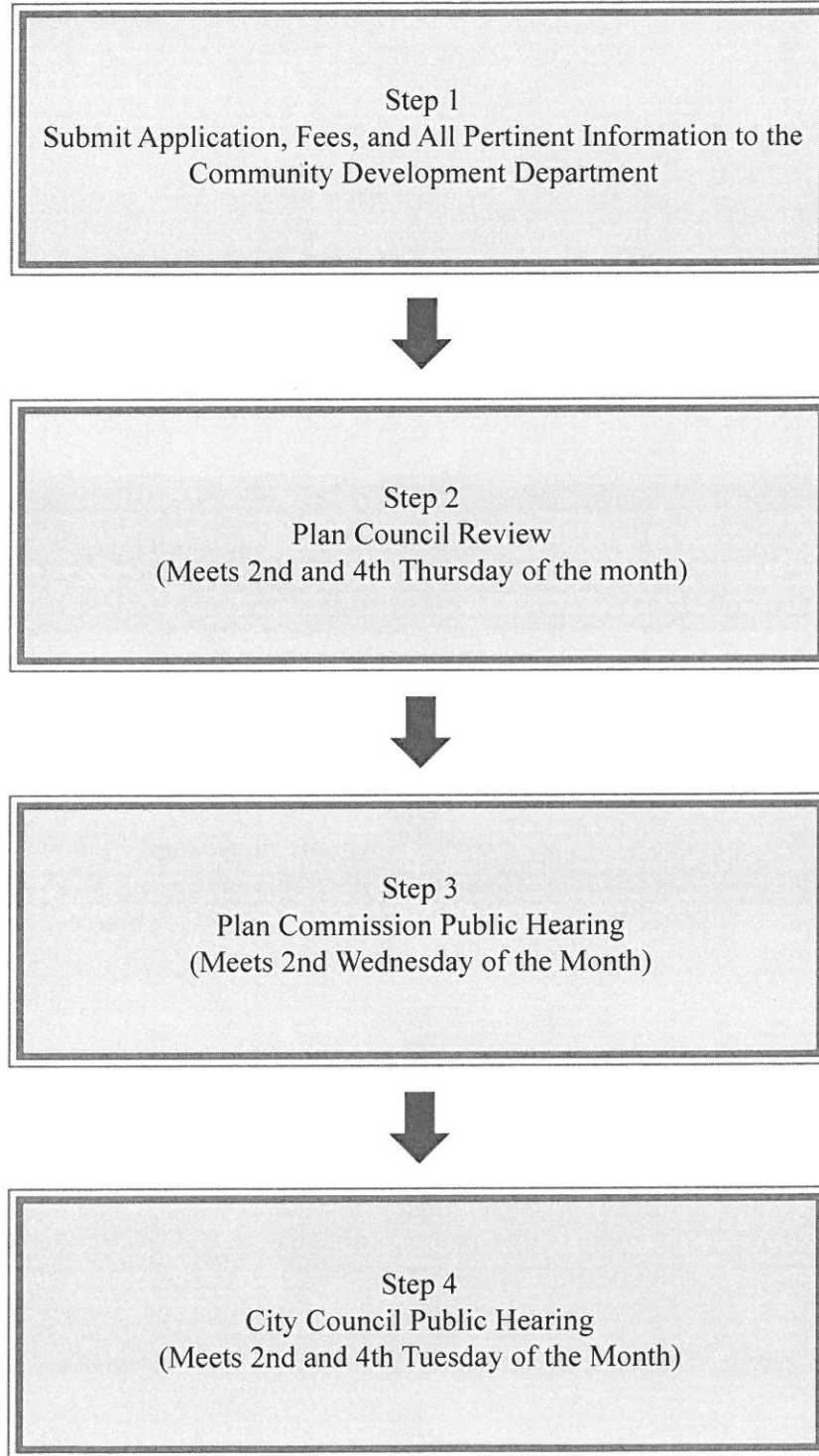
The purpose of the zoning code is based upon the authority of the city to divide its land into districts by use, bulk, location of building and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land and of the public need for the particular use at the particular location. In these cases a special use must be granted.

This packet explains the process to successfully submit and complete an Application for Special Use. It includes a detailed description of the process and the actual application itself (Pages 6 to 10). Please type the required information in the application on your computer. The application will need to be printed and signed by the applicant. The only item that needs to be submitted to the city from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 9 Special Uses" of the Yorkville, Illinois City Code.

Application Procedure

Procedure Flow Chart



Application Procedure

Step 1

Application Submittal

The following must be submitted to the Community Development Department:

- 2 original signed applications with legal description.
- 5 copies each of the application and exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee. (See attached Fee Sheet on page 5)
- 1 CD containing an electronic copy (pdf) of each of the signed application (complete with exhibit), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is required on the CD.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of 45 days prior to the targeted Plan Commission meeting. An incomplete submittal could delay the scheduling of the project.

Applicant will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.

Step 2

Plan Council

Applicant must present the proposed plan to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, applicant will move forward to the Plan Commission hearing.

Step 3

Plan Commission

Applicant will attend a public hearing conducted by the Plan Commission. The Plan Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The applicant is responsible for sending certified public hearing notices to adjacent property owners within 500 feet of the subject property no less than 15 days and no more than 30 days prior to the public hearing date. Twenty Four (24) hours prior to the public hearing, a certified affidavit must be filed by the applicant with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified.

The Plan Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Plan Commission unless it follows the standards (page 8 and 9) set forth in city's zoning code.

Application Procedure

Step 4

City Council

Applicant will attend the City Council meeting where the recommendation of the special use will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the special use.

Dormant Applications

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

**United City of Yorkville**

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

**INVOICE & WORKSHEET
PETITION APPLICATION**

CONTACT:

DEVELOPMENT/ PROPERTY:

RichardsAcreage: 3.60Date: 3/9/16

Concept Plan Review: ☐ Yes ☐ No \$ _____
Engineering Plan Review Deposit of \$500 due

Amendment: ☐ Yes ☐ No \$ _____
\$500.00 Fee due for each: (Annexation) (Plan) (Plat) (PUD)

Annexation: ☐ Yes ☐ No \$ _____
\$250.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$250

Rezoning: ☐ Yes ☐ No \$ _____
\$200.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$200
If annexing and rezoning, charge only 1 per acre fee.
If rezoning to a PUD, charge PUD Development Fee- not Rezoning Fee.

Special Use: ☐ Yes ☐ No \$ _____
\$250.00, plus \$10/acre for each acre over 5.
of acres: _____ - 5 = _____ x \$10 = _____ + \$250

Zoning Variance: \$85.00 ☐ Yes ☐ No \$ _____
Outside Consultants deposit of \$500.00 due

Preliminary Plan Fee: \$500.00 ☐ Yes ☐ No \$ _____

P.U.D. Fee: \$500.00 ☐ Yes ☐ No \$ _____

Final Plat Fee: \$500.00 ☐ Yes ☐ No \$ _____

Engineering Plan Review Deposit: ☐ Yes ☐ No \$ _____
☐ Less than 1 acre = \$1,000 due
☐ Over 1 acre and less than 10 acres = \$2,500 due
☐ Over 10 acres and less than 40 acres = \$5,000 due
☐ Over 40 acres and less than 100 acres = \$10,000 due
☐ Over 100 acres = \$20,000 due

Outside Consultants Deposit: ☐ Yes ☐ No \$ _____
Legal, Land Planner, Zoning Coordinator, Environmental Services
Annexation, Subdivision, Rezoning, and Special Use:
☐ Less than 2 acres = \$1,000 due
☐ Over 2 acres and less than 10 acres = \$2,500 due
☐ Over 10 acres = \$5,000 due

TOTAL AMOUNT DUE: \$ _____
Word/ O Drive/ Dev. Dep. ARO/ Fee Sheet Wkst

Application For Special Use

STAFF USE ONLY

Date of Submission PC#

Development Name

Applicant Information

Name of Applicant(s)

Business Address

City State ZIP

Business Phone Business Fax

Business Cell Business E-mail

Property Information

Name of Holder of Legal Title

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address

Description of Property's Physical Location

Zoning and Land Use of Surrounding Parcels

North	R2
East	M1
South	B3
West	B3

Current Zoning Classification

Kendall County Parcel Number(s) of Property

02-17-277-003	
02-16-153-001	

Application For Special Use

Additional Contact Information

Attorney

Name
Address
City State ZIP
Phone Fax
E-mail

Engineer

Name
Address
City State ZIP
Phone Fax
E-mail

Land Planner/Surveyor

Name
Address
City State ZIP
Phone Fax
E-mail

Attachments

Applicant must attach a legal description of the property to this application and title it as "Exhibit A".

Applicant must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Application For Special Use

Special Use Standards

Please state how the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare:

The project will not be detrimental to the public health as it will be constructed in an Industrial Park. Furthermore the Petitioner proposes to construct a fence around the lot so that the self storage buildings and units are not accessible by the public. The Petitioner furthermore is constructing a gate so that only patrons can access the self storage facility.

Please state how the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood:

The project will not be detrimental to the public health as it will be constructed in an Industrial Park. Furthermore the Petitioner proposes to construct a fence around the lot so that the self storage buildings and units are not accessible by the public. The Petitioner furthermore is constructing a gate so that only patrons can access the self storage facility. Additionally there is a landscape berm proposed on the rear north line of the subject property.

Please state how the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

The surrounding properties in the Industrial Park are primarily industrial uses. The construction of a self storage facility will not impede the normal and orderly development an improvement of the surrounding properties for permitted uses in the District as individuals do not access their self storage units on a daily basis. The Petitioner hereby contends that the establishment of the Special Use to allow for the construction of a self storage facility is complimentary to the Industrial uses currently established in the Industrial Park.

Please state how adequate utilities, access roads, drainage or other necessary facilities have been or are being provided:

The subject property is located on a cul-de-sac and would be destination point for a customer. The utilities currently servicing the Industrial Park along with the roadways accessing the Industrial Park are adequate for the intended customers of the self storage facility. The Industrial Park is accessible from Route 47 and there currently exists a stop light to allow patrons of the Industrial Park and patrons and employees of the subject facility to access Route 47 after leaving the Industrial Park.

Application For Special Use

Special Use Standards

Please state how adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets:

The Petitioner does not believe that approving the M-1 Special Use to construct a self storage facility will cause any traffic congestion on public streets. Patrons of a self storage facility are not at the facility on a daily basis typically.

Please state how the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission:

A self storage facility is a Special Use in the M-1 Zoning District and therefore necessitates an approval for the Special Use. The Petitioner will conform with the balance of the Regulations and Codes contained in the united City of Yorkville Zoning Code.

Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature

Jimmy Richard

Date

3/8/2016

THIS APPLICATION MUST BE NOTARIZED

PLEASE NOTARIZE IN THE SPACE BELOW:

*Subscribed and Sworn before me
on the 8th day of March, 2016*

Kelly A. Helland



Exhibit A

Legal Description of Subject Property

Lot 19 Final Plat of Subdivision Yorkville Business Center Unit 3 being a part of the west half of Section 16 and part of the east half of Section 17, all in the Township 37 North, Range 7 East of the Third Principal Meridian according to the plat thereof recorded May 21, 2001 as Document 200100008620 in Kendall County, Illinois.

PIN 02-17-277-003 and 02-16-153-001

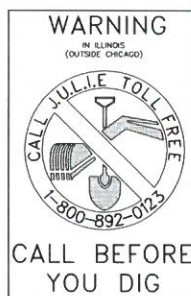
FOR

SECTION 17, TOWNSHIP 37 NORTH , RANGE 7 EAST

**147 COMMERCIAL DRIVE
YORKVILLE, IL 60560
KENDALL COUNTY
FEBRUARY , 2016**

LEGEND

—	—	PROPERTY BOUNDARY	
---	---	EXISTING CONTOUR LINE	
—S—W	—S—W	EXISTING STORM SEWER	
—S—W	—S—W	EXISTING SANITARY SEWER LINE	
—W	—W	EXISTING WATERMAIN	
—E	—E	EXISTING UNDERGROUND ELECTRIC	
—O—E	—O—E	EXISTING OVERHEAD ELECTRIC	
—G—S	—G—S	EXISTING GAS SERVICE	
—T	—T	EXISTING TELEPHONE	
—67.3	—67.3	PROPOSED CONTOUR LINE	
—W	—W	PROPOSED WATERMAIN	
—S—W	—S—W	PROPOSED STORM SEWER	
—S—W	—S—W	PROPOSED SANITARY SEWER LINE	
—G—S	—G—S	PROPOSED GREASE SERVICE LINE	
—V—T	—V—T	PROPOSED VENT LINE	
—F	—F	EXISTING FENCELINE	
—SF	—SF	PROPOSED SILT FENCE	
x 686.00	x 686.00	EXISTING SPOT SHOT	
x 686.00	x 686.00	PROPOSED SPOT GRADE	
WATER:	EXIST	PROP	
			B-BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE
	R.O.W. MONUMENT		UTILITY POLE
	P.C. NAIL		GUY WIRE LOC.
	CHISELED MARK		UTIL. CABINET
	BENCHMARK		UTIL. PEDESTAL
	HUB & TACK		LIGHT POLE
	SOIL BORING		TRAFFIC SIGNAL
	OVERLAND RELIEF		ELECTRIC VAULT
	FLOW DIRECTION		GAS VALVE



INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. STORMWATER POLLUTION & PREVENTION PLAN 1
4. STORMWATER POLLUTION & PREVENTION PLAN 2
5. CIVIL SITE PLANS
6. GENERAL NOTES & DETAILS

LOCATION MAP



BENCHMARKS:

1. CHISELED "X" ON NORTHEAST BOLT OF FIRE HYDRANT LOCATED ON NORTH SIDE OF COMMERCIAL DRIVE NEAR INTERSECTIONS OF LOT 18 & 19
NAVD 88 DATUM ELEVATION = 645.99
2. CHISELED "X" ON NORTHEAST BOLT OF FIRE HYDRANT LOCATED ON EAST SIDE OF COMMERCIAL DRIVE NEAR THE NORTHWEST CORNER OF DETENTION POND.
NAVD 88 DATUM ELEVATION = 641.55

PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 1ST DAY OF FEBRUARY, 2018



COPYRIGHT © 2014 BY TEBBUJOGG ENGINEERING
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS
MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER
ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN
PERMISSION OF TEBBUJOGG ENGINEERING.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORD SURVEYS. THE SURVEYOR HAS NOT BEEN ABLE TO LOCATE ALL UTILITIES THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND. ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

[illegible]

PLANS PREPARED FOR:
TERRY & ADAM RICHARDS
PO BOX 432 SUGAR GROVE, IL
PHONE: (630) 330-8003
TCRBUILDERS@GMAIL.COM

CIVIL ENGINEER:
TEBRUGGE ENGINEERING
P. O. BOX 38, 146 HUNTSMAN DR.
PLANO, IL 60545
(630) 552.4390
(630) 552.4392
TEBRUGGEENGINEERING@COMCAST.NET
WWW.TEBRUGGEENGINEERING.NET

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
---	EXISTING CONTOUR LINE
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATERMAIN
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS SERVICE
---	EXISTING TELEPHONE
---	EXISTING CONTOUR LINE
---	PROPOSED WATERMAIN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED GAS SERVICE LINE
---	PROPOSED VENT LINE
---	EXISTING FENCELINE
---	PROPOSED FENCE
---	EXISTING SPOT SHOT
---	PROPOSED SPOT SHOT
---	PROPOSED SPOT GRADE

PROPOSED LANDSCAPING MATERIAL

DESCRIPTION	UNIT OF MEASURE	QTY
SHADE TREES		
AUTUMN FLAME	2 1/2"	11
REDBOW LINCOLN	2 1/2"	9
EVERGREEN TREE		
WHITE FIR	5'	6
WHITE PINE	5'	10
COLORADO BLUE SPRUCE	5'	12
ORNAMENTAL TREES		
PAPER BIRCH	5'	7
APPLE-SUBSTITUTE	5'	12
SHRUBS		
DWARF BURNING BUSH	3 GAL	57
OPREA COLARISAND	3 GAL	25
WISS AM LILAC	3 GAL	18
KNOCKOUT ROSE RED	3 GAL	63
PERENNIALS		
DWARF FOUNTAIN GRASS	1 GAL	99
MADON GRASS	3 GAL	27

LANDSCAPE NOTES

PART 1 - GENERAL

- 1.01 DESCRIPTION
 - A. Provide turf, shrubs, and groundcover as shown and specified. The work shall include:
 1. Soil Preparation
 2. Planting
 3. Watering
 4. Mulch and plant care
 5. Maintenance and protection
 6. Cleaning up work area
- 1.02 QUALITY ASSURANCE
 - A. Comply with applicable local regulations.
 - B. Soil: Comply with American Seed Production Association (ASPA) classes of seed material.
 - C. Plant names indicated comply with "Standard Plant Names" as adopted by the latest edition of the American Seed Production Association. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide close tree to indicate variety.
 - D. Comply with labeling and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in the natural position. All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.
- 1.03 SUBMITTALS
 - A. Seed: Submit seed vendor's certification for required grass seed material, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species.
 - B. Soil: Submit soil analysis to the project engineer and landscape architect. Provide soil analysis and recommendations for soil preparation.
 - C. Soil: Submit soil analysis and recommendations for soil preparation.
 - D. Soil: Submit soil analysis and recommendations for soil preparation.
 - E. Soil: Submit soil analysis and recommendations for soil preparation.
- 1.04 DELIVERY, STORAGE, AND HANDLING
 - A. Seed: Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.
 - B. Soil: Deliver and install within 48-hour period.
 - C. Fertilizer: Deliver fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.
 - D. Take all precautions customary in good trade practice in preparing plants for moving. Mechanically handle plants to avoid the highest standards of handling. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law and government agencies must be obtained prior to plants from any state. If plants cannot be obtained from the landscape architect, provide all plants from the same source.
 - E. Cover plants transported on open vehicles with a protective covering to prevent wetting, when in hot sun.
- 1.05 PROTECTION CONDITIONS
 - A. Confirm that the quality and method of work is satisfactory prior to beginning the work.
 - B. After the first grading and prior to seeding or sodding.
 - C. Perform grading work only after planting and other work affecting ground surface has been completed.
 - D. Initial seed and sodding work shall be completed by the end of the first week of the project.
 - E. Spring - April to May 31st
 - F. Fall - August 15th to September 30th
- 1.06 GUARANTEE
 - A. Guarantee all work for one year following the date of installation.

PART 2 - PRODUCTS

- 2.01 MATERIALS
 - A. Seed: Turf Fertilizer
 - B. Plant Fertilizer
 - C. Seed: Turf Fertilizer
 - D. Seed: Turf Fertilizer
 - E. Seed: Turf Fertilizer
 - F. Seed: Turf Fertilizer
 - G. Seed: Turf Fertilizer
 - H. Seed: Turf Fertilizer
 - I. Seed: Turf Fertilizer
 - J. Seed: Turf Fertilizer
 - K. Seed: Turf Fertilizer
 - L. Seed: Turf Fertilizer
 - M. Seed: Turf Fertilizer
 - N. Seed: Turf Fertilizer
 - O. Seed: Turf Fertilizer
 - P. Seed: Turf Fertilizer
 - Q. Seed: Turf Fertilizer
 - R. Seed: Turf Fertilizer
 - S. Seed: Turf Fertilizer
 - T. Seed: Turf Fertilizer
 - U. Seed: Turf Fertilizer
 - V. Seed: Turf Fertilizer
 - W. Seed: Turf Fertilizer
 - X. Seed: Turf Fertilizer
 - Y. Seed: Turf Fertilizer
 - Z. Seed: Turf Fertilizer
- 2.02 PLANTING
 - A. Lower topsoil of surface grade to minimum depth of 2". Remove stones over 1" in size.
 - B. Break down and remove stones, roots, rubbish, and extraneous matter.
 - C. Break down and remove stones, roots, rubbish, and extraneous matter.
 - D. Break down and remove stones, roots, rubbish, and extraneous matter.
 - E. Break down and remove stones, roots, rubbish, and extraneous matter.
 - F. Break down and remove stones, roots, rubbish, and extraneous matter.
 - G. Break down and remove stones, roots, rubbish, and extraneous matter.
 - H. Break down and remove stones, roots, rubbish, and extraneous matter.
 - I. Break down and remove stones, roots, rubbish, and extraneous matter.
 - J. Break down and remove stones, roots, rubbish, and extraneous matter.
 - K. Break down and remove stones, roots, rubbish, and extraneous matter.
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 - M. Break down and remove stones, roots, rubbish, and extraneous matter.
 - N. Break down and remove stones, roots, rubbish, and extraneous matter.
 - O. Break down and remove stones, roots, rubbish, and extraneous matter.
 - P. Break down and remove stones, roots, rubbish, and extraneous matter.
 - Q. Break down and remove stones, roots, rubbish, and extraneous matter.
 - R. Break down and remove stones, roots, rubbish, and extraneous matter.
 - S. Break down and remove stones, roots, rubbish, and extraneous matter.
 - T. Break down and remove stones, roots, rubbish, and extraneous matter.
 - U. Break down and remove stones, roots, rubbish, and extraneous matter.
 - V. Break down and remove stones, roots, rubbish, and extraneous matter.
 - W. Break down and remove stones, roots, rubbish, and extraneous matter.
 - X. Break down and remove stones, roots, rubbish, and extraneous matter.
 - Y. Break down and remove stones, roots, rubbish, and extraneous matter.
 - Z. Break down and remove stones, roots, rubbish, and extraneous matter.
- 2.03 INSPECTION
 - A. Inspect all work at the time of completion and acceptance.
 - B. Inspect all work at the time of completion and acceptance.
 - C. Inspect all work at the time of completion and acceptance.
 - D. Inspect all work at the time of completion and acceptance.
 - E. Inspect all work at the time of completion and acceptance.
 - F. Inspect all work at the time of completion and acceptance.
 - G. Inspect all work at the time of completion and acceptance.
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 - T. Inspect all work at the time of completion and acceptance.
 - U. Inspect all work at the time of completion and acceptance.
 - V. Inspect all work at the time of completion and acceptance.
 - W. Inspect all work at the time of completion and acceptance.
 - X. Inspect all work at the time of completion and acceptance.
 - Y. Inspect all work at the time of completion and acceptance.
 - Z. Inspect all work at the time of completion and acceptance.
- 2.04 CLEANING
 - A. Perform cleaning during installation of the work and upon completion of the work.
 - B. Remove from site all excess materials, soil, debris, and equipment.
 - C. Perform cleaning during installation of the work and upon completion of the work.
 - D. Remove from site all excess materials, soil, debris, and equipment.
 - E. Perform cleaning during installation of the work and upon completion of the work.
 - F. Remove from site all excess materials, soil, debris, and equipment.
 - G. Perform cleaning during installation of the work and upon completion of the work.
 - H. Remove from site all excess materials, soil, debris, and equipment.
 - I. Perform cleaning during installation of the work and upon completion of the work.
 - J. Remove from site all excess materials, soil, debris, and equipment.
 - K. Perform cleaning during installation of the work and upon completion of the work.
 - L. Remove from site all excess materials, soil, debris, and equipment.
 - M. Perform cleaning during installation of the work and upon completion of the work.
 - N. Remove from site all excess materials, soil, debris, and equipment.
 - O. Perform cleaning during installation of the work and upon completion of the work.
 - P. Remove from site all excess materials, soil, debris, and equipment.
 - Q. Perform cleaning during installation of the work and upon completion of the work.
 - R. Remove from



201500012905

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 8/12/2015 2:25 PM
ORDI: 49.00 RHSPS FEE: 10.00
PAGES: 4

**UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

ORDINANCE NO. 2015-41

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING THE REZONING TO THE M-1 LIMITED MANUFACTURING DISTRICT
OF THE PROPERTY LOCATED AT 147 COMMERCIAL DRIVE
(Lot 19 of Unit 3 Yorkville Business Center Subdivision)

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 28th day of July, 2015

Prepared by and Return to:
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on August 11, 2015.

Ordinance No. 2015- 41

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING THE REZONING TO THE M-1 LIMITED MANUFACTURING DISTRICT
OF THE PROPERTY LOCATED AT 147 COMMERCIAL DRIVE
(Lot 19 of Unit 3 Yorkville Business Center Subdivision)

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, Urness Land Company, LLC (the “Applicant”) is the owner (the “Owner”) of a vacant parcel located at 147 Commercial Drive, Yorkville, Illinois, (the “Subject Property”) legally described in Section 2, and is seeking rezoning of the Subject Property from the B-3 General Business District to the M-1 Limited Manufacturing District; and,

WHEREAS, the Plan Commission convened and held a public hearing on the 8th day of July, 2015, to consider the rezoning after publication of notice and notice to property owners within five hundred (500) feet of the Subject Property; and,

WHEREAS, the Plan Commission reviewed the standards set forth in Section 10-4-10B.4 and made findings of fact and recommendation to the Mayor and City Council (the “Corporate Authorities”) for approval of the rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the Corporate Authorities hereby approve the rezoning of the Subject Property, legally described as:

Lot 19 Final Plat of Subdivision Yorkville Business Center Unit 3 being a part of the west half of Section 16 and part of the east half of Section 17, all in the Township 37 North, Range 7 East of the Third Principal Meridian according to the plat thereof recorded May 21, 2001 as Document 200100008620 in Kendall County, Illinois,

PIN 02-17-277-003 and 02-16-153-001,

from B-3 General Business District to the M-1 Limited Manufacturing District.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
28 day of July, 2015.

Beth Warner
CITY CLERK

CARLO COLOSIMO Y
JACKIE MILSCHEWSKI Y
CHRIS FUNKHOUSER Y
DIANE TEELING Y

KEN KOCH Y
LARRY KOT Y
JOEL FRIEDERS Y
SEAVAR TARULIS Y

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
11 day of AUGUST, 2015.

Samuel G. Galt
MAYOR

Legal Description of Subject Property

Lot 19 Final Plat of Subdivision Yorkville Business Center Unit 3 being a part of the west half of Section 16 and part of the east half of Section 17, all in the Township 37 North, Range 7 East of the Third Principal Meridian according to the plat thereof recorded May 21, 2001 as Document 200100008620 in Kendall County, Illinois.

PIN 02-17-277-003 and 02-16-153-001



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KENDALL COUNTY, IL

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**UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

ORDINANCE NO. 2015-42

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL
COUNTY, ILLINOIS, APPROVING A SPECIAL USE
FOR A PUBLIC STORAGE FACILITIES/MINIWAREHOUSE STORAGE
(Lot 19 of Unit 3 Yorkville Business Center Subdivision)

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 28th day of July, 2015

Prepared by and Return to:

United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on August 11, 2015.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL
COUNTY, ILLINOIS, APPROVING A SPECIAL USE
FOR A PUBLIC STORAGE FACILITIES/MINIWAREHOUSE STORAGE
(Lot 19 of Unit 3 Yorkville Business Center Subdivision)**

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, under section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*), the Mayor and City Council of the City (collectively, the “Corporate Authorities”) may provide for the classification of special uses in its zoning ordinances; and,

WHEREAS, pursuant to the United City of Yorkville Zoning Ordinance (the “Zoning Code”), any person owning or having an interest in property may file an application to use such land for one or more of the special uses provided for in the zoning district in which the land is situated; and,

WHEREAS, Urness Land Company, LLC (“the Owner”) is the owner of the property located at 147 Commercial Drive, legally described in Section 2 of this Ordinance (the “Subject Property”); and,

WHEREAS, under the authority of the Zoning Code, the Subject Property is located in a designated M-1 Limited Manufacturing District, and public storage facilities/miniwarehouse storage is allowed in this district under a special use permit; and,

WHEREAS, the Corporate Authorities have received a request from the Owner for a special use permit for the Subject Property to allow public storage facilities/miniwarehouse storage; and,

WHEREAS, a legal notice of publication regarding a public hearing before the Plan Commission on the proposed special use permit was duly published in a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and,

WHEREAS, notice to property owners within 500 feet of the Subject Property identified for the special use permit was delivered by certified mail; and,

WHEREAS, the Plan Commission convened and held a public hearing on the 8th day of July, 2015, on the question of the special use application; and,

WHEREAS, the Plan Commission reviewed the standards set forth in Section 10-4-9(F) of the Zoning Code; and,

WHEREAS, upon conclusion of said public hearing, the Plan Commission recommended the approval of the special use for the Subject Property for a public storage facilities/miniwarehouse storage use on the Subject Property.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the Corporate Authorities hereby approve a special use of the Subject Property, legally described as:

Lot 19 Final Plat of Subdivision Yorkville Business Center Unit 3 being a part of the west half of Section 16 and part of the east half of Section 17, all in the Township 37 North, Range 7 East of the Third Principal Meridian according to the plat thereof recorded May 21, 2001 as Document 200100008620 in Kendall County, Illinois,

PIN 02-17-277-003 and 02-16-153-001,

for use as a public storage facilities/miniwarehouse storage.

Section 3: That the special use granted herein shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A. Final engineering review and approval including compliance with comments in the May 27, 2015 review letter from Engineering Enterprises, Inc.
- B. Final landscape approval.

Section 4: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this

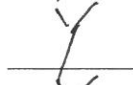
28 day of July, 2015.


CITY CLERK

CARLO COLOSIMO



JACKIE MILSCHEWSKI



CHRIS FUNKHOUSER



DIANE TEELING



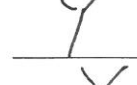
KEN KOCH



LARRY KOT



JOEL FRIEDERS



SEAVAR TARULIS



Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this

11 day of AUGUST, 2015.


MAYOR

Exhibit A

Legal Description of Subject Property

Lot 19 Final Plat of Subdivision Yorkville Business Center Unit 3 being a part of the west half of Section 16 and part of the east half of Section 17, all in the Township 37 North, Range 7 East of the Third Principal Meridian according to the plat thereof recorded May 21, 2001 as Document 200100008620 in Kendall County, Illinois.

PIN 02-17-277-003 and 02-16-153-001

LOT 15 FINAL PLAT OF SUBDIVISION YORKVILLE BUSINESS CENTER UNIT 3 BEING A PART OF THE WEST HALF OF SECTION 16 AND PART OF THE EAST HALF OF SECTION 17, ALL IN THE TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 2001 AS DOCUMENT No. 200100006620 IN KENDALL COUNTY, ILLINOIS.

BOUNDARY
EASEMENT
BUILDING LINE
= FLOOR FLY

KENDALL COUNTY HAS A LONG RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR-1 OR AT SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE AND UNEVEN HOURS OF OPERATIONS THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

Commonly Known as: LOT 19
YORKVILLE BUSINESS CENTER UNIT 3

STATE OF ILLINOIS 1
COUNTY OF DU PAGE 15.8

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS SURVEY WAS PERFORMED ON THE GROUND MAY 10TH 2005.
GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF MAY A.D. 2005.



ROBERT P. DRAHER
PROFESSIONAL LAND SURVEYOR #035-2621
LICENSE EXPIRES: NOVEMBER 30, 2006
SILBERT ENGINEERS INC. ILLINOIS PROFESSIONAL DESIGN FIRM
NUMBER 164-001134

UNIT NO	5670-L19
Drawn by	TP / Jdy
Checked	APS
Accepted	APS
Date	5/20/05 10-28-03
Size	1' x 40'

Siebert
Engineers, Inc.

201 EISENHOWER LANE SOUTH
LOMBARD, ILLINOIS 60148
PHONE (830) 268-0020



NOTE:

1. Please check Legal Description with Deed and Report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown herein are building lines shown on the recorded subdivision map.
4. Consult local authorities for building lines established by local ordinances.

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLAN COMMISSION
PC 2016-07

NOTICE IS HEREWITH GIVEN THAT Terry Richards, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting to amend a special use approved for a public storage facility pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The amendments to the special use include relocation of the buildings on the property, increasing the number of buildings on the property and increasing the landscape materials, all as shown on a new site plan for the development of the property. The real property is located at 147 Commercial Drive in Yorkville, Illinois.

The legal description is as follows:

LOT 19 FINAL PLAT OF SUBDIVISION YORKVILLE BUSINESS CENTER UNIT 3 BEING A PART OF THE WEST HALF OF SECTION 16 AND PART OF THE EAST HALF OF SECTION 17, ALL IN THE TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 2001 AS DOCUMENT 200100008620 IN KENDALL COUNTY, ILLINOIS.

The application materials for the proposed Special Use are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, April 13, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall
County, Illinois.

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk