



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, December 5, 2017

6:00 p.m.

City Hall Conference Room
800 Game Farm Road, Yorkville, IL

This meeting has been cancelled.



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AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, December 5, 2017

6:00 p.m.

City Hall Conference Room
800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: November 7, 2017

New Business:

1. EDC 2017-73 Building Permit Report for October 2017
2. EDC 2017-74 Building Inspection Report for October 2017
3. EDC 2017-75 Property Maintenance Report for October 2017
4. EDC 2017-76 Economic Development Update
5. EDC 2017-77 Cedarhurst Final Plat
6. EDC 2017-78 Bristol Bay Amended Annexation Agreement and Final Plat
7. EDC 2017-79 Downtown Wayfinding Signage Program – Award of Contract

Old Business:

Additional Business:

2017/2018 City Council Goals – Economic Development Committee

Goal	Priority	Staff
“Downtown Planning”	1	Bart Olson & Krysti Barksdale-Noble
“Southside Development”	2	Bart Olson & Krysti Barksdale-Noble
“Manufacturing and Industrial Development”	4	Krysti Barksdale-Noble
“Revenue Growth”	9	Krysti Barksdale-Noble
“Capital Improvement Plan”	11	Bart Olson & Krysti Barksdale-Noble
“Community Entrance Signage and Wayfinding”	14	Krysti Barksdale-Noble

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, December 5, 2017
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. November 7, 2017

- ☐ Approved _____
- ☐ As presented
- ☐ With corrections

NEW BUSINESS:

1. EDC 2017-73 Building Permit Report for October 2017

- ☐ Moved forward to CC _____ consent agenda? Y N
 - ☐ Approved by Committee _____
 - ☐ Bring back to Committee _____
 - ☐ Informational Item
 - ☐ Notes _____
-
-
-

2. EDC 2017-74 Building Inspection Report for October 2017

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2017-75 Property Maintenance Report for October 2017

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2017-76 Economic Development Update

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2017-77 Cedarhurst Final Plat

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2017-78 Bristol Bay Amended Annexation Agreement and Final Plat

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2017-79 Downtown Wayfinding Signage Program – Award of Contract

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – November 7, 2017

Meeting and Date: Economic Development Committee – December 5, 2017

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

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/320/City-Council>

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, November 7, 2017, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Alex Hernandez

Alderman Carlo Colosimo
Alderman Joel Frieders

Other City Officials

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg
City Consultant Lynn Dubajic

Alderman Chris Funkhouser
Code Official Pete Ratos

Other Guests

Ryan Swanson, Arc Design
Julie Schlichting, Imperial Investments

Doug Farr, Farr Associates
Jeff Muellner, Jefferson Properties

The meeting was called to order at 6:00pm by Chairman Ken Koch.

Citizen Comments: None

Minutes for Correction/Approval: October 3, 2017

The minutes were approved by unanimous voice vote.

New Business

1. EDC 2017-66 Building Permit Report for September 2017

Mr. Ratos reported 9 single family homes in September, for a total of 128 this year. In commercial housing, GC Housing is constructing a building with 74 units. No further discussion.

2. EDC 2017-67 Building Inspection Report for September 2017

There were 301 inspections done for the month. Mr. Ratos said he visits GC Housing at least once a day to make himself available for questions. No further discussion.

3. EDC 2017-68 Property Maintenance Report for September 2017

Mr. Ratos said most of the 17 cases were dismissed as they were compliant on the hearing date. A South Bridge St. case was not adjudicated due to a personal conflict for the Hearing Officer and it was continued. A Heustis St. location was found liable for six citations.

4. EDC 2017-69 Economic Development Update

Ms. Dubajic reported the following:

1. Met with owner of Crusade who will open “1836” week of Thanksgiving and coffee/donut shop in the near future
2. YPAC opening on east side of Rt. 47 by Law Office
3. Working with builder on purchase of single family lots near Kendall Marketplace and working with restaurant for outlot
4. Go For It Sports opening first of year
5. Along with Bart Olson, spoke with taxing bodies about TIF

5. EDC 2017-70 Fourth Amendment to the Redevelopment Agreement for the Downtown Yorkville Redevelopment Project Area (Imperial Investments, LLC)

Mr. Olson said there is a 4th amendment for the Imperial Investments TIF agreement. The first three, laid out plans for the area and this one is for 220-222-224 Rt. 47 addresses. YPAC is going in part of the property. This action basically incorporates all the amendments into the agreement. There was a brief discussion on the roof improvements and language for the TIF in lieu of an inducement.

6. EDC 2017-71 Inducement Resolution – Muellner Property – 301 S. Bridge Street

The owner of the property at the SW corner of Van Emmon & Rt. 47, Mr. Jeff Muellner, was present. He will develop or have someone else begin development of the property to make it more marketable. This is the first step for a future TIF.

7. EDC 2017-72 Downtown Overlay District – Award Recommendation

An RFP resulted in 4 responses and a recommendation for Farr & Associates was made based on a scoring system. Staff is recommending the bid not to exceed \$74,400, which was the lowest bid. Mr. Doug Farr was present and summarized his firm's experience. The firm will concentrate on a 3D criteria plan for the downtown streetscape. Chairman Koch asked how they could beautify the railroad track area and Alderman Frieders asked them to help establish an identity for Yorkville. The bid recommendation will need Council approval after the contract review and will move to the November 28th regular agenda.

8. PZC 2017-13 Coffman Carpets – Annexation Agreement and Rezoning

Coffman's wishes to annex to the city and Ryan Swanson (Casey's) is working with them. They are requesting to hook on to city water and sewer and are seeking rezoning from R-1 to B-3. They are also asking for relief on several items including setback, keeping a trailer on site, sign relief, not building a sidewalk and tax abatement for 10 years.

Alderman Colosimo questioned why the city would grant the tax abatements since the business is requesting to annex. He said the “optics” for the City are bad and the Aldermen must answer to the constituents whenever there are tax abatements. He said the property will increase in value, but the City takes the hit to give a rebate. The committee agreed with Mr. Colosimo and Mr. Olson suggested that the city agree to the rest of the requests from Coffman's. Mr. Olson said the taxes for the year would be about \$400.

Old Business None

Additional Business

Mr. Olson gave an update on TIF #2. Imperial Investments requested that the remaining 20-30 lots in Kendallwood be included in the TIF. This was an oversight and the process will be restarted to include them in TIF #2. The Kendallwood Estates property boundaries will change slightly. A public meeting will be held December 12th.

Imperial Investments is also interested in properties north of the river and might want to include them in TIF #2. Mr. Olson said properties cannot be added and it might require a third TIF. Mr. Frieders asked if there are actual plans for those properties, but generally said it makes no sense to begin a third one. To start a new TIF would require a first meeting at EDC. Alderman Colosimo said there should be development in the original TIF's first and the committee agreed.

There was no further business and the meeting adjourned at 7:00pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker



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

New Business #1

Tracking Number

EDC 2017-73

Agenda Item Summary Memo

Title: Building Permit Report for October 2017

Meeting and Date: Economic Development Committee – December 5, 2017

Synopsis: All permits issued in October 2017.

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

October 2017

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
October 2017	65	5	4	0	0	14	0	42	10,491,112.00	131,828.23
Calendar Year 2017	837	59	78	0	1	134	0	565	65,449,295.00	2,226,098.41
Fiscal Period 2017	604	43	50	0	1	90	0	420	54,855,951.00	1,636,628.88
October 2016	63	1	4	0	0	12	0	46	1,350,564.00	47,668.40
Calendar Year 2016	772	44	88	0	0	108	0	532	31,783,736.00	1,542,824.98
Fiscal Period 2017	551	37	58	0	0	67	0	389	23,301,560.00	1,079,606.64
October 2015	65	1	7	0	0	29	0	28	1,990,650.00	109,437.18
Calendar Year 2015	540	8	66	0	0	116	0	350	47,217,538.00	1,032,459.14
Fiscal Period 2016	394	7	44	0	0	79	0	264	11,681,528.00	642,221.38
October 2014	35	0	4	0	0	6	0	25	868,735.00	53,516.82
Calendar Year 2014	516	7	54	0	0	95	0	416	21,802,538.00	947,954.89
Fiscal Period 2015	376	2	36	0	0	62	0	276	16,932,693.00	618,087.86



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

New Business #2

Tracking Number

EDC 2017-74

Agenda Item Summary Memo

Title: Building Inspection Report for October 2017

Meeting and Date: Economic Development Committee – December 5, 2017

Synopsis: All inspections scheduled in October 2017.

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	008-RFR ROUGH FRAMING	20160258	652 WINDETT RIDGE RD	154		10/06/2017
PR	_____	009-REL ROUGH ELECTRICAL					10/06/2017
PR	_____	010-RMC ROUGH MECHANICAL					10/06/2017
PR	_____	011-PLR PLUMBING - ROUGH					10/06/2017
BC	_____	012-INS INSULATION					10/10/2017
BC	_____	013-WKS PUBLIC & SERVICE WALKS					10/17/2017
BC	_____	001-FIN FINAL INSPECTION	20160572	1527-1537 STONERIDGE CIR			01/19/2017
TK	_____	019-REI REINSPECTION Comments1: ENGINEERING	20160578	2995 ELLSWORTH DR	395		10/24/2017
BC	_____	003-FIN FINAL INSPECTION	20160588	825 CARLY CT	39		10/17/2017
BC	_____	004-REI REINSPECTION Comments1: FINAL	20160623	1979 COUNTRY HILLS DR	118		10/16/2017
BC	_____	001-FIN FINAL INSPECTION	20160811	674 W VETERANS PKWY	F		10/24/2017
PR	_____	024-RFR ROUGH FRAMING	20160894	1050 FREEMONT ST		10/30/2017	
BC	_____	AM 015-WKS PUBLIC & SERVICE WALKS	20170041	205 OAKWOOD ST	21		10/12/2017
BC	_____	PM 016-EDA ENGINEERING - DRIVEWAY AP					10/13/2017
PR	_____	AM 003-PPS PRE-POUR, SLAB ON GRADE	20170098	1800 MARKETVIEW DR	4		10/19/2017
TK	_____	016-REI REINSPECTION Comments1: ENGINEERING FINAL	20170128	2995 GRANDE TR	393		10/24/2017
TK	_____	017-REI REINSPECTION Comments1: ENGINEERING FINAL	20170131	2905 GRANDE TR	375		10/24/2017
TK	_____	018-REI REINSPECTION Comments1: ENGINEERING FINAL	20170132	2910 ELLSWORTH DR	372		10/24/2017
TK	_____	018-REI REINSPECTION Comments1: ENGINEERING FINAL	20170133	2924 GRANDE TRAIL CT	415		10/24/2017
PR	_____	019-FIN FINAL INSPECTION	20170141	877 GREENFIELD TURN	41		10/04/2017
PR	_____	020-PLF PLUMBING - FINAL OSR READ					10/04/2017

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	013-FIN FINAL INSPECTION	20170154	1126 CARLY DR	24		10/06/2017
PR	_____	014-PLF PLUMBING - FINAL OSR READ					10/06/2017
PWK	_____	015-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE/WATER BAN					10/06/2017
PR	_____	015-FIN FINAL INSPECTION	20170210	855 CARLY CT	36		10/10/2017
PR	_____	016-PLF PLUMBING - FINAL OSR READ					10/10/2017
PWK	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE					10/09/2017
PR	_____	AM 016-WKS PUBLIC & SERVICE WALKS	20170214	2631 MCLELLAN BLVD	44		10/20/2017
TK	_____	019-REI REINSPECTION	20170254	2924 ELLSWORTH DR	370		10/24/2017
BC	_____	002-FOU FOUNDATION	20170273	2304 OLIVE CT	279		10/16/2017
PR	_____	018-FIN FINAL INSPECTION	20170280	2685 FAIRFAX WAY	260		10/18/2017
PR	_____	019-PLF PLUMBING - FINAL OSR READ					10/18/2017
TK	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE TOO SMALL, CONCRETE DAMAGED Comments2: AT PUBLIC WALK					10/18/2017
PR	_____	016-FIN FINAL INSPECTION	20170283	1012 N CARLY CIR	58		10/23/2017
PR	_____	017-PLF PLUMBING - FINAL OSR READ					10/23/2017
PR	_____	019-PPS PRE-POUR, SLAB ON GRADE	20170301	1690 CANNONBALL TR			10/09/2017
_____	_____	020-PPS PRE-POUR, SLAB ON GRADE Comments1: CURB				10/13/2017	
PR	_____	PM 013-FIN FINAL INSPECTION	20170308	2745 CRANSTON CIR	129		10/23/2017
PR	_____	014-PLF PLUMBING - FINAL OSR READ					10/23/2017
TK	_____	016-EFL ENGINEERING - FINAL INSPE	20170309	2295 GRANDE TR	171		10/24/2017
PR	_____	012-WKS PUBLIC & SERVICE WALKS	20170314	2795 CRANSTON CIR	140		10/20/2017
PR	_____	014-FIN FINAL INSPECTION	20170315	2293 GRANDE TR	170		10/26/2017
PR	_____	015-PLF PLUMBING - FINAL OSR READ					10/26/2017

DATE: 11/01/2017
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	003-PPS PRE-POUR, SLAB ON GRADE	20170318	234 GARDEN ST	6		10/24/2017
PR	_____	012-FIN FINAL INSPECTION	20170358	908 PURCELL ST	79		10/25/2017
PR	_____	013-PLF PLUMBING - FINAL OSR READ					10/25/2017
PR	_____	012-WKS PUBLIC & SERVICE WALKS	20170375	2652 MCLELLAN BLVD	55		10/06/2017
PR	_____	012-WKS PUBLIC & SERVICE WALKS	20170376	2651 MCLELLAN BLVD	46		10/06/2017
PR	_____	013-FIN FINAL INSPECTION Comments1: INSTALL BASEMENT HANDRAIL & FLOOR VENT C Comments2: OVER					10/24/2017
PR	_____	014-PLF PLUMBING - FINAL OSR READ					10/24/2017
PR	_____	AM 014-WKS PUBLIC & SERVICE WALKS	20170377	2182 BURR CT	10		10/20/2017
PR	_____	017-FIN FINAL INSPECTION	20170386	2649 FAIRFAX WAY	256		10/18/2017
PR	_____	018-PLF PLUMBING - FINAL OSR READ					10/18/2017
TK	_____	019-EFL ENGINEERING - FINAL INSPE					10/18/2017
PR	_____	015-FIN FINAL INSPECTION Comments1: EXTERIOR OF HOME NOT COMPLETE	20170389	1003 S CARLY CIR	88		10/23/2017
PR	_____	016-PLF PLUMBING - FINAL OSR READ					10/25/2017
_____	_____	018-PPS PRE-POUR, SLAB ON GRADE				10/31/2017	
BC	_____	013-WKS PUBLIC & SERVICE WALKS	20170393	3405 RYAN DR	10		10/26/2017
PR	_____	006-RFR ROUGH FRAMING	20170399	9231 GALENA RD			10/11/2017
PR	_____	007-REL ROUGH ELECTRICAL					10/11/2017
PR	_____	008-RMC ROUGH MECHANICAL					10/11/2017
PR	_____	009-INS INSULATION					10/12/2017
BC	_____	PM 013-WKS PUBLIC & SERVICE WALKS	20170409	987 N CARLY CIR	122		10/30/2017
BC	_____	002-REI REINSPECTION Comments1: CAULKING	20170446	308 FAIRHAVEN DR			10/10/2017
PR	_____	006-FIN FINAL INSPECTION	20170455	418 ELM ST			10/05/2017

DATE: 11/01/2017
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	PM 007-REL ROUGH ELECTRICAL	20170457	2632 MCLELLAN BLVD	57		10/04/2017
PR	_____	PM 008-RFR ROUGH FRAMING					10/04/2017
PR	_____	PM 009-RMC ROUGH MECHANICAL					10/04/2017
PR	_____	PM 010-PLR PLUMBING - ROUGH					10/04/2017
PR	_____	012-WKS PUBLIC & SERVICE WALKS				10/20/2017	
BC	_____	PM 013-WKS PUBLIC & SERVICE WALKS	20170460	1036 N CARLY CIR	59		10/30/2017
PR	_____	012-INS INSULATION	20170461	1027 N CARLY CIR	118		10/03/2017
_____	_____	013-STP STOOP				10/31/2017	
BC	_____	003-FIN FINAL INSPECTION	20170467	911 S CARLY CIR	97		10/24/2017
PR	_____	008-EDA ENGINEERING - DRIVEWAY AP	20170495	203 COMMERCIAL DR	22		10/03/2017
PR	_____	009-REL ROUGH ELECTRICAL					10/06/2017
PR	_____	010-FIN FINAL INSPECTION					10/24/2017
BKF	08:30	011-FIN FINAL INSPECTION					10/24/2017
BC	_____	009-STP STOOP	20170546	522 WINDETT RIDGE RD	172		10/19/2017
PR	_____	010-RFR ROUGH FRAMING					10/25/2017
PR	_____	011-REL ROUGH ELECTRICAL					10/25/2017
PR	_____	012-RMC ROUGH MECHANICAL					10/25/2017
PR	_____	013-PLR PLUMBING - ROUGH					10/25/2017
BC	_____	014-INS INSULATION					10/30/2017
BC	_____	014-WKS PUBLIC & SERVICE WALKS	20170547	702 KENTSHIRE DR	120		10/17/2017
PR	_____	007-RFR ROUGH FRAMING	20170548	2563 FAIRFAX WAY	248		10/11/2017
PR	_____	008-REL ROUGH ELECTRICAL					10/11/2017
PR	_____	009-RMC ROUGH MECHANICAL					10/11/2017
PR	_____	010-PLR PLUMBING - ROUGH					10/11/2017

DATE: 11/01/2017
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	011-INS INSULATION					10/13/2017
BC	_____	012-STP STOOP					10/19/2017
BC	_____	013-WKS PUBLIC & SERVICE WALKS	20170549	2601 FAIRFAX WAY	250		10/17/2017
		Comments1: INSTALL TWO 10' #4 REBAR ACROSS WATERLIN					
		Comments2: E BEFORE POURING PUBLIC WALK					
BC	_____	016-PHD POST HOLE - DECK	20170550	2629 FAIRFAX WAY	253		10/19/2017
PR	_____	014-FIN FINAL INSPECTION	20170575	3307 CALEDONIA DR	76		10/30/2017
PR	_____	015-PLR PLUMBING - ROUGH					10/30/2017
TK	_____	016-EFL ENGINEERING - FINAL INSPE				10/31/2017	
PR	_____	009-RFR ROUGH FRAMING	20170576	921 PURCELL ST	64		10/03/2017
PR	_____	010-REL ROUGH ELECTRICAL					10/03/2017
PR	_____	011-RMC ROUGH MECHANICAL					10/03/2017
PR	_____	012-PLR PLUMBING - ROUGH					10/03/2017
BC	_____	013-INS INSULATION					10/09/2017
		Comments1: NEED FOAM INSULATION TOP OF PATIO DOOR A					
		Comments2: ND AROUND TRANSOM WINDOW					
PR	_____	009-PLR PLUMBING - ROUGH	20170577	1006 S CARLY CIR	112		10/26/2017
PR	_____	010-REL ROUGH ELECTRICAL					10/26/2017
PR	_____	011-RMC ROUGH MECHANICAL					10/26/2017
PR	_____	012-RFR ROUGH FRAMING					10/26/2017
_____	_____	013-WKS PUBLIC & SERVICE WALKS				10/31/2017	
PR	_____	009-REL ROUGH ELECTRICAL	20170578	948 PURCELL ST	83		10/11/2017
PR	_____	010-RFR ROUGH FRAMING					10/11/2017
PR	_____	011-RMC ROUGH MECHANICAL					10/11/2017
PR	_____	012-PLR PLUMBING - ROUGH					10/11/2017
PR	_____	013-INS INSULATION					10/16/2017

DATE: 11/01/2017
TIME: 09:28:09
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
_____	_____	014-WKS PUBLIC & SERVICE WALKS				10/31/2017	
PR	_____	006-BSM BASEMENT FLOOR	20170585	1321 SPRING ST	168		10/03/2017
BC	_____	007-PPS PRE-POUR, SLAB ON GRADE					10/16/2017
BC	_____	008-GAR GARAGE FLOOR					10/16/2017
BC	_____	PM 009-INS INSULATION Comments1: 1-FILL GAPS ON EACH SIDE OF TRANSOM WIND Comments2: OW 2ND FLOOR BATH WEST SIDE. 2-FILL LARG Comments3: E GAPS BETWEEN CRIPPLE WALL & FOUNDATION Comments4: WALL BASEMENT. 3-FILL GAS PIPE PENETRAT					10/20/2017
BC	_____	015-WKS PUBLIC & SERVICE WALKS					10/27/2017
PR	_____	007-RFR ROUGH FRAMING	20170586	2622 MCLELLAN BLVD	59		10/18/2017
PR	_____	008-REL ROUGH ELECTRICAL					10/18/2017
PR	_____	009-RMC ROUGH MECHANICAL					10/18/2017
PR	_____	010-PLR PLUMBING - ROUGH					10/18/2017
PR	_____	011-INS INSULATION					10/20/2017
TK	_____	017-EFL ENGINEERING - FINAL INSPE	20170593	3465 RYAN DR	4		10/31/2017
PR	_____	007-WKS PUBLIC & SERVICE WALKS	20170594	2611 MCLELLAN BLVD	42		10/06/2017
PR	_____	008-RMC ROUGH MECHANICAL					10/30/2017
PR	_____	009-REL ROUGH ELECTRICAL					10/30/2017
PR	_____	010-RFR ROUGH FRAMING					10/30/2017
PR	_____	011-PLR PLUMBING - ROUGH					10/30/2017
PR	_____	008-RFR ROUGH FRAMING	20170595	2587 LYMAN LOOP	39		10/24/2017
PR	_____	009-REL ROUGH ELECTRICAL					10/24/2017
PR	_____	010-RMC ROUGH MECHANICAL					10/24/2017
PR	_____	011-PLR PLUMBING - ROUGH					10/24/2017
BC	_____	012-INS INSULATION					10/27/2017

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FOU FOUNDATION	20170596	4485 E MILBROOK CIR	234		10/12/2017
BC	_____	003-BKF BACKFILL					10/18/2017
PR	_____	004-PLU PLUMBING - UNDERSLAB					10/23/2017
PR	_____	005-WAT WATER					10/18/2017
PR	_____	006-ESS ENGINEERING - STORM					10/18/2017
BC	_____	007-BGS BASEMENT GARAGE STOOPS					10/25/2017
BC	_____	001-FTG FOOTING	20170597	2838 SILVER SPRINGS CT	255		10/18/2017
PR	_____	002-FOU FOUNDATION					10/20/2017
PR	_____	003-PLU PLUMBING - UNDERSLAB				10/31/2017	
BC	_____	004-BKF BACKFILL					10/27/2017
_____	_____	005-BGS BASEMENT GARAGE STOOPS				10/31/2017	
PR	_____	006-ESS ENGINEERING - STORM					10/30/2017
PR	_____	007-WAT WATER					10/30/2017
BC	_____	001-FTG FOOTING	20170599	2824 SILVER SPRINGS CT	259		10/18/2017
PR	_____	002-FOU FOUNDATION					10/20/2017
PR	_____	003-PLU PLUMBING - UNDERSLAB				10/31/2017	
BC	_____	004-BKF BACKFILL					10/27/2017
_____	_____	005-BGS BASEMENT GARAGE STOOPS				10/31/2017	
PR	_____	006-ESS ENGINEERING - STORM					10/30/2017
PR	_____	007-WAT WATER					10/30/2017
BC	_____	001-FOU FOUNDATION	20170600	4481 E MILLBROOK CIR	233		10/13/2017
BC	_____	003-BKF BACKFILL					10/18/2017
PR	_____	004-PLU PLUMBING - UNDERSLAB					10/23/2017
PR	_____	005-WAT WATER					10/18/2017

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 8

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	006-ESS ENGINEERING - STORM					10/18/2017
BC	_____	007-BGS BASEMENT GARAGE STOOPS					10/25/2017
PR	_____	001-FTG FOOTING	20170601	7525 MUSTANG WAY			10/24/2017
BC	_____	003-FTG FOOTING					10/27/2017
PR	_____	008-RFR ROUGH FRAMING	20170608	2846 CRANSTON CIR	95		10/03/2017
PR	_____	009-REL ROUGH ELECTRICAL					10/03/2017
PR	_____	010-RMC ROUGH MECHANICAL					10/03/2017
PR	_____	011-PLR PLUMBING - ROUGH					10/03/2017
PR	_____	012-INS INSULATION					10/05/2017
PR	_____	013-WKS PUBLIC & SERVICE WALKS					10/20/2017
PR	_____	001-FOU FOUNDATION	20170611	2866 CRANSTON CIR	93		10/16/2017
PR	_____	003-ESS ENGINEERING - STORM					10/17/2017
PR	_____	004-WAT WATER					10/17/2017
BC	_____	AM 005-BKF BACKFILL					10/23/2017
PR	_____	AM 006-PLU PLUMBING - UNDERSLAB					10/26/2017
PR	_____	002-FOU FOUNDATION	20170612	2836 CRANSTON CIR	96		10/04/2017
PR	_____	003-BKF BACKFILL					10/09/2017
PR	_____	004-WAT WATER					10/10/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB					10/17/2017
PR	_____	006-BGS BASEMENT GARAGE STOOPS					10/19/2017
PR	_____	007-ESS ENGINEERING - STORM					10/19/2017
PR	_____	008-RFR ROUGH FRAMING	20170614	2736 CRANSTON CIR	117		10/30/2017
PR	_____	009-REL ROUGH ELECTRICAL					10/30/2017
PR	_____	010-PLR PLUMBING - ROUGH					10/30/2017

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 9

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	011-RMC ROUGH MECHANICAL					10/30/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB	20170616	2728 CRANSTON CIR	119		10/04/2017
PR	_____	008-RFR ROUGH FRAMING	20170617	2707 CRANSTON CIR	123		10/24/2017
PR	_____	009-REL ROUGH ELECTRICAL					10/24/2017
PR	_____	010-RMC ROUGH MECHANICAL					10/24/2017
PR	_____	011-PLR PLUMBING - ROUGH					10/24/2017
PR	_____	012-INS INSULATION					10/26/2017
PR	_____	004-PLU PLUMBING - UNDERSLAB	20170618	2299 GRANDE TRAIL CT	172		10/04/2017
PR	_____	006-ESS ENGINEERING - STORM					10/05/2017
PR	_____	007-WAT WATER					10/05/2017
PR	_____	003-ESS ENGINEERING - STORM	20170619	2298 GRANDE TRAIL CT	173		10/05/2017
PR	_____	004-WAT WATER					10/05/2017
PR	_____	006-PLU PLUMBING - UNDERSLAB					10/11/2017
PR	_____	007-BGS BASEMENT GARAGE STOOPS					10/19/2017
BC	_____	002-PHD POST HOLE - DECK	20170626	649 WHITE OAK WAY	10		10/23/2017
BC	_____	003-RFR ROUGH FRAMING					10/30/2017
BC	_____	004-REL ROUGH ELECTRICAL					10/30/2017
PR	_____	011-RMC ROUGH MECHANICAL	20170633	554 SHADOW WOOD DR	97		10/17/2017
BC	_____	013-WKS PUBLIC & SERVICE WALKS					10/26/2017
PR	_____	008-RFR ROUGH FRAMING	20170641	495 WINDETT RIDGE RD	67		10/17/2017
PR	_____	009-REL ROUGH ELECTRICAL					10/17/2017
PR	_____	010-RMC ROUGH MECHANICAL					10/17/2017
PR	_____	011-PLR PLUMBING - ROUGH					10/17/2017
BC	_____	012-INS INSULATION					10/19/2017

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 10

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	013-STP STOOP					10/19/2017
PR	_____	006-BSM BASEMENT FLOOR	20170645	1985 MEADOWLARK LN	115		10/03/2017
PR	_____	009-RFR ROUGH FRAMING					10/25/2017
PR	_____	010-REL ROUGH ELECTRICAL					10/25/2017
PR	_____	011-RMC ROUGH MECHANICAL					10/25/2017
PR	_____	012-PLR PLUMBING - ROUGH					10/25/2017
BC	_____	013-INS INSULATION Comments1: INSPECT BASEMENT AT FINAL					10/27/2017
BC	_____	005-BSM BASEMENT FLOOR Comments1: CRAWL	20170648	927 N CARLY CIR	128		10/13/2017
PR	_____	PM 005-PLU PLUMBING - UNDERSLAB	20170651	1954 SUNNY DELL CT	98		10/11/2017
PR	_____	006-PLR PLUMBING - ROUGH					10/11/2017
PR	_____	007-RMC ROUGH MECHANICAL					10/11/2017
PR	_____	008-REL ROUGH ELECTRICAL					10/11/2017
PR	_____	009-RFR ROUGH FRAMING					10/11/2017
BC	_____	010-INS INSULATION					10/13/2017
BC	_____	AM 011-BSM BASEMENT FLOOR					10/17/2017
BC	_____	013-PPS PRE-POUR, SLAB ON GRADE Comments1: BACK STOOP					10/27/2017
PR	12:00	001-FTG FOOTING	20170655	577 E KENDALL DR	4&5		10/19/2017
BC	_____	AM 005-FTG FOOTING				10/31/2017	
BC	_____	006-BSM BASEMENT FLOOR	20170662	2591 LYMAN LOOP	40		10/04/2017
BC	_____	007-GAR GARAGE FLOOR					10/04/2017
PR	_____	001-FTG FOOTING	20170670	3188 BOOMBAH BLVD	134		10/04/2017
PR	_____	002-FOU FOUNDATION					10/05/2017
BC	_____	003-BKF BACKFILL					10/11/2017

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 11

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	004-PLU PLUMBING - UNDERSLAB					10/17/2017
BC	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: CRAWL					10/18/2017
PR	_____	002-PLU PLUMBING - UNDERSLAB	20170671	472 SHADOW WOOD DR	104		10/09/2017
PR	_____	003-BKF BACKFILL					10/04/2017
PR	_____	005-ESS ENGINEERING - STORM					10/04/2017
PR	_____	006-ESW ENGINEERING - SEWER / WAT					10/04/2017
BC	_____	001-FIN FINAL INSPECTION	20170672	510 HAWTHORNE CT	11		10/19/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB	20170683	2453 WILTON CT	129		10/03/2017
BC	_____	006-BSM BASEMENT FLOOR					10/11/2017
BC	_____	007-GAR GARAGE FLOOR					10/11/2017
BC	_____	002-FIN FINAL INSPECTION	20170706	706 HEUSTIS ST			10/18/2017
PR	_____	002-PLU PLUMBING - UNDERSLAB	20170720	365 SHADOW WOOD DR	123		10/09/2017
PR	_____	003-BKF BACKFILL					10/04/2017
PR	_____	005-ESS ENGINEERING - STORM					10/04/2017
PR	_____	006-ESW ENGINEERING - SEWER / WAT					10/04/2017
BC	_____	002-FIN FINAL INSPECTION	20170724	1222 MARKETPLACE DR			10/19/2017
BC	_____	001-STP STOOP	20170731	1201 KATE DR	244		10/20/2017
BC	_____	002-PPS PRE-POUR, SLAB ON GRADE Comments1: ANCHOR PATIO TO FOUNDATION WALL USING #4 Comments2: REBAR					10/20/2017
BC	_____	003-REI REINSPECTION Comments1: PRE POUR PATIO					10/23/2017
PR	_____	003-WAT WATER	20170734	2184 BURR CT	9		10/06/2017
PR	_____	004-PLU PLUMBING - UNDERSLAB					10/06/2017
BC	_____	002-FIN FINAL INSPECTION	20170737	1222 MARKETPLACE DR		10/23/2017	

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 12

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 001-RFR ROUGH FRAMING Comments1: 1114-1134 BALCONIES	20170738	1222 MARKETPLACE DR			10/05/2017
BC	_____	002-FIN FINAL INSPECTION					10/27/2017
PR	_____	001-RFR ROUGH FRAMING	20170739	1222 MARKETPLACE DR			10/10/2017
BC	_____	002-FIN FINAL INSPECTION					10/19/2017
BC	_____	001-RFR ROUGH FRAMING Comments1: BALCONIES	20170740	1282 MARKETPLACE DR			10/19/2017
BC	_____	AM 001-RFR ROUGH FRAMING	20170741	1282 MARKETPLACE DR			10/27/2017
BC	_____	001-PHF POST HOLE - FENCE	20170749	2372 EMERALD LANE	29		10/09/2017
BC	_____	003-FIN FINAL INSPECTION	20170750	304 BLAINE ST			10/18/2017
BC	_____	AM 001-PHF POST HOLE - FENCE	20170751	2662 BURR ST	5		10/19/2017
BC	_____	001-FTG FOOTING	20170759	584 WINDETT RIDGE RD	167		10/10/2017
BC	_____	003-BKF BACKFILL					10/23/2017
PR	_____	004-ESW ENGINEERING - SEWER / WAT					10/23/2017
BC	_____	003-BKF BACKFILL	20170760	2633 FAIRFAX WAY	254		10/09/2017
PR	_____	004-PLU PLUMBING - UNDERSLAB					10/12/2017
BC	_____	005-BSM BASEMENT FLOOR					10/17/2017
BC	_____	006-GAR GARAGE FLOOR					10/17/2017
PR	_____	001-FTG FOOTING	20170762	3173 PINWOOD DR	28		10/04/2017
PR	_____	002-FOU FOUNDATION					10/05/2017
PR	_____	003-ESS ENGINEERING - STORM					10/11/2017
PR	_____	004-ESW ENGINEERING - SEWER / WAT					10/11/2017
PR	_____	006-PLU PLUMBING - UNDERSLAB					10/17/2017
BC	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: CRAWL					10/18/2017
PR	_____	002-BKF BACKFILL	20170766	709 HEUSTIS ST	4		10/02/2017

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 13

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FIN FINAL INSPECTION	20170768	1277 CHESTNUT LN	1		10/08/2017
PR	_____	001-PHF POST HOLE - FENCE	20170774	304 MCHUGH RD	2		10/04/2017
PR	_____	001-FTG FOOTING	20170778	2798 CRANSTON CIR	98		10/09/2017
BC	_____	AM 002-FOU FOUNDATION					10/12/2017
PR	_____	003-WAT WATER					10/17/2017
PR	_____	004-ESS ENGINEERING - STORM					10/17/2017
PR	_____	002-WAT WATER	20170779	2726 CRANSTON CIR	120		10/10/2017
BC	_____	004-BKF BACKFILL					10/12/2017
PR	_____	005-PLU PLUMBING - UNDERSLAB					10/16/2017
PR	_____	006-BGS BASEMENT GARAGE STOOPS					10/17/2017
PR	_____	007-ESS ENGINEERING - STORM					10/19/2017
PR	_____	001-FTG FOOTING	20170781	958 PURCELL ST	84		10/02/2017
PR	_____	002-FOU FOUNDATION					10/05/2017
PR	_____	003-BKF BACKFILL					10/10/2017
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170783	2607 OVERLOOK CT	26		10/12/2017
BC	_____	003-FIN FINAL INSPECTION	20170785	206 FAIRHAVEN DR			10/09/2017
BC	_____	002-FIN FINAL INSPECTION	20170790	2641 FAIRFAX WAY	255		10/12/2017
BC	_____	001-FIN FINAL INSPECTION	20170791	2641 FAIRFAX WAY	255		10/12/2017
BC	_____	001-PHF POST HOLE - FENCE	20170793	1974 CONEFLOWER CT	150		10/11/2017
PR	_____	001-PPS PRE-POUR, SLAB ON GRADE	20170801	2992 ELLSWORTH DR	347		10/03/2017
BC	_____	001-PHF POST HOLE - FENCE	20170804	2726 ELDEN DR.	277		10/13/2017
BC	_____	001-FTG FOOTING	20170806	811 CAULFIELD PT	107		10/07/2017
BC	_____	002-FOU FOUNDATION					10/10/2017
BC	_____	003-BKF BACKFILL					10/16/2017

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 14

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FTG FOOTING	20170807	2465 WILTON CT	128		10/09/2017
BC	_____	002-FOU FOUNDATION					10/12/2017
BC	_____	003-BKF BACKFILL					10/17/2017
PR	_____	004-ESW ENGINEERING - SEWER / WAT					10/23/2017
BC	_____	003-FIN FINAL INSPECTION	20170809	243 WINDHAM CIR	45		10/19/2017
BC	_____	001-PHF POST HOLE - FENCE	20170810	2209 MEADOWVIEW LN	58		10/11/2017
BC	_____	002-FIN FINAL INSPECTION					10/17/2017
BC	_____	001-PHF POST HOLE - FENCE	20170812	885 FLINT CREEK LN	126		10/16/2017
BC	_____	001-PHF POST HOLE - FENCE	20170813	2948 GRANDE TR	420		10/30/2017
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20170815	1449 ASPEN LN			10/11/2017
BC	_____	001-PHF POST HOLE - FENCE	20170821	402 MORGAN ST			10/18/2017
BC	_____	001-PHF POST HOLE - FENCE	20170823	322 RYAN CT	7		10/30/2017
BC	_____	001-FIN FINAL INSPECTION	20170828	520 E KENDALL DR	3		10/19/2017
BC	_____	001-FIN FINAL INSPECTION	20170829	310 TWINLEAF TR	73		10/25/2017
BC	_____	001-PHF POST HOLE - FENCE	20170831	877 GREENFIELD TURN	41		10/20/2017
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20170849	102 W COUNTRYSIDE PKWY			10/17/2017
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20170853	664 WHITE OAK WAY	3		10/20/2017
BC	_____ AM	001-ROF ROOF UNDERLAYMENT ICE & W	20170871	1879 WALSH DR	52		10/30/2017

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE

PERMIT TYPE SUMMARY:		ADD ADDITION			5		
		APT APARTMENT, CONDO			1		
		BDO COMMERCIAL BUILD-OUT			1		
		BIP BUILD INCENTIVE PROGRAM SFD			126		
		CCO COMMERCIAL OCCUPANCY PERMIT			1		
		COM COMMERCIAL BUILDING			14		
		DCK DECK			6		
		ESN ELECTRIC SIGN			1		
		FNC FENCE			12		
		IGP IN-GROUND POOL			1		
		MIS MISCELLANEOUS			1		
		MSC MISCELLANEOUS			2		
		PRG PERGOLA			1		
		PTO PATIO / PAVERS			6		
		REP REPAIR			8		
		ROF ROOFING			6		
		SFD SINGLE-FAMILY DETACHED			121		
		SHD SHED/ACCESSORY BUILDING			1		
		WIN WINDOW REPLACEMENT			1		
INSPECTION SUMMARY:		BGS BASEMENT GARAGE STOOPS			9		
		BKF BACKFILL			16		
		BSM BASEMENT FLOOR			7		
		EDA ENGINEERING - DRIVEWAY APRON			2		
		EFL ENGINEERING - FINAL INSPECTION			7		
		ESS ENGINEERING - STORM			13		
		ESW ENGINEERING - SEWER / WATER			5		
		FIN FINAL INSPECTION			34		
		FOU FOUNDATION			13		
		FTG FOOTING			13		
		GAR GARAGE FLOOR			4		
		INS INSULATION			15		
		PHD POST HOLE - DECK			2		
		PHF POST HOLE - FENCE			11		
		PLF PLUMBING - FINAL OSR READY			11		
		PLR PLUMBING - ROUGH			17		
		PLU PLUMBING - UNDERSLAB			18		
		PPS PRE-POUR, SLAB ON GRADE			10		
		REI REINSPECTION			9		
		REL ROUGH ELECTRICAL			19		
		RFR ROUGH FRAMING			23		
		RMC ROUGH MECHANICAL			18		
		ROF ROOF UNDERLAYMENT ICE & WATER			4		
		STP STOOP			5		
		WAT WATER			11		
		WKS PUBLIC & SERVICE WALKS			19		

DATE: 11/01/2017
TIME: 09:28:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 10/01/2017 TO 10/31/2017

INSPECTOR						SCHED.	COMP.
TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	DATE	DATE	DATE

INSPECTOR SUMMARY:				7			
	BC	BOB CREADEUR		107			
	BKF	BRISTOL KENDALL FIRE DEPT		1			
	PR	PETER RATOS		187			
	PWK	PUBLIC WORKS		2			
	TK	TOM KONEN		11			
STATUS SUMMARY:				2			
	A	BC		1			
	A	PR		28			
	C	BC		1			
	C	BKF		13			
	C	PR		9			
	C	TK		6			
	I			77			
	I	BC		161			
	I	PR		2			
	I	TK		1			
	T			12			
	T	PR		2			
	T	PWK					
REPORT SUMMARY:				315			



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

New Business #3

Tracking Number

EDC 2017-75

Agenda Item Summary Memo

Title: Property Maintenance Report for October 2017

Meeting and Date: Economic Development Committee – December 5, 2017

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:

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Memorandum

To: Economic Development Committee
From: Pete Ratons, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: November 1, 2017
Subject: October Property Maintenance

Property Maintenance Report October 2017

Adjudication:

4 Property Maintenance Cases were heard in October

10/2/2017

N 2688	02-08-100-006	Offensive Odor	Dismissed
N 3553	7311 S Bridge St	Weeds	Liable \$4,500
N 3566	122 Claremont Ct	Vehicles on Property	Dismissed

10/23/2017

N 3573	8721 Route 126	Commercial Vehicles	Liable \$2,400
--------	----------------	---------------------	----------------



Case Report

10/01/2017 - 10/31/2017

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	PUBLIC WORKS TO MOW
20170453	10/31/2017	509 W Washington St	Vehicle	IN VIOLATION	10/31/2017					
20170452	10/31/2017	408 Colton St	Vehicles	IN VIOLATION	10/31/2017					
20170451	10/30/2017	1426 Aspen Ln	Grass and Weeds	CLOSED						
20170450	10/27/2017	1056 Stillwater Ct	Vehicles	IN VIOLATION	10/30/2017					
20170449	10/26/2017	110 E FOX ST	3 FAMILIES IN ONE HOME	PENDING						
20170448	10/26/2017	Right of way	Snipe Signs	IN VIOLATION	10/27/2017					
20170447	10/26/2017	1411 Chestnut In	Work with out permit	CLOSED						
20170446	10/25/2017	305 Colton St	Dead tree	IN VIOLATION	10/25/2017					
20170445	10/24/2017	Lot in Liberty St	Weeds and Grass	IN VIOLATION					10/24/2017	
20170444	10/23/2017	107 Blackberry Ln	Vehicles	IN VIOLATION	10/25/2017					
20170443	10/23/2017	407 W Kendall Dr	Lights	PENDING						
20170441	10/19/2017	1122 W Veterans Pkwy	Weeds and Grass	IN VIOLATION	10/19/2017				10/19/2017	
20170440	10/17/2017	Lot 34 Cornerstone Dr	Weeds and Grass	CLOSED		COMPLIANT			10/16/2017	
20170439	10/17/2017	Lot 13 Westwind Dr	Weeds and Grass	CLOSED		COMPLIANT			10/16/2017	
20170438	10/17/2017	Lot 10 - 11 Westwind Dr	Weeds and Grass	CLOSED		COMPLIANT			10/16/2017	
20170435	10/16/2017	2339 TITUS DR	WEEDS GRASS, JUNK, REFUSE	IN VIOLATION					10/17/2017	
20170434	10/12/2017	2743 GOLDENROD DR	JUNK TRASH REFUSE	CLOSED		COMPLIANT				

20170433	10/12/2017	331 Westwind dr	Weeds and Grass	IN VIOLATION					10/12/2017	
20170432	10/12/2017	122 Claremont Ct	Vehicle	CLOSED						
20170431	10/11/2017	1102 Sunset Ave	Vehicle	IN VIOLATION	10/12/2017					
20170430	10/11/2017	302 W Somonauk St	Roof with out permit	CLOSED	10/17/2017	COMPLIANT				
20170429	10/11/2017	1008 Sunset Ave	Vehicle	IN VIOLATION	10/12/2017					
20170428	10/6/2017	802 Caulfield Pt	Sod Ban	IN VIOLATION		IN VIOLATION	10/9/2017	11/13/2017		
20170427	10/4/2017	1433 Chestnut Ln	Junk	CLOSED						
20170426	10/4/2017	305 E Fox St	Vehicle	CLOSED	10/4/2017					
20170425	10/3/2017	507 Heustis St	Vehicles	IN VIOLATION	10/4/2017					
20170424	10/3/2017	407 Colton St	Work with out permit	CLOSED						
20170423	10/3/2017	1192 Taus Cir	Weeds and Grass	CLOSED		COMPLIANT			10/2/2017	
20170422	10/3/2017	1142 Kate Dr	Weeds and Grass	CLOSED		COMPLIANT			10/2/2017	
20170421	10/3/2017	1386 Spring St	Weeds and Grass	CLOSED		COMPLIANT			10/2/2017	
20170420	10/3/2017	1312 E Spring St	Weeds and Grass	CLOSED		COMPLIANT			10/2/2017	

Total Records: 31

11/1/2017



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 type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #4

Tracking Number

EDC 2017-76

Agenda Item Summary Memo

Title: Economic Development Report for November 2017

Meeting and Date: Economic Development Committee – December 5, 2017

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: _____

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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651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois 60560
Phone 630-553-0843 • FAX 630-553-0889

Monthly Report – for December 2017 EDC Meeting of the United City of Yorkville

November 2017 Activity

Downtown Redevelopment:

- Continue working with Jefferson Properties (Muellner Construction) to begin design, site prep, and building pad and retaining wall construction on property located at 301 South Bridge to allow for construction of buildings that will maximize the potential of the overall site.
- Working with BJ & Lyneen Gerl who are preparing to open Capitano's Deli & Sweets on east side of Route 47, next to YPAC. This business will open in the spring, and will be a full service deli and also prepare fresh homemade sandwiches, and sides dishes. The "Old Fashioned Candy Store" will be a place for young adults with "special needs" to work. The Gerl's are residents of Yorkville.

Development south of Fox River:

- Working with owner of out lot and building that is half completed at Stagecoach Crossing to spur continued development on the site. At this time we are working on financing and application for Enterprise Zone status. Verbal report will update.

Development north of the Fox River:

- Kendall Crossing...Construction has begun on the Holiday Inn Express and Banquet Facility. Sonny Shah is finalizing plans with an architect for the banquet facility.
- There are two Yorkville businesses that are working on plans for expansion on their current sites. These are both businesses that have been successful, and active business members of Yorkville. I anticipate that formal announcements of these business expansions will take place by the end of this year.
- Kendall Marketplace...Working with Alex Berman (owner) to identify potential additional development on the project. Alex is working on developing a multi-tenant out lot building to attract small restaurants to the site. Alex has also entered into a contract for the purchase of the 28 single family lots with a local builder. These lots will close by the end of the third quarter of the year. The junior box approval is getting closer, as more of the existing retailers have "signed off" on the new addition.
- Working with developer interested in a significant parcel along Route 34 for development. This project would allow for free standing outlot development, and a multi-tenant building to be built.
- Two National restaurants chains are looking closely at Yorkville. I am working with both to identify opportunities.

Industrial Development:

- Working with Joyce Sloan, the industrial broker, who is the listing agent on Lincoln Prairie on Eldamain Road.
- Working with small industrial user to locate in Yorkville. This business owner is a resident, and currently operates in a surrounding community.
- Working with Wrigley to meet their needs to increase their production of Skittles in the Yorkville plant. We are also beginning meetings with Wrigley to discuss obtaining Enterprise Zone status for the property through the UIRVDA program.

Recreational Development:

- Continue to work with Justine Brummel on "Go For It Sports" facility. Ribbon cutting has been set for December 15th at 2PM.

Other Activity:

- Attended local taxing body meetings with Bart Olson to roll out the extension of the downtown TIF.

Respectfully submitted,

Lynn Dubajic
651 Prairie Pointe Drive, Suite 102
Yorkville, IL 60560
lynn@dlkllc.com
630-209-7151 cell



Reviewed By:	
Legal	<input checked="" 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

New Business #5

Tracking Number

EDC 2017-77

Agenda Item Summary Memo

Title: Cedarhurst Living, LLC – Amended Final Plat of Subdivision

Meeting and Date: Economic Development Committee - December 5, 2017

Synopsis: Proposed Amended Final Plat of Subdivision for Cedarhurst Living, LLC.

Council Action Previously Taken:

Date of Action: 02-28-17 Action Taken: Approval of Amend. AA & PUD

Item Number: PZC 2017-01

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Krysti J. Barksdale-Noble, AICP

Community Development

Name

Department

Agenda Item Notes:

See attached memorandum.

Have a question or comment about this agenda item?

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Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: November 28, 2017
Subject: **PZC 2017-15 Cedarhurst Living – NEC Cannonball Trail & US 34
Amended Final Plat Approval**

Project Background/Request:

As the Economic Development Committee (EDC) will recall, the annexation agreement and planned unit development (PUD) amendment for Cedarhurst Living (formerly known as Cannonball Trails), an assisted living and memory care facility, was approved by the City Council in February 2017. The approximately 6.7-acre parcel, located at the northeast corner of US 34 (Veterans Parkway) and Cannonball Trail, consists of a two-story 73-unit building as a PUD with underlining zoning of B-2 Retail Commerce Business District. The developer is requesting final plat of subdivision amendment approval for the site to grant a stormwater management easement to the City for the onsite detention basin and dedication of right-of-way along a portion of Cannonball Trail.

Proposed Amended Final Plat:

As part of the 2017 approval of an amendment to the annexation and planned unit development (PUD) agreement, the City also approved a final PUD plat for the site which illustrated the new building configuration, parking/vehicular circulation and setback requirements. All approvals granted were subject to final engineering approval by the City's engineer which stipulated future right-of-way dedication and an easement across the dry detention area. The developer has completed all site engineering to the satisfaction of the City engineer and construction has begun on the property. The developer is now ready to formally dedicate approximately 0.155 acres of right-of-way (30' wide) along a portion of the property's frontage on Cannonball Trail as well as granting a 1.351-acre stormwater management easement to the City, should the owner or future owner not maintain the detention basin.

The proposed Final Plat of Subdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated June 9, 2017 were provided to the developer/petitioner related to the proposed Final Plat (see attached). The engineering review has found the submitted plans in general conformance with the City's requirements and standard engineering practices.

Staff Comments:

Based upon the review of the proposed Final Plat of Cedarhurst of Yorkville PUD Subdivision, staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations. Therefore, we intend to recommend approval of the Final Plat to the Planning and Zoning Commission at the December 13, 2017 meeting with subsequent final determination by the City Council at the January 9, 2018 meeting.

Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

Attachments:

1. Copy of Petitioner's Application
2. Final Plat of Cedarhurst of Yorkville PUD Subdivision prepared by HR Green date last revised 05-23-17.
3. EEI Letter to the City dated June 9, 2017 re: Cedarhurst Living – Engineering Plan Review – 3rd Submittal.

Application For Preliminary Plan & Final Plat

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

Property Street Address

Property Existing Zoning

Property Total Acreage

Type of Request:

- ☐ Preliminary Plan
☐ Final Plat
☐ Amended Preliminary Plan
☒ Amended Final Plat

Attachments

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

Additional Contact Information

Attorney

Name

Address

City State ZIP

Phone Fax

E-mail

Application For Preliminary Plan & Final Plat

Additional Contact Information

Engineer

Name David Schultz, PE - HR Green, Inc.
Address 651 Prairie Pointe Drive, Suite 201
City Yorkville State IL ZIP 60560
Phone 630.708.5002 Fax 630.553.7646
E-mail dschultz@hrgreen.com

Land Planner/Surveyor

Name Bernard Bauer, PLS - HR Green, Inc.
Address See Above
City State ZIP
Phone Fax
E-mail bbauer@hrgreen.com

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

DAVID W. SCHULTZ

11-17-2017

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

STATE Illinois COUNTY Kane

SIGNED BEFORE ME 17th DAY November, 2017

NOTARY PUBLIC

Gail L. Maldonado

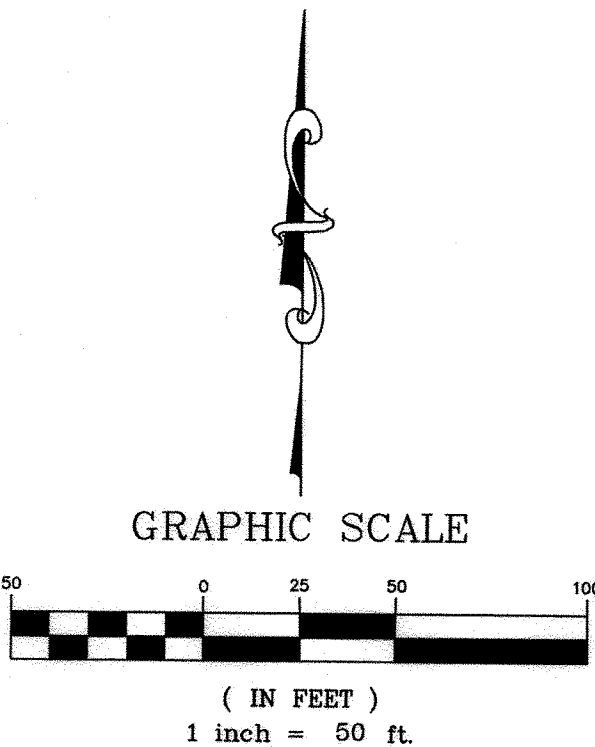


FINAL PLAT OF
CEDARHURST OF YORKVILLE P.U.D.SUBDIVISION

A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 29
TOWNSHIP 37 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

PINs: 02-29-100-004
02-29-100-005

EXHIBIT A



LAND AREAS	
LOT 1	ACREAGE
R.O.W. HEREBY DEDICATED	6.149± ac.
TOTAL GROSS ACRES	0.155± ac.
	6.304± ac.

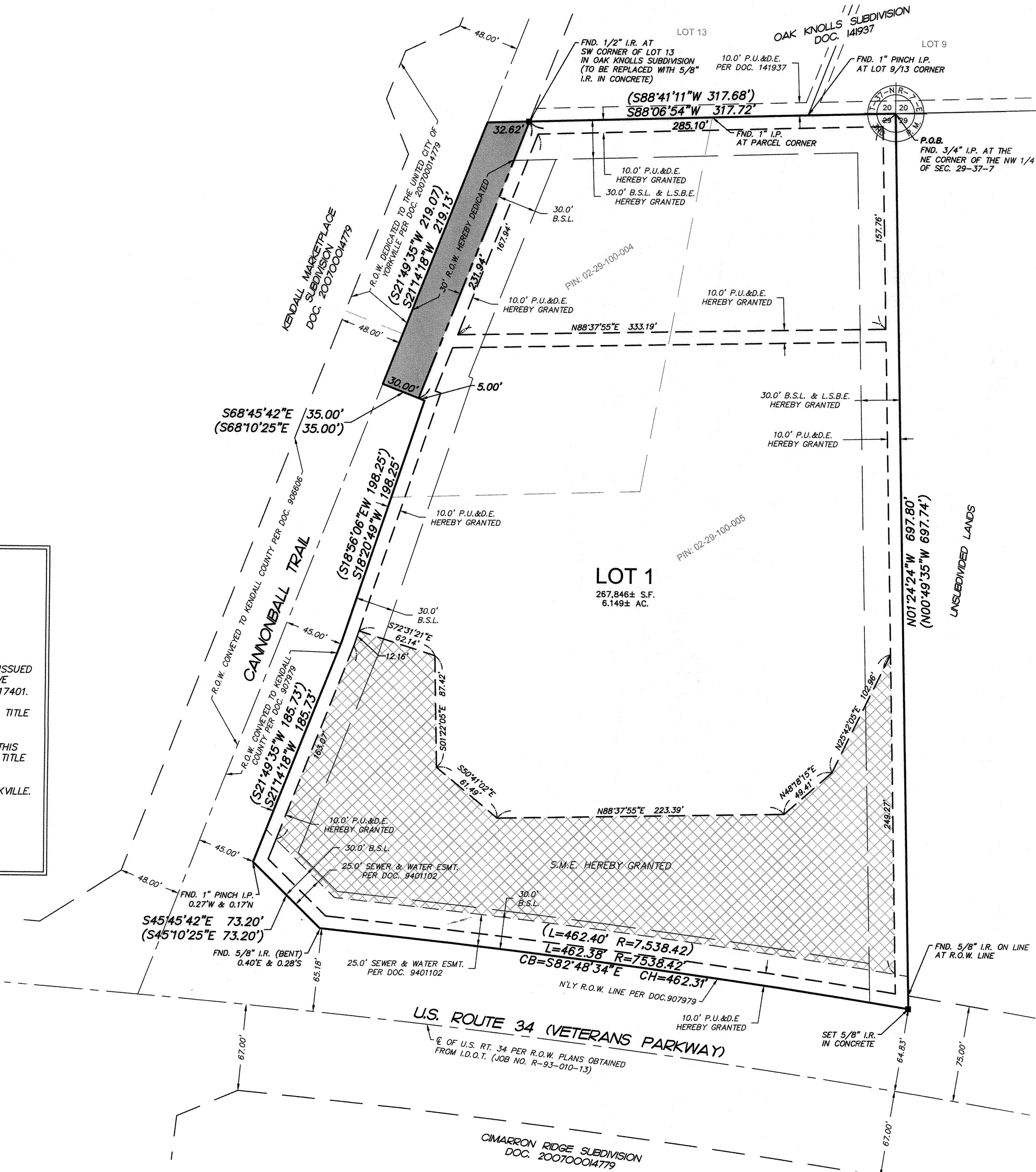
- NOTES**
- ANNOTATION ABBREVIATIONS -
B.S.L. = BUILDING SETBACK LINE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
L.S.B.E. = LANDSCAPE BUFFER EASEMENT
S.M.E. = STORMWATER MANAGEMENT EASEMENT
(XXX.XX) = RECORD DIMENSION
 - SURVEY IS BASED IN PART ON COMMITMENT FOR TITLE INSURANCE N7892STL, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF 11/02/2016 AND SHERIFF'S DEED, RECORDED AS DOCUMENT 201100017401.
 - RECORD DIMENSIONS SHOWN HEREON ARE AS DESCRIBED IN ABOVE REFERENCE TITLE COMMITMENT AND SHERIFF'S DEED.
 - THE LEGAL DESCRIPTION WHICH APPEARS IN THE SURVEYOR'S CERTIFICATE OF THIS PLAT DESCRIBES THE SAME LAND WHICH IS DESCRIBED IN ABOVE REFERENCED TITLE COMMITMENT AND SHERIFF'S DEED.
 - THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
 - 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
 - DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY ZONING IS B-2 (PUD) IN THE UNITED CITY OF YORKVILLE.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

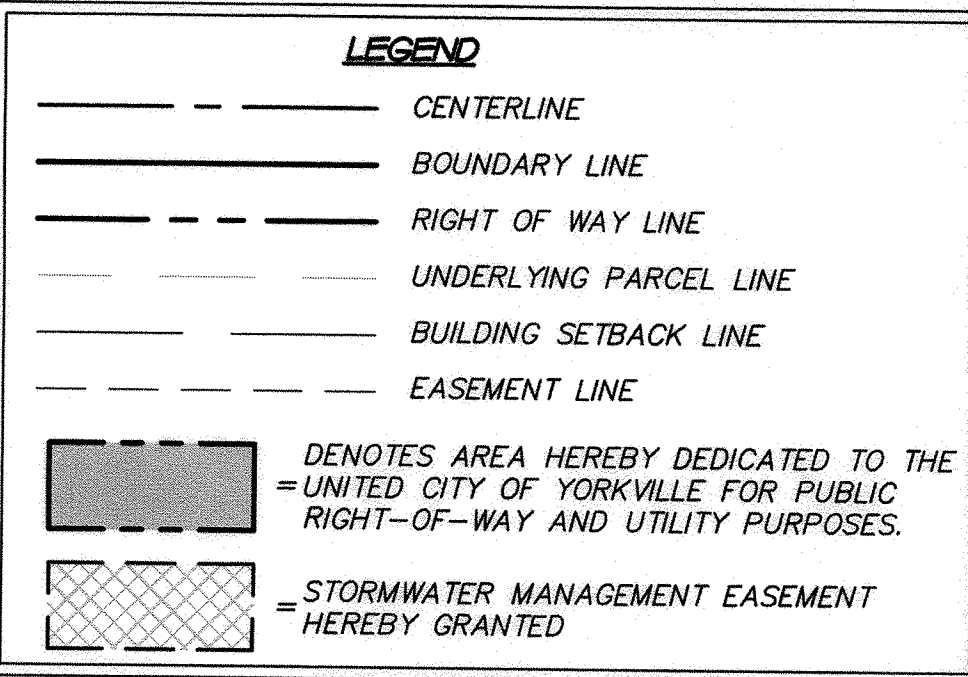
- * Basis of bearings for this survey is SPC EAST ZONE (NAD83-2011)
- * No distance should be assumed by scaling.
- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be hereon implied.
- * This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
- * Field work for this survey was completed on 02/09/17.
- * This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

DOVER DEVELOPMENT, LLC
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

8/16/2017 3:59:35 PM
J:\2016\160368\Survey\Drawings\160368.dwg



HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560



PREPARED ON: JUNE 9TH, 2017
PREPARED BY:

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/18

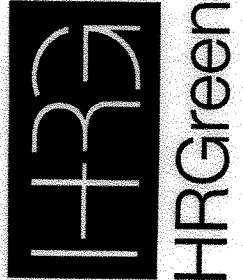
FINAL PLAT
OF
CEDARHURST OF
YORKVILLE SUBDIVISION

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MRF
JOB DATE: 02/07/2017
JOB NO: 160368

SHEET
1 OF 2

Illinois Professional Design Firm # 184-001322
651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t 630.553.7560 f 630.553.7646
www.hrgreen.com



CEDARHURST OF YORKVILLE P.U.D. SUBDIVISION

A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 29
TOWNSHIP 37 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

PINs: 02-29-100-004
02-29-100-005

EXHIBIT A

OWNERSHIP CERTIFICATE

STATE OF MO)
COUNTY OF St. Louis) S.S.

THIS IS TO CERTIFY THAT Cedarhurst of Yorkville P.U.D.
A(N) LLC LIMITED LIABILITY CORPORATION, IS THE FEE SIMPLE OWNER
OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME
TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES
HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR
THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY
ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE
AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT
PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN
THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT St. Louis MO THIS 28th DAY OF July, 2017.

Cedarhurst of Yorkville P.U.D., LLC
CORPORATION NAME

120 S. Central Expressway, Chicago, MO 60605
COMPLETE ADDRESS

BY: Joshua D. Jones SECRETARY
Joshua D. Jones PRINTED NAME
Joshua D. Jones PRINTED NAME

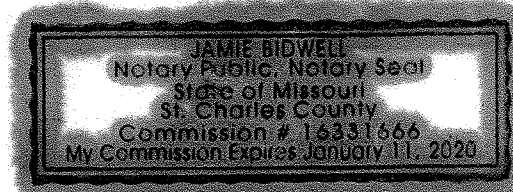
NOTARY CERTIFICATE

STATE OF MO)
COUNTY OF St. Louis) S.S.

I, Jamie Bidwell NOTARY PUBLIC IN AND FOR
THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT Joshua D. Jones
AND Jordan D. Jones PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND
SECRETARY OF Cedarhurst of Yorkville P.U.D. AS SHOWN ABOVE, APPEARED BEFORE
ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID
INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND
VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES
AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 28th DAY OF July, 2017.

Jamie Bidwell
NOTARY PUBLIC



COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

I, Kevin Marcher COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY
CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID
FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE
PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN
CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,
ILLINOIS, THIS 28th DAY OF July, 2017.

COUNTY CLERK

DDOT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT
TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION
TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE
DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATE: August 22, 2017

Kevin Marcher
KEVIN MARCHER
REGION 2 ENGINEER

CITY PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS,
THIS 28th DAY OF July, 2017.

CHAIRMAN

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE,
ILLINOIS, THIS 28th DAY OF July, 2017.

CITY ADMINISTRATOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE,
ILLINOIS, BY ORDINANCE NO. AT A MEETING HELD THIS 28th DAY
OF July, 2017.

CITY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE,
ILLINOIS, THIS 28th DAY OF July, 2017.

MAYOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

I, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO
HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED
GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.
DATED AT YORKVILLE, ILLINOIS THIS 28th DAY OF July, 2017.

CITY ENGINEER

DDOT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT
TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION
TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE
DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE
REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC
AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY,
GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT,
OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND
REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES,
TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH
UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND
SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN
WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED
"EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), THE
PROPERTY DESIGNATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON
ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE
PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE,
TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF
EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT
LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS,
SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE
REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON
THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PRIVATE OBSTRUCTIONS SHALL NOT BE
PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR
DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT",
"PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), WITHOUT THE PRIOR WRITTEN CONSENT
OF THE GRANTED PARTY. THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED
PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER
OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE
"CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL
PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN
APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED
DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH
AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "COMMON GROUND", "PARKING
AREA" AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE
REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL
PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH
AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER,
UPON WRITTEN REQUEST.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR,
COM ED, COMCAST, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY
THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE
AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (abbreviated P.U.D.E.)
TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND
OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE
OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE
CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES
APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND
EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE
RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE
IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY
OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND
INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY
SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE
EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT
NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN
DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY
TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND
DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION,
REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND
TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT
BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY
AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED
FOR GARDENS, SHRUBS, TREES, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT
DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED
FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER
SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER
ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND
RE-CROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A
MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND
DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS
BEING CROSSED OR RE-CROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE
NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE
DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF
ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO
SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO THE RESTORATION, REPAIR OR
REPLACEMENT OF DRIVEWAYS, TRAILS, FURNISHINGS, TREES, SHRUBS, GRASS, BUSHES, OR
THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND
MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY
ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE
MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO
ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT
EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND
AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE
STORM SEWERS AND STORMWATER MANAGEMENT AREAS TOGETHER WITH ANY AND ALL
NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND
COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND
APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND
THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE
PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS
ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE
EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT
BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR
STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT
EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER. BUT SAME MAY BE USED FOR PURPOSES THAT
DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE
STORMWATER MANAGEMENT AREAS AND APPURTENANCES. THE UNITED CITY OF YORKVILLE
PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE
UNITED CITY OF YORKVILLE.

LANDSCAPE BUFFER EASEMENT PROVISIONS

THE UNITED CITY OF YORKVILLE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN
EASEMENT RIGHTS IN THE PLAT MARKED "LANDSCAPE BUFFER EASEMENT" TO
INSTALL, PLANT, MAINTAIN, INSPECT, REMOVE AND REPLACE TREES, SHRUBS, BUSHES, GRASS,
PLANTS, GROUNDCOVERS AND OTHER FORMS OF VEGETATION AND LANDSCAPING FEATURES. NO
TEMPORARY OR PERMANENT BUILDINGS, STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED ON OR
OVER SAID EASEMENTS NOR SHALL ANY SUCH VEGETATION BE REMOVED (EXCEPT TO REPLACE
DEAD OR DISEASED VEGETATION WITH LIKE VEGETATION), WITHOUT THE WRITTEN AUTHORITY OF THE
UNITED CITY OF YORKVILLE.

THE OWNER OF THE PROPERTY SHALL BE PERPETUALLY RESPONSIBLE FOR THE PROPER
MAINTENANCE OF THE LANDSCAPE BUFFER EASEMENT AREAS AND APPURTENANCES.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

THIS INSTRUMENT NO. WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS.
THIS 28th DAY OF July, 2017 AT O'CLOCK M.

KENDALL COUNTY RECORDER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

WE, DAVID SCHULTZ, REGISTERED PROFESSIONAL ENGINEER AND JORDAN DORSEY,
OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST
OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY
THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE
WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE
COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE
SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN
ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE
LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS
SUBDIVISION.

DATED THIS 9th DAY OF JUNE, 2017.

 OWNER (OR FULLY AUTHORIZED ATTORNEY)
 REGISTERED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO.
035-003798, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND
PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF
THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER
OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS WEST ALONG
THE SOUTH LINE OF OAK KNOLLS SUBDIVISION, 317.72 FEET TO THE CENTERLINE OF CANNONBALL
TRAIL; THENCE SOUTH 21 DEGREES 14 MINUTES 18 SECONDS WEST ALONG SAID CENTERLINE 219.13
FEET TO THE NORTHERLY LINE OF A TRACT CONVEYED TO KENDALL COUNTY BY DOCUMENT NO.
907978; THENCE SOUTH 68 DEGREES 45 MINUTES 21 SECONDS EAST ALONG SAID NORTH LINE
35.00 FEET TO THE EAST LINE OF CANNONBALL TRAIL; THENCE SOUTH 18 DEGREES 20 MINUTES 49
SECONDS WEST ALONG SAID EAST LINE 198.25 FEET TO AN ANGLE POINT; THENCE SOUTH 21
DEGREES 14 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 185.73 FEET TO AN ANGLE POINT;
THENCE SOUTH 45 DEGREES 45 MINUTES 42 SECONDS EAST ALONG SAID EAST LINE 73.20 FEET TO
THE NORTHERLY LINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID NORTHERLY LINE,
BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 7,538.42 FEET, AN ARC DISTANCE OF
482.38 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 24
MINUTES 24 SECONDS WEST ALONG SAID EAST LINE 697.80 FEET SAID POINT OF BEGINNING IN
BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION
OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMAL
PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A
SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
BASED ON FIRM MAP NO. 1703030037H, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL
OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF
THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM
ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY
STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN
THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE
SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS
AMENDED.

GIVEN UNDER MY HAND AND SEAL AT YORKVILLE, ILLINOIS, THIS 9TH DAY OF JUNE, 2017.

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/18

FINAL PLAT

OF

CEDARHURST OF
YORKVILLE SUBDIVISION

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0" = 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED:
JOB DATE: 02/07/2017
JOB NO.: 160368

SHEET
2 OF 2



June 9, 2017

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

**Re: Cedarhurst Living
Final Engineering Plan Review – 3rd Submittal
United City of Yorkville, Kendall County, Illinois**

Krysti:

We are in receipt of the following items for the above referenced project:

- Engineering Plans (31 sheets) revised dated June 1, 2017 and prepared by HR Green
- Photometric Plan dated April 10, 2017 and prepared by Saint Louis Design Alliance Architects
- Final Plat revised dated May 23, 2017 and prepared by HR Green
- Engineer's Opinion of Probable Construction Cost dated May 18, 2017 and prepared by HR Green
- Supporting Documentation

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. Prior to the start of construction, the following items need to be addressed:
 - A preconstruction meeting with the City staff needs to be held
 - A construction guarantee equal to **\$136,398** (120% of the public improvements and erosion control costs) needs to be on file with the City
 - YBSD permit needs to be obtained.
 - A revised landscape plan needs to be submitted.
 - All necessary City Building Department permits and sign-offs need to be obtained.
2. Please see the attached fee calculation sheet for the estimated building permit fees.

Storm Water Management and Storm Sewer Design Report

3. The Stormwater Maintenance Plan is acceptable and the Developer should submit a signed copy for City records.

Final Engineering Plans

4. The Final Engineering Plans are in general conformance with City ordinances and standard engineering practices. EEI recommends approval of the engineering plans pending completion of the items noted above.

Final Plat of Subdivision

5. The Final Plat is in general conformance with City ordinances and standard surveying practices. A signed Mylar copy of the Plat should be provided to the City for signature and processing.

If you have any questions or require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Vice President

TNP/nls

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Jason Engberg, Senior Planner (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratosh, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Lisa Pickering, Deputy Clerk (via email)
Mr. Jordan Dorsey, Cedar Hurst
Mr. Dave Schultz, HR Green (via email)
TNP, JAM, EEI (via email)



**SE/SC PLANS - FOR PERMIT (PUBLIC)
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS**

CEDARHURST OF YORKVILLE
UNITED CITY OF YORKVILLE
HR GREEN
JOB NUMBER: 160368
PLAN SET DATE: 05/04/2017
LOCATION: 1690 CANNONBALL TRAIL
REVISED: 5/18/2017

1.00	CONSTRUCTION ACCESS					
1.01	STABILIZED CONSTRUCTION ACCESS	L.SUM	1	\$ 2,500.00	\$	2,500.00
1.00	Sub-Total				\$	2,500.00
2.00	REMOVALS					
2.01	CLEARING AND GRUBBING	SQ YD	1,210	\$ 6.00	\$	7,260.00
2.00	Sub-Total				\$	7,260.00
2.00	EROSION CONTROL					
2.01	PERIMETER EROSION BARRIER	FOOT	1,700	\$ 2.50	\$	4,250.00
2.02	TEMPORARY EROSION CONTROL SEEDING	POUND	615.0	\$ 15.00	\$	9,225.00
2.03	EROSION CONTROL BLANKET - DS150	SQ YD	3,780.0	\$ 2.25	\$	8,505.00
2.04	INLET PROTECTION	EACH	3	\$ 200.00	\$	600.00
2.05	STONE RIPRAP, CLASS A3	SQ YD	36	\$ 50.00	\$	1,800.00
2.06	STORM SEWERS, RUBBER GASKET, CLASS B, TYPE 2 12"	FOOT	49	\$ 50.00	\$	2,450.00
2.07	MANHOLE, TYPE A, 6" DIAMETER, T1F CL (RESTRICTOR)	EACH	1	\$ 7,500.00	\$	7,500.00
2.08	DUST CONTROL/PAVEMENT CLEANING/EROSION CONTROL MAINT.& MONITORING	L.SUM	1	\$ 2,000.00	\$	2,000.00
2.09	EARTH EXCAVATION (BASIN AND PUBLIC ONLY)	CU.YD.	2,115.00	\$ 9.00	\$	19,035.00
2.10	TOPSOIL EXCAVATION	CU.YD.	4,045.00	\$ 6.00	\$	24,270.00
2.11	TOPSOIL PLACEMENT (4" MIN) - ASSUMES RESPEAD OF SITE	CU.YD.	4,045.00	\$ 6.00	\$	24,270.00
2.00	Sub-Total				\$	103,905.00
TOTAL COST						\$ 113,665.00
PERFORMANCE GUARANTEE BOND (120%)						\$ 136,398.00

Project Assumptions/Notes/Comments:

HRG is not a construction cost estimator or construction contractor, nor should HRG'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. HRG'S opinion will be based solely upon his or her own experience with construction. This requires HRG to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which HRG has no control. Given the assumptions which must be made, HRG cannot guarantee the accuracy of his or her opinions of cost, and in recognition of that fact, the CLIENT waives any claim against HRG relative to the accuracy of HRG'S opinion of probable construction cost.



CEDARHURST OF YORKVILLE
UNITED CITY OF YORKVILLE
HR GREEN
JOB NUMBER: 160368
PLAN SET DATE: 05/04/2017
LOCATION: 1690 CANNONBALL TRAIL

PLANS DATED 05/04/17 - CITY SUBMITTAL
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS (ONSITE)

	PAY ITEM	UNITS	QUANTITY	UNIT COST	COST
1.00	EARTHWORK AND EROSION CONTROL				
1.01	STABILIZED CONSTRUCTION ACCESS	L.SUM	1	\$ 2,500.00	\$ 2,500.00
1.02	DUST CONTROL/PAVEMENT CLEANING/EROSION CONTROL MAINT. & MONITORING	L.SUM	1	\$ 2,000.00	\$ 2,000.00
1.03	WASHOUT BASIN	L.SUM	1	\$ 800.00	\$ 800.00
1.04	EARTH EXCAVATION	CU.YD.	6,731.00	\$ 9.00	\$ 60,579.00
1.05	TOPSOIL EXCAVATION	CU.YD.	4,045.00	\$ 6.00	\$ 24,270.00
1.06	TOPSOIL PLACEMENT (6" MIN)	CU.YD.	3,315.00	\$ 6.00	\$ 19,890.00
1.07	SEEDING, CLASS 1A	ACRE	4.30	\$ 3,500.00	\$ 15,050.00
1.08	SILT FENCE / EROSION CONTROL W/ MAINTENANCE	FOOT	1,703	\$ 2.50	\$ 4,257.50
1.09	INLET AND PIPE PROTECTION	EACH	20	\$ 200.00	\$ 4,000.00
1.10	STONE RIPRAP, CLASS A3	SQ.YD.	36	\$ 50.00	\$ 1,800.00
1.11	EROSION CONTROL BLANKET - DS150	SQ.YD.	3,780	\$ 2.25	\$ 8,505.00
1.00	Sub-Total				\$ 143,881.50

	PAY ITEM	UNITS	QUANTITY	UNIT COST	COST
2.00	PARKING LOT CONSTRUCTION				
	CONCRETE				
2.01	ADA DETECTABLE WARNING	SQ. FT.	167	\$ 25.00	\$ 4,175.00
2.02	AGGREGATE BASE COURSE, TYPE B 2"	SQ. YD.	930	\$ 3.00	\$ 2,790.00
2.03	P.C.C. SIDEWALK 5"	SQ. FT.	8,340	\$ 5.50	\$ 45,870.00
2.04	COMBINATION CONCRETE CURB AND GUTTER, TYPE (B-6,12)	FOOT	1,700	\$ 20.00	\$ 34,000.00
	PAVEMENT				
2.05	PORTLAND CEMENT CONCRETE PAVEMENT 6" (JOINTED)	SQ. YD.	120	\$ 55.00	\$ 6,600.00
2.06	AGGREGATE BASE COURSE MATERIAL (CA-6), 6" TYPE B OR APPROVED EQUAL	SQ. YD.	120	\$ 8.00	\$ 960.00
2.07	AGGREGATE BASE COURSE MATERIAL (CA-6), 8" TYPE B OR APPROVED EQUAL	SQ. YD.	3,180	\$ 10.00	\$ 31,800.00
2.08	AGGREGATE BASE COURSE MATERIAL (CA-6), 12" TYPE B OR APPROVED EQUAL	SQ. YD.	0	\$ -	\$ -
2.09	BITUMINOUS MATERIALS (TACK COAT)	POUND	720	\$ 0.35	\$ 252.00
2.10	BITUMINOUS MATERIALS (PRIME COAT)	POUND	7,160	\$ 0.35	\$ 2,506.00
2.11	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50 (2.5")	TON	458	\$ 65.00	\$ 29,770.00
2.12	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (1.5")	TON	275	\$ 70.00	\$ 19,250.00
	STRIPING				
2.13	PAINT PAVEMENT MARKING - LINE 4"	FOOT	1,710	\$ 0.75	\$ 1,282.50
2.14	PAINT PAVEMENT MARKING - LINE 24"	FOOT	15	\$ 2.50	\$ 37.50
2.15	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ.FT.	22	\$ 5.00	\$ 110.00
	SIGNAGE				
2.16	SIGN PANEL - TYPE 1	SQ.FT.	15	\$ 50.00	\$ 750.00
2.17	TELESCOPING STEEL SIGN SUPPORT	FOOT	48	\$ 25.00	\$ 1,200.00
	SITE LIGHTING - COMPLETE WITH WIRING, SLEEVES, FOUNDATION, POLE, LIGHTING UNIT PER OWNER SELECTION				
2.18	LIGHT POLE - SINGLE WITH FOUNDATION, 24" DIAMETER	EACH	23	\$ 2,800.00	\$ 64,400.00
	MISCELLANEOUS				
2.19	BOLLARDS - CONCRETE	EACH	4	\$ 350.00	\$ 1,400.00
2.20	FINE GRADE PARKING LOT	SQ. YD.	3,180	\$ 1.00	\$ 3,180.00
2.00	Sub-Total				\$ 250,345.50

	PAY ITEM	UNIT	QUANTITY	UNIT COST	COST
3.00	STORM SEWER CONSTRUCTION				
3.01	TRENCH BACKFILL	CU. YD.	300	\$ 32.00	\$ 9,600.00
3.02	CLEAN OUT 6"	EACH	2	\$ 300.00	\$ 600.00
3.03	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	3	\$ 1,950.00	\$ 5,850.00
3.04	CATCH BASINS, TYPE C, TYPE 1 FRAME, OPEN LID	EACH	2	\$ 1,950.00	\$ 3,900.00
3.05	CATCH BASINS, TYPE A, 4'-DIAMETER, OPEN LID	EACH	2	\$ 2,500.00	\$ 5,000.00
3.06	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 11 FRAME AND GRATE	EACH	2	\$ 2,500.00	\$ 5,000.00
3.07	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3	\$ 2,200.00	\$ 6,600.00
3.08	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	3	\$ 2,200.00	\$ 6,600.00
3.09	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	\$ 3,500.00	\$ 3,500.00
3.10	6" DRAIN BASIN (ADS OR EQUAL)	EACH	6	\$ 350.00	\$ 2,100.00
3.11	8" DRAIN BASIN (ADS OR EQUAL)	EACH	4	\$ 500.00	\$ 2,000.00
3.12	12" DRAIN BASIN (ADS OR EQUAL)	EACH	7	\$ 600.00	\$ 4,200.00
3.13	24" DRAIN BASIN WITH 12" STANDARD GRATE (ADS OR EQUAL)	EACH	3	\$ 1,000.00	\$ 3,000.00
3.14	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 12"	EACH	1	\$ 700.00	\$ 700.00
3.15	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 16"	EACH	1	\$ 950.00	\$ 950.00
3.16	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 24"	EACH	1	\$ 1,000.00	\$ 1,000.00
3.17	PIPE UNDERDRAINS, FABRIC LINED TRENCH 6" WITH CA-7 STONE	FOOT	550	\$ 15.00	\$ 8,250.00
3.18	STORM SEWER 6" PVC	FOOT	216	\$ 15.00	\$ 3,240.00
3.19	STORM SEWER 8" PVC	FOOT	585	\$ 20.00	\$ 11,700.00
3.20	STORM SEWER 10" PVC	FOOT	242	\$ 25.00	\$ 6,050.00
3.21	STORM SEWER 12" PVC	FOOT	179	\$ 30.00	\$ 5,370.00
3.22	STORM SEWERS, RUBBER GASKET, CLASS B, TYPE 2 12"	FOOT	159	\$ 45.00	\$ 7,155.00
3.23	STORM SEWERS, RUBBER GASKET, CLASS B, TYPE 2 15"	FOOT	216	\$ 55.00	\$ 11,880.00
3.24	STORM SEWERS, RUBBER GASKET, CLASS B, TYPE 2 18"	FOOT	464	\$ 65.00	\$ 30,160.00
3.25	STORM SEWERS, RUBBER GASKET, CLASS B, TYPE 2 24"	FOOT	26	\$ 90.00	\$ 2,340.00
3.26	VIDEO TAPING STORM SEWERS (ASBUILT - RECORD)	FOOT	865	\$ 1.50	\$ 1,297.50
3.00	Sub-Total				\$ 148,042.50

	PAY ITEM	UNIT	QUANTITY	UNIT COST	COST
4.00	WATER MAIN CONSTRUCTION				
4.01	TRENCH BACKFILL	CU. YD.	121	\$ 25.00	\$ 3,025.00
4.02	PRESSURE CONNECTION 8" (TAP EXISTING 16" WM)	EACH	1	\$ 5,000.00	\$ 5,000.00
4.03	WATER MAIN, 6" DI	FOOT	32	\$ 45.00	\$ 1,440.00
4.04	WATER MAIN, 8" DI	FOOT	408	\$ 50.00	\$ 20,400.00
4.05	8" VALVE AND 5' DIA VALVE VAULT	EACH	1	\$ 2,500.00	\$ 2,500.00
4.06	6" AUXILIARY VALVE AND VALVE BOX	EACH	1	\$ 1,500.00	\$ 1,500.00
4.07	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	2	\$ 3,000.00	\$ 6,000.00
4.08	HDD WATER MAIN	FOOT	\$ 85.00	\$ 200.00	\$ 17,000.00
4.00	Sub-Total				\$ 56,865.00

	PAY ITEM	UNIT	QUANTITY	UNIT COST	COST
5.00	SANITARY SEWER IMPROVEMENTS				
5.01	TRENCH BACKFILL	CU. YD.	73	\$ 32.00	\$ 2,336.00
5.02	8 - INCH SDR 26, PVC, SANITARY SEWER	FOOT	151	\$ 55.00	\$ 8,305.00
5.03	8 - INCH DR 18, PVC, SANITARY SEWER	FOOT	147	\$ 65.00	\$ 9,555.00
5.04	CONNECTION TO EXISTING SANITARY SEWER MANHOLE (EXTERNAL DROP)	EACH	1	\$ 3,500.00	\$ 3,500.00
5.05	SANITARY MONITORING MANHOLE, 4' DIA.	EACH	1	\$ 2,500.00	\$ 2,500.00
5.06	CLEAN OUT 6"	EACH	1	\$ 300.00	\$ 300.00
5.00	Sub-Total				\$ 26,496.00

	PAY ITEM	UNIT	QUANTITY	UNIT COST	COST
6.00	MISCELLANEOUS IMPROVEMENTS				
6.01	TRASH ENCLOSURE COMPLETE	L.SUM	1	\$ 5,000.00	\$ 5,000.00
6.00	Sub-Total				\$ 5,000.00

	PAY ITEM	UNIT	QUANTITY	UNIT COST	COST
7.00	LANDSCAPING IMPROVEMENTS				
7.01	LANDSCAPING IMPROVEMENTS	L.SUM	1	\$ 115,000.00	\$ 115,000.00
7.00	Sub-Total				\$ 115,000.00

1.00	EARTHWORK AND EROSION CONTROL				\$ 143,651.50
2.00	PARKING LOT CONSTRUCTION				\$ 250,345.50
3.00	STORM SEWER CONSTRUCTION				\$ 148,042.50
4.00	WATER MAIN CONSTRUCTION				\$ 56,865.00
5.00	SANITARY SEWER IMPROVEMENTS				\$ 26,496.00
6.00	MISCELLANEOUS IMPROVEMENTS				\$ 5,000.00
7.00	LANDSCAPING IMPROVEMENTS				\$ 115,000.00
SUBTOTAL COST					\$ 745,400.50
CONTINGENCY (10%) - FINAL					\$ 74,540.05
TOTAL COST (WITH CONTINGENCY)					\$ 819,940.55

Project Assumptions/Notes/Comments:

HRG is not a construction cost estimator or construction contractor, nor should HRG'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. HRG'S opinion will be based solely upon his or her own experience with construction. This requires HRG to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which HRG has no control. Given the assumptions which must be made, HRG cannot guarantee the accuracy of his or her opinions of cost, and in recognition of that fact, the CLIENT waives any claim against HRG relative to the accuracy of HRG'S opinion of probable construction cost.

Plan Fee, Deposit, & Construction Guarantee Calculator

Development: Cedarhurst
Date: 6/8/17
Total acreage: 6.15 acres

Review fee (1)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Coordination fee (2)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administration fee (3)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water fee (4)			\$27.80		\$27.80
Public Streetlight Maintenance Deposit (5)					\$0.00
Street Cleaning Deposit (6)					\$2,500.00
Weather Warning Siren Fee (7)					\$0.00
Stormwater Permit Fee (8)					\$100.00
			Fee/Deposit total		\$2,627.80

Required Bond/LOC Amounts	\$136,398.00 for site development permit \$0.00 for remaining sitework
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Notes: 1) Review fee is 1.25% of approved cost estimate. Does not apply if review is performed by consultant.
2) Coordination fee is 0.35% of approved cost estimate if a final plat is required.
3) Administration fee is 1.75% of approved cost estimate. Does not apply if review is performed by consultant.
4) Water fee is based on \$0.01 per gallon and assumes that the system will be flushed 2.5 times.
5) Streetlight Normal Maintenance deposit is calculated at \$300 per pole.
6) Street cleaning deposit to be applied for all developments that include new streets or connect directly to public roadways.
7) Weather Warning Siren Fee is \$75.00 per gross acre of the development.
8) Permit fee is \$100 per application per ordinance 8-7-1.

Work Category Summary

		<u>Length (feet)</u>	<u>Dia (inches)</u>	<u>Volume (gal)</u>	<u>Fee</u>
Grading and Erosion Control	\$143,651.50				
Parking Lot Construction	\$250,345.50	32	6	47	\$1.17
Storm	\$148,042.50	408	8	1065	\$26.62
Sanitary	\$26,496.00	0	10	0	\$0.00
Water	\$56,865.00	0	12	0	\$0.00
<u>Landscaping</u>	<u>\$115,000.00</u>	0	16	0	<u>\$0.00</u>
Total	\$740,400.50				
Total (Public & SE Improvements)	\$113,665.00			Total:	\$27.80

Refundable Deposit Calculations:

Streetlight Normal Maintenance

Number of Poles:	0
Deposit Amount:	\$0.00

Street Cleaning

Lump Sum deposit of: \$2,500.00



Reviewed By:	
Legal	<input checked="" 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

New Business #6

Tracking Number

EDC 2017-78

Agenda Item Summary Memo

Title: Bristol Bay PUD – Amended Annex. Agreement & Amended Final Plat of Subdivision

Meeting and Date: Economic Development Committee - December 5, 2017

Synopsis: Proposed Amended Annex. Agreement & Final Plat of Subdivision for the
Bristol Bay residential subdivision.

Council Action Previously Taken:

Date of Action: 06-22-10 Action Taken: Approval of Amend. Annex. Agreement

Item Number: PC 2010-06

Type of Vote Required: _____

Council Action Requested: _____

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

Agenda Item Notes:

See attached memorandum.

Agreement and amended Final Plat of Subdivision will be held at the January 9, 2018 City Council meeting.

Development Background:

The Bristol Bay subdivision covers over 630 acres of land within the northeast quadrant of Yorkville's corporate boundaries and was master planned to have over 2,000 dwelling units consisting of single-family, condominium, townhome and duplex housing types. Planned to be developed in two (2) phases, Phase I comprised Units 1 – 8 and Phase II encompassed Units 9-13. Since its original annexation agreement approval in April 2005¹, the Bristol Bay Subdivision has constructed 648 units (~30%) which include 272 multiple-family units (condos), 168 townhomes, and 208 single-family dwellings.

The City approved the first amendment to the Bristol Bay annexation agreement in June 2010² to address intersection improvement obligations, park land cash fees, temporary occupancy security, potential future replatting of condominiums with townhomes or single-family detached housing, and an extension of building code ordinance and fee locks. Since that time, the developer has steadily made progress on outstanding punchlist items within the unfinished portions of the subdivision and moved towards final acceptance of public infrastructure and improvements within the completed units of the development.

Current Site Conditions/Proposed Reductions:

As mentioned previously, some improvements have been completed within the development. The city's engineering consultant, EEI, has recently performed an overall punchlist of the units within the subdivision and has provided the following recommendations for reduction/release.

Location	Bond Value	Bond	Purpose	Comment	Recommendation
Unit 1	\$24,200	International Fidelity #0504706	Bertram Dr.	Pulte to pay cash per agreement	Bond to be released
Unit 2	\$147,400	International Fidelity #0504707	Bristol Bay Dr.	Pulte to pay cash per agreement	Bond to be released
Unit 3	\$172,371	Liberty Mutual #268009420	Maintenance Bond	Unit accepted on 1/24/17; All work is complete;	Bond to be released
Unit 9	\$847,848.97	Arch Insurance Co., # SU1114154	Site Work	Replacement bond to be provided per agreement	Bond to be released
Unit 9	\$151,468.83	Arch Insurance Co., # SU1114157	Landscaping	Replacement bond to be provided per agreement	Bond to be released
Unit 9	\$10,471.65	Arch Insurance Co., # SU1114160	Earthwork	Replacement bond to be provided per agreement	Bond to be released
Unit 10	\$19,103.42	Arch Insurance Co., # SU1114161	Earthwork	Replacement bond to be provided per agreement	Bond to be released
Unit 11	\$18,025.26	Arch Insurance Co., # SU1114162	Earthwork	Replacement bond to be provided per agreement	Bond to be released
Unit 11	\$657,233.93	Arch Insurance Co., # SU1114155	Site Work	Replacement bond to be provided per agreement	Bond to be released
Unit 11	\$232,023.36	Arch Insurance Co., # SU1114156	Landscaping	Replacement bond to be provided per agreement	Bond to be released
Unit 12	\$7,869.78	Arch Insurance Co., # SU1114163	Earthwork	Replacement bond to be provided per agreement	Bond to be released
Unit 13	\$32,537.31	Arch Insurance Co., # SU1114164	Earthwork	Replacement bond to be provided per agreement	Bond to be released

¹ <http://50.193.91.100/weblink/0/doc/30211/Page1.aspx>

² <http://50.193.91.100/weblink/0/doc/13637/Page1.aspx>

Following are brief comments from the engineer regarding the current condition and reasoning for a proposed bond release for each item listed above:

- Unit 3 was accepted on January 24, 2017. This unit was re-inspected this fall and all additional work has been completed. Since we are near the one-year date, we are recommending a full release at this time.
- A portion of Unit 11 will be considered for acceptance during the December series of meetings. If accepted the proposed bond amount will be \$16,159. This will be a maintenance bond.
- We are recommending a bond amount of \$200,000 to cover any maintenance on utilities and/or soil erosion and sedimentation control items related to the improvements installed within Units 9, 10, 11, 12 and 13 that have not been accepted. This bond should not expire until such time the areas are developed.

Current Bond/ LOC Reduction Policy Deviations:

The city's current subdivision security reduction policy for bonds or Letters of Credit (LOC) is to retain twenty percent (20%) of the value of substantially completed items and 120% of uncompleted items, in addition to applying an inflation factor based upon the Engineering News Record Construction Cost Index. The proposed request would deviate from this policy by allowing a ***reduction of approximately 90% of the current bonds from \$1,976,582.20 to \$200,000.00*** without substantial completion of those items, and a full release of security for items not yet constructed.

Proposed Amended Final Plats:

Centex has provided the attached preliminary Final Plat of Resubdivision plans prepared by HR Green for the undeveloped/dormant subareas in Units 9 and 11. Unit 9 will be resubdivided into Lot 2048A (developed area) and Lot 2048B (dormant/undeveloped area), while Unit 11 will be resubdivided into Lot 2049A (developed area) and Lot 2049B (dormant/undeveloped area). The total acreage of the resubdivided units is approximately 15.5 acres and contains public utility and drainage easements.

The city engineer is in the process of reviewing the submitted plats of resubdivision and will provide comments prior to the Planning and Zoning Commission meeting scheduled for December 13, 2017.

Staff Comments:

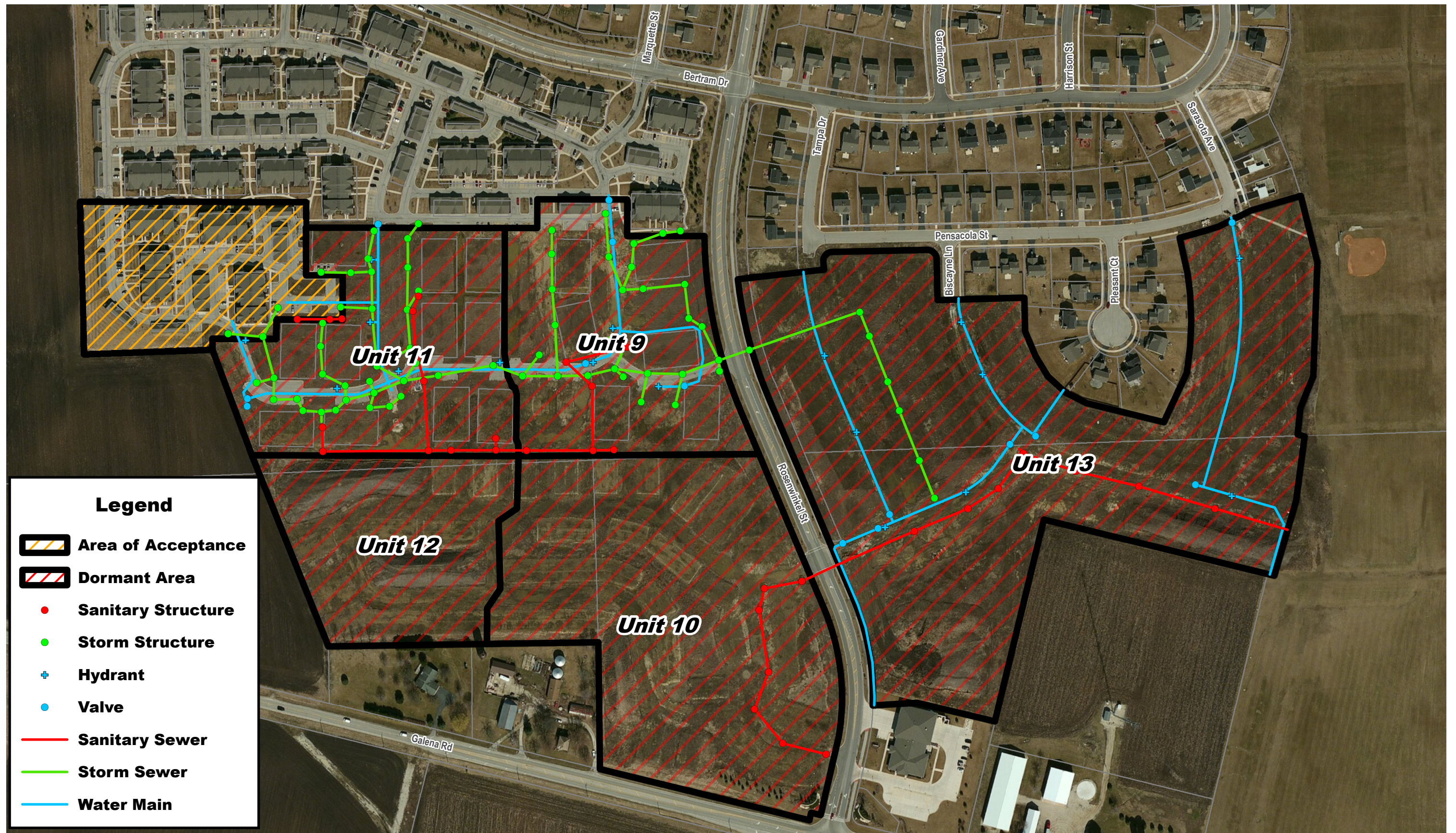
The items listed above consist of land improvements required to have security in place to guarantee their completion and any maintenance needed during the 1 year warranty period after City acceptance. While this request deviates from our current policy, there is precedent of partially reducing and releasing letters of credits/bonds for residential developments in Yorkville where public improvements have yet to be installed, such as in Grande Reserve in 2011, Blackberry Woods in 2010 and Kendallwood Estates 2012. Most importantly, the release and reduction of the bonds are for non critical components of public improvements within the existing subdivision and will not impact the current infrastructure operations. Staff also has no major concerns regarding the proposed final plat of resubdivision.

The City Attorney has prepared a draft amended Annexation Agreement detailing the proposed bond reduction for consideration at the December 12, 2017 public hearing. Staff and the applicant will be available at Tuesday night's meeting to answer questions from the committee.

Attachments:

1. Bristol Bay Unit Map prepared by EEI, dated 11-30-17
2. Bristol Bay Location Map and Development Status prepared by EEI dated October 2015
3. Plan Council Memos prepared by EEI dated November 8, 2017 & Comm. Dev. Dir. dated November 6, 2017
4. Correspondence from Comm. Dev. Dir. to Petitioner dated November 9, 2017

5. Petitioner Applications for Amended Annexation Agreement & Amended Final Plat w/ attachments
6. Proposed Final Plat of Resubdivision prepared by HR Green dated 10/23/2017
7. Public Hearing Notice



Legend

- Area of Acceptance
- Dormant Area
- Sanitary Structure
- Storm Structure
- Hydrant
- Valve
- Sanitary Sewer
- Storm Sewer
- Water Main



November 8, 2017

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

**Re: *Bristol Bay Resubdivision
United City of Yorkville
Kendall County, Illinois***

Krysti:

We have reviewed the submittal provided by Pulte for the proposed resubdivision and offer the following comments:

Annexation Agreement Amendment

Pulte's requests are listed below in italicized text.

- *Amendment needs to reflect the subplat of Lot 2048 in Unit 9 to Lots 2048A and 2048B, and Lot 2049 in Unit 11 to Lots 2049A and 2049B.*

See our comments below under final plats.

- *The requirement to post Development Bonds for the undeveloped portions of Units 9 and Unit 11 and the entirety of Units 10, 12 and 13 will be released and the amendment will require instead that a future developer posts the bonds as a condition to receiving a land development permit on a Unit by Unit basis. For the developed portions of Units 9 and 11, they were just completed, and we are working through acceptance and bond release separately through normal City process.*

We do not recommend the complete the release of performance security as a significant portion of the underground improvements were constructed and have not been accepted. We will recommend an amount of security to be provided once a punchlist is complete.

We are currently performing a punchlist inspection of the units in question. Depending on the results of the inspection, some items may need to be addressed immediately.

We are in agreement that the developed portions of Units 9 and 11 may follow the normal land development acceptance process.

Our records indicate the following bonds remain in place for the subject units.

Unit	Current Bond Amount	Surety	Bond Purpose
Unit 9	\$847,848.97	Arch Insurance Co., Bond # SU1114154	110% of sitework
Unit 9	\$151,468.83	Arch Insurance Co., Bond # SU1114157	110% of Landscaping
Unit 9	\$10,471.65	Arch Insurance Co., Bond # SU1114160	Site Dev. permit bond
Unit 10	\$19,103.42	Arch Insurance Co., Bond # SU1114161	Site Dev. permit bond
Unit 11	\$18,025.26	Arch Insurance Co., Bond # SU1114162	Site Dev. permit bond
Unit 11	\$657,233.93	Arch Insurance Co., Bond # SU1114155	110% of sitework
Unit 11	\$232,023.36	Arch Insurance Co., Bond # SU1114156	110% of Landscaping
Unit 12	\$7,869.78	Arch Insurance Co., Bond # SU1114163	Site Dev. permit bond
Unit 13	\$32,537.31	Arch Insurance Co., Bond # SU1114164	Site Dev. permit bond
Unit 2	\$147,400.00	International Fidelity #0504707	Bristol Bay Drive - Unit 2
Unit 1	\$24,200.00	International Fidelity #0504706	Bertram - Unit 1

- *Release the Development Bonds for RT 47 and Bertram Drive upon payment by Pulte of cash in the amounts below:*
 - *Bristol Bay Drive Sta Route 47 ROW to STA 204+25 Unit 2* **\$147,400**
 - *50 feet of Bertram Drive Unit 1* **\$24,200**

We are in agreement with the proposal. Please see the attached memo for the background on this issue.

- *Extend the fee locks provided in the 2010 amendment until 2025 to be coterminous with the Annexation Agreement.*

We have no comments on this item.

Final Plats

- We recommend that an aerial exhibit be created noting the proposed unit boundaries. This will be useful during Plan Commission and City Council meetings.
- The developer should comment as to why the "townhome lots" are not included. Perhaps the creation of one single lot will accomplish what is necessary.
- Easements will need to be provided for the City to gain access to the installed utilities.
- All lots are to be numbered, without the use of letters.

- According to the PU&DE note a PU&DE is being granted, if this is the case then easement provisions are needed on the plat.
- Lot numbers 20418 and 2049 in the PU&DE note are not correct.
- It appears that Lots 2049A and 2049B are owned by the Bristol Bay Condo Association and Lot 2048B is owned by Centex Homes. If this is the case, then 2 ownership certificates are needed.

If you have any questions or if you require additional information, please call.

Very truly yours,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in dark ink, appearing to read 'BPS', followed by a long horizontal flourish.

Bradley P. Sanderson, P.E.
Vice President

BPS/dm

pc: Mr. Bart Olson, City Administrator (Via e-mail)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (Via e-mail)
Ms. Lisa Pickering, Deputy Clerk (Via e-mail)
Ms. Kathy Field-Orr, City Attorney (Via e-mail)
Mr. Joe Marx, Pulte (Via e-mail)
JAM, EEI (Via e-mail)



Memorandum

To: Bart Olson, City Administrator
From: Joe Wywrot, City Engineer
CC: Lisa Pickering, Deputy City Clerk
Eric Dhuse, Director of Public Works
Date: December 10, 2009
Subject: Bristol Bay Units 1, 2, & 6 – Final Acceptance & Bond Adjustments

Centex Homes has requested that the city accept the public improvements in Bristol Bay Units 1, 2, and 6 for ownership and maintenance. Unit 1 is generally located south and west of the Rosenwinkel/Bertram intersection; Unit 2 is located near the northwest corner of Bristol Bay, south of Bristol Bay Drive, and Unit 6 is located northeast of the Rosenwinkel/Bristol Bay Drive intersection. See the attached map for exact locations. The remaining punchlist items for Unit 1 are:

- Provide satisfactory record drawings. A few minor revisions need to be done.
- Re-route the electrical service for five streetlights on Rosenwinkel Drive north of Galena.

The punchlists for Units 2 and 6 have been completed. Bills of Sale are currently being prepared, and will be ready by next week.

Corresponding to final acceptance are adjustments to the bonds currently in place for each of these units, to remain in place during the warranty period:

For Unit 1, Armor Assurance Co. Bond #ARM10687 for earthwork should be reduced by the amount of \$5,708.23; the remaining earthwork bond amount would be \$19,876.99. Armor Assurance Co. Bond #ARM10350 for sitework should be increased by the amount of \$277,820.00; the remaining sitework bond amount would be \$387,015.16. Safeco Insurance Co. Bond #6544060 for landscaping should be reduced by the amount of \$11,489.89; the remaining landscape bond amount would be \$16,537.38.

For Unit 2, Armor Assurance Co. Bond #ARM10688 for earthwork should be reduced by the amount of \$4,086.77; the remaining earthwork bond amount would be \$14,230.81. Armor Assurance Co. Bond #ARM10351 for sitework should be increased by the amount of \$25,969.37; the remaining sitework bond amount would be \$191,486.55. Safeco Insurance Co. Bond #6544061 for landscaping should be reduced by the amount of \$9,223.92; the remaining landscape bond amount would be \$13,275.96.

For Unit 6, Armor Assurance Co. Bond #ARM10692 for earthwork should be reduced by the amount of \$7,495.09; the remaining earthwork bond amount would be \$26,099.16. Armor Assurance Co. Bond #ARM10355 for sitework should be increased by the amount of \$88,604.21; the remaining sitework bond amount would be \$123,775.94. Safeco Insurance Co. Bond #6544065 for landscaping should be reduced by the amount of \$12,546.37; the remaining landscape bond amount would be \$14,847.60.

Please refer to the attached spreadsheets for the bond adjustment details. The sitework bonds for all three units had previously been reduced below the amount normally allowed by city ordinance. This was done to comply with Section 11A of the Bristol Bay development agreement, which allowed for a Special Service Area bond to supplement conventional bonding. Upon acceptance, however, the amounts of the conventional bonds need to be adjusted to cover the full 10% warranty amount.

Bertram Drive in Unit 1 and Bristol Bay Drive in Unit 2 were not extended to the boundaries of those units. Bertram Drive stopped about 50 feet short of the boundary due to grade differences with the adjoining property. Bristol Bay Drive stopped about 325 feet short of the boundary because that section of roadway will be constructed as part of Centex's Route 47 improvements. Bertram Drive will be extended by the Northgate developer. The estimated cost of these two extensions is \$22,000 for Bertram Drive and \$134,000 for Bristol Bay Drive. We should require a bond in the amount of \$171,600 (110% of the estimated costs) to guarantee the extension of these roadways.

I recommend that the public improvements for Bristol Bay Units 1, 2, and 6 be accepted by the city for ownership and maintenance, subject to a one-year warranty period, completion of the Unit 1 punchlist during the warranty period, receipt of a satisfactory bond in the amount of \$171,600 to extend Bertram and Bristol Bay Drives, and receipt of satisfactory warranty bonds for in the amounts listed above. Please place this item on the December 15, 2009 Public Works Committee agenda for consideration.

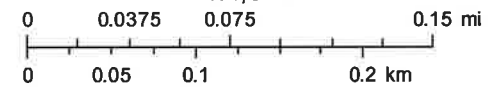
Bristol Bay



November 6, 2017

- | | | |
|--------------|--------------|--------------|
| — Arrow 100 | — FromTo 400 | — Tip 100 |
| — Arrow 400 | — Hook 100 | — Tip 400 |
| — FromTo 100 | — Hook 400 | — Road Names |

1:4,514



Kendall County Illinois GIS



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: November 6, 2017
Subject: **PZC 2017-14 Bristol Bay (Annex. Agmt. Amendment & Final Plat)**
Proposed Annexation Agreement Amendment and Final Plat

I have reviewed the applications for Annexation Agreement Amendment and Final Plat approval for Units 9 and Unit 11 received October 30, 2017 as submitted by Centex Homes, petitioner. As indicated, the petitioner is seeking Annexation Agreement Amendment and Final Plat approval for approximately 15.85-acres of land located within the Bristol Bay residential subdivision.

Based upon my review of the application documents and plans, I have compiled the following comments:

ANNEXATION AGREEMENT AMENDMENT/ FINAL PLAT COMMENTS:

1. **SUBPLATTING OF LOTS WITHIN UNITS 9 & 11** – Per the 1st Amended Annexation Agreement for Bristol Bay via Ord. 2010-32, it was contemplated in Section 7: *Agreement to Consider Replacement of Condominiums with Townhomes or Single-Family Detached Homes* that future replatting of portions of the Bristol Bay subdivision may occur. Section 7, paragraphs a and b read as follows:
 - a. Centex desires to have the ability to replace any or all of the remaining condominium units with townhomes or single-family detached homes and shall provide to the City a fiscal impact analysis demonstrating no negative impact or current homeowners' association assessments or special service area payments.
 - b. The City agrees to and act in good faith and act in a reasonable manner upon any submittal of preliminary plan for the replacement of condominium buildings with townhomes and/or single-family detached homes under the normal plan review process in accordance with the Developer's request in paragraph 6a above. Nothing contained within this paragraph shall be construed as an approval of a land-use plan or related documents. All land-use plan amendments shall be considered an amendment to the annexation agreement and shall be processed as such.
2. Centex Homes is requesting the release of existing bonds for only the undeveloped portions of Units 9 and 11 and full release all security in place for Units 10, 12 and 13 and instead will require that a future developer post the bonds as a condition to receiving approval for a development permit on a unit-by-unit basis. Centex Homes is currently working with the City Engineer to finalize the acceptance of public improvements in the developed portions of Units 9 and 11, and creating an updated punchlist of work items for all the undeveloped areas in Units 9, 11, 10, 12 and 13.
 - a. Staff recommends that if any public improvements and/or underground utilities have been installed within the undeveloped portions of the Bristol Bay Subdivision, that those improvements remain bonded for as was done in the Kendallwood Estates development in November 2012 (see attached Recorded

Doc. No. 201300000684. We defer further commentary to the engineering review comments from Engineering Enterprises, Inc., (EEI) the City's consultant.

3. Current security amounts for these units are as follows:

Development Name	Original Security Amount	Current Security Amount (as of 10-31-17)	Surety Doc. No.	Purpose
Bristol Bay Unit 9	\$1,453,294.78	\$847,848.97	Arch Insurance Co., Bond #SU1114154	110% Site of work
	\$151,468.83	\$151,468.83	Arch Insurance Co., Bond #SU1114157	110% of Landscaping
	\$10,471.65	\$10,471.65	Arch Insurance Co., Bond #SU1114160	Site Dev. Permit Bond.
Bristol Bay Unit 10	\$19,103.42	\$19,103.42	Arch Insurance Co., Bond #SU1114161	Site Dev. Permit Bond.
Bristol Bay Unit 11	\$18,025.26	\$18,025.26	Arch Insurance Co., Bond #SU1114162	Site Dev. Permit Bond
	\$1,309,846.19	\$657,233.93	Arch Insurance Co., Bond #SU1114155	110% of Site work
	\$232,023.36	\$232,023.36	Arch Insurance Co., Bond #SU1114156	110% of Landscaping
Bristol Bay Unit 12	\$7,869.78	\$7,869.78	Arch Insurance Co., Bond #SU1114163	Site Dev. Permit Bond
Bristol Bay Unit 13	\$32,537.31	\$32,537.31	Arch Insurance Co., Bond #SU1114164	Site Dev. Permit Bond

4. Request for release of the development bonds for Route 47 and Bertram Drive upon payment by Pulte of the cash in the amount of **\$171,600** to the City, as detailed below:

- Bristol Bay Drive STA Route 47 ROW to STA 204+25 Unit 2 **\$147,400**
- 50 feet of Bertram Drive Unit 1 **\$24,200**

- a. Per the 1st amended annexation agreement in 2010, it stated in Sections 4 and 5, the City waived the developer's obligations to construct the intersection improvements of Galena Road and Bristol Bay Drive and at Route 30, as these would now be City obligations. Further, the amended agreement stated that the City will return and bond held by the City as security for said roadway upon the completion and City acceptance of Bristol Bay Drive to the IDOT right-of-way to Route 47 by Centex. According to the City Engineer, this work has been completed and accepted, therefore the release is favorable.

5. Requested extension of fee locks provided in the 2010 1st annexation agreement amendment until the year 2025 to be coterminous with the annexation agreement.

- a. Staff has discussed this request with the City Administrator and recommends that the existing fee and ordinance lock extension to April 25, 2018, as approved in 2010 via Ord. 2010-32, remain in effect. It is the City's position that as presented, the undeveloped portions of Units 9-13 have no definite plan for construction as currently platted or otherwise redeveloped. Therefore, an extension of fees for an

additional seven (7) years is unwarranted. Should a future land plan for these units be provided or redevelopment of the area occurs as currently platted, the new developer can approach the City with a request for fee reduction/fee lock at that time.



United City of Yorkville

County Seat of Kendall County

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-8545

Website: www.yorkville.il.us

November 9, 2017

Rob Getz
Pulte Home Company, LLC
1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173

(VIA POSTAL MAIL & E-MAIL)

RE: Bristol Bay PUD - Request for Annexation Agreement Amendment & Final Plat Approval

Dear Mr. Getz,

This correspondence is intended to follow-up on the recent Plan Council meeting held on November 9, 2017 to discuss the proposed Annexation Agreement Amendment and Final Plat approval applications for the Bristol Bay PUD residential subdivision. Per that discussion, below are the additional comments presented during the Plan Council meeting for which subsequent information, revised plans and/or a written response is requested. These comments are in addition to the comments previously prepared as part of the Plan Council packet.

Engineering Comments:

1. *Performance Security Release.* As discussed in the Plan Council meeting, staff does not recommend the full release of the development bonds within the undeveloped portions of Units 9, 10, 11, 12 and 13, due to existing underground utilities/public improvements. Therefore, a reduction in bond amount will be the recommendation based upon an updated punchlist performed by the City's engineer, EEI.
 - Centex Homes continues to request a full release of the bonds in the undeveloped areas of Units 9, 10, 11, 12 and 13, as well as a waiver of the 1-year maintenance period upon completion of the punchlist items. Additional review by city staff and outside agencies (Bristol Kendall Fire District and Yorkville Bristol Sanitary District) is needed before further comments can be provided.
 - The City has requested a deadline for the completion of the punchlist items by December 13, 2017 in order to move forward to the Public Works Committee with a recommendation for acceptance.
 - Centex Homes has agreed to create a standalone record drawing for all completed infrastructure within this area, either by unit or as an overall utility map.

- Although not discussed at the Plan Council meeting, staff will recommend that the security guarantee be increased from 110% of the EOPC as stipulated in the current annexation agreement to 120% of the EOPC to be consistent with the current Subdivision Control Ordinance standards.
- 2. *Easements.* City has requested that easements will need to be provided for the City to gain access to the installed utilities.
 - Centex Homes to confirm utilities are in appropriated lots within blanket easements.
- 3. *Final Plats.* City has requested that an aerial exhibit be prepared noting the proposed unit boundaries.
 - Centex Homes has agreed to submit an aerial based exhibit indicating the unit boundaries and numbered lots.

Community Development Comments:

1. *Annexation Agreement Amendment.* City has requested the following additional language be added to the provisions of the requested amended annexation agreement:
 - Stipulation that no building permit can be issued or approved for the undeveloped areas within Units 9, 10, 11, 12 and 13 until such time full security for all outstanding site work, development, landscaping and public improvements have been submitted.
2. *Overgrown grass/vegetation.* The undeveloped lots will need to be mowed prior to approval of the requests and future maintenance of the lots shall be maintained per the City's current property maintenance standards. Contact information of the future buyer/purchaser of the lots or their designee (i.e., property maintenance company, site manager, etc.) shall be provided to City staff upon sale of the property.
3. *Fee Lock Extension.* Centex Homes had requested an extension of the building permit fees for the Bristol Bay PUD until 2025 to be coterminous with the expiration of the annexation agreement.
 - Centex has decided to withdraw this request in response to City staff's comments provided in the Plan Council memo dated November 6, 2017 and a likely unfavorable recommendation to City Council.
4. *Temporary Access Barricades.* Staff inquired if any incomplete roads or temporary access points within the undeveloped area will be barricaded for safety concerns.
 - Centex is considering barricading the temporary access off of Rosenwinkle Street. A map of the proposed barricaded locations will be provided by Centex Homes for review by City staff and BKFD.
5. *Recapture.* Section 2, paragraph g of the 1st amendment to the Bristol Bay Annexation Agreement (Ord. 2010-32) referenced future recapture owed to Centex in the amount of \$2,412,063 with interest will be recovered from future developers/owners of property located south of Galena Road.
 - Centex has indicated they are aware that the Recapture Agreement for the Bristol Bay portion of the Rob Roy Interceptor was approved by the City but not recorded against such properties south of Galena Road. While they intend to revisit this discussion with the City, it will be separate from this request at a future date.

Revised plans and/or responses to the comments requested herein should be provided no later than **Monday, November 27, 2017**, so that staff may incorporate the necessary information into the

Economic Development Committee memorandum regarding the requests. Should you have any questions, please feel free to contact me at 630-553-8573, or via email: knoble@yorkville.il.us.

Sincerely,

Krysti J. Barksdale-Noble, AICP
Community Development Director

Cc: Bart Olson, City Administrator (via e-mail)
Kathleen Field-Orr, City Attorney (via e-mail)
Brad Sanderson, EEI, City Engineer (via e-mail)
Eric Dhuse, Public Works Director (via e-mail)
Peter Ratos, Building Code Official (via e-mail)
Jason Engberg, Senior Planner (via e-mail)
Mike Torrence, Fire Marshal BKFD (via e-mail)

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	<input type="text"/>
East	<input type="text"/>
South	<input type="text"/>
West	<input type="text"/>

Current Zoning Classification

Kendall County Parcel Number(s) of Property

Refer to Final Plat	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

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:

- Amendment needs to reflect the subplat of Lot 2048 in Unit 9 to Lots 2048A and 2048B, and Lot 2049 in Unit 11 to Lots 2049A and 2049B.
- The requirement to post Development Bonds for the undeveloped portions of Units 9 and Unit 11 and the entirety of Units 10, 12 and 13 will be released and the amendment will require instead that a future developer posts the bonds as a condition to receiving a land development permit on a Unit by Unit basis. For the developed portions of Units 9 and 11, they were just completed and we are working through acceptance and bond release separately through normal City process.
- Release the Development Bonds for RT 47 and Bertram Drive upon payment by Pulte of cash in the amounts below:

- o Bristol Bay Drive Sta Route 47 ROW to STA 204+25 Unit 2 \$147,400
- o 50 feet of Bertram Drive Unit 1 \$24,200

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

11/29/17

Robert Getz

VP Land Acquisition - Center

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

 - JoAnne M. Bowers

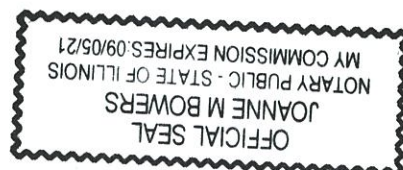


EXHIBIT A – BRISTOL BAY ANNEXATION AGREEMENT AMENDMENT

Below is the list of the items that Pulte is requesting to address in an amendment to the Bristol Bay Annexation Agreement:

- Amendment needs to reflect the subplat of Lot 2048 in Unit 9 to Lots 2048A and 2048B, and Lot 2049 in Unit 11 to Lots 2049A and 2049B.
- The requirement to post Development Bonds for the undeveloped portions of Units 9 and Unit 11 and the entirety of Units 10, 12 and 13 will be released and the amendment will require instead that a future developer posts the bonds as a condition to receiving a land development permit on a Unit by Unit basis. **For the developed portions of Units 9 and 11, they were just completed and we are working through acceptance and bond release separately through normal City process.**
- Release the Development Bonds for RT 47 and Bertram Drive upon payment by Pulte of cash in the amounts below:
 - Bristol Bay Drive Sta Route 47 ROW to STA 204+25 Unit 2 **\$147,400**
 - 50 feet of Bertram Drive Unit 1 **\$24,200**
- Extend the fee locks provided in the 2010 amendment until 2025 to be coterminous with the Annexation Agreement.



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

APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

INTENT AND PURPOSE:

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards and enhances the land's value. Preliminary Plans and Final Plats allow the City Staff and local government to review how land will be developed and if it is ideal for that location within the city. This application is used to submit new preliminary plans and final plats but may also be used to amend either of those documents.

This packet explains the process to successfully submit and complete an Application for a Preliminary Plan and Final Plat. It includes a detailed description of the process and the actual application itself. 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 from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Two (2) 11" x 17" copies each of the proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing an electronic copy (pdf) of each of the signed application (complete with exhibits), proposed drawings, location map, and site plan.
- Subdivision Plats: Three (3) full size copies and one (1) 11" by 17" copy depicting the originally platted lots, the proposed new lots, the proposed modifications and adjustments.

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 forty five (45) days prior to the targeted Planning and Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project.

Applicant is responsible for making submittals to other review agencies such as Kendall County, Illinois Department of Transportation, Illinois Department of Natural Resources, U.S. Army Corps of Engineers, etc., to allow timely review by the City.

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.



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

STAGE 2: PLAN COUNCIL REVIEW

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 Planning and Zoning Commission meeting.

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Applicant must present the proposed plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month. 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.

STAGE 4: PLANNING & ZONING COMMISSION PUBLIC HEARING

Applicant will attend a meeting conducted by the Planning & Zoning Commission. The Planning & Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. The Planning & Zoning Commission will conduct a meeting on the request, discuss the request, and make a recommendation to City Council.

STAGE 5: CITY COUNCIL PUBLIC HEARING

Applicant must present the proposed subdivision replat to the City Council. The City Council meets the 2nd and 4th Tuesdays of every month at 7:00 p.m. in the Yorkville City Hall Council Chambers. The proposal will be discussed at the City Council hearing where formal voting takes place. City Council will make the final approval of the replatting.

STAGE 6: FINAL PLAT RECORDING

Once the final subdivision plat is approved by the City Council and all required documents, bonds, and letters of credit are submitted to the city, the final plat must be recorded with Kendall County. Submit the final plat mylar to the Deputy Clerk for signatures. When all city signatures are in place, the developer or his surveyor may take the mylar to the Kendall County Clerk for their signature. The next step is to have six (6) paper prints made and return to the Kendall County Recorder's office for recording. Kendall County requires the mylar and four (4) paper copies. The City of Yorkville requires that you submit two (2) recorded paper copies to the Deputy Clerk.



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

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)



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input checked="" type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$1,000.00 \$2,500.00 \$5,000.00 \$10,000.00 \$20,000.00	Total: \$ 5000
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input checked="" type="checkbox"/> Over 10 acres		Total: \$ 5000
TOTAL AMOUNT DUE:			10,500



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

DATE: 10-26-17	PZC NUMBER:	DEVELOPMENT NAME: Bristol Bay
PETITIONER INFORMATION		
NAME: Rob Getz		COMPANY: Centex Homes, a Nevada general partnership
MAILING ADDRESS: 1900 E. Golf Road, Suite 300		
CITY, STATE, ZIP: Schaumburg, IL 60173		TELEPHONE: 312-720-6579
EMAIL: rob.getz@pultegroup.com		FAX: N/A
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Bristol Bay Condo Assoc		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: Lot 2048 - Unit 9 and Lot 2049 - Unit 11 of Bristol Bay		
TYPE OF REQUEST: <input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> AMENDED PRELIMINARY PLAN <input checked="" type="checkbox"/> AMENDED FINAL PLAT		
TOTAL LOT ACREAGE: 21.678		CURRENT ZONING CLASSIFICATION: Bristol Bay PUD
ATTACHMENTS		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		



United City of Yorkville
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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

ATTORNEY INFORMATION

NAME: N/A

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

ENGINEER INFORMATION

NAME: Ken Huhn

COMPANY: HR Green

MAILING ADDRESS: 651 Prairie Pointe Drive, Suite 201

CITY, STATE, ZIP: Yorkville, IL 60560

TELEPHONE: 630-553-7560

EMAIL:

FAX: 630-553-7646

LAND PLANNER/SURVEYOR INFORMATION

NAME: Bernard J. Bauer

COMPANY: HR Green

MAILING ADDRESS: 651 Prairie Pointe Drive, Suite 201

CITY, STATE, ZIP: Yorkville, IL 60560

TELEPHONE: 630-553-7560

EMAIL:

FAX: 630-553-7646

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.


PETITIONER SIGNATURE

October 27, 2017
DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

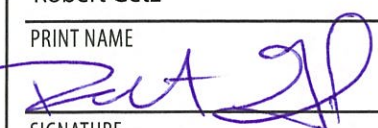

OWNER SIGNATURE

October 27, 2017
DATE



United City of Yorkville
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

PROJECT NUMBER: Rob Getz	FUND ACCOUNT NUMBER: Centex Homes, a Nevada	PROPERTY ADDRESS: 1900 E. Golf Road, Suite 300
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input checked="" 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: Rob Getz		COMPANY: Centex Homes, a Nevada general partnership
MAILING ADDRESS: 1900 E. Golf Road, Suite 300		
CITY, STATE, ZIP: Schaumburg, IL 60173		TELEPHONE: 312-720-6579
EMAIL: rob.getz@pultegroup.com		FAX:
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.		
Robert Getz		Vice President of Land Acquisition
PRINT NAME		TITLE
		October 27, 2017
SIGNATURE		DATE
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:		<input type="checkbox"/> COM. DEV. <input type="checkbox"/> BUILDING <input type="checkbox"/> ENGINEERING <input type="checkbox"/> FINANCE <input type="checkbox"/> ADMIN.



▷ 651 Prairie Pointe Drive | Suite 201 | Yorkville, IL 60560
Main 630.553.7560 • Fax 630.553.7646

▷ HRGREEN.COM

**Resubdivision of Bristol Bay
Lot 2048 – Unit 9 and Lot 2049 – Unit 11
Legal Descriptions
HRG Job# 170554.01**

LOT 2048 OF BRISTOL BAY P.U.D. - UNIT 9, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4 TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 2007 AS DOCUMENT 200700027593, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND

LOT 2049 OF BRISTOL BAY P.U.D. - UNIT 11, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 2007 AS DOCUMENT 200700027594 IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PREPARED ON OCTOBER 27, 2017

PREPARED BY: BERNARD J. BAUER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799
LICENSE EXPIRES: 11/30/2018



PROJECT CONTACT:
MR. JOE MARX PHONE: (847) 525.7732
EMAIL: JOSEPH.MARX@PULTEGROUP.COM

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

HR GREEN CONTACTS:
KEN HUHN P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

UNSUBDIVIDED LANDS

HATCH LEGEND

 PUBLIC UTILITY & DRAINAGE
EASEMENT AREA, PER DOCS.
200700027593 & 200700027594

PUBLIC UTILITY & DRAINAGE EASEMENT NOTE:

PER DOCUMENTS 200700027593 & 200700027594, A PUBLIC UTILITY AND DRAINAGE EASEMENTS, IN ACCORDANCE WITH THE EASEMENT PROVISIONS STATED THEREON, WERE HERETOFORE GRANTED OVER ALL AREAS OF LOTS 1636-1650 & 1661-1666 (EXCEPTING THEREFROM THAT PART OF SAID LOTS ON WHICH A PRINCIPAL RESIDENTIAL BUILDING IS TO BE CONSTRUCTED). A PUBLIC UTILITY AND DRAINAGE EASEMENT, IN ACCORDANCE WITH THE EASEMENT PROVISIONS STATED THEREON, IS ALSO HEREBY GRANTED OVER ALL AREAS OF LOTS 20418 & 2049 (EXCEPTING THEREFROM THAT PART OF SAID LOT ON WHICH A GARAGE OR GAZEBO IS TO BE CONSTRUCTED).

A RESUBDIVISION LOT 2048 OF BRISTOL BAY P.U.D. - UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT 200700027593 AND LOT 2049 OF BRISTOL BAY P.U.D. - UNIT 11, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT 200700027594, AND BEING PART OF THE SOUTH 1/2 OF SECTION 4-37-7 AND PART OF THE NORTHEAST 1/4 OF SECTION 9-37-7 IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PINs: 02-04-375-020
02-04-375-021
02-04-376-153
02-04-450-005


[illegible]

Illinois Professional Design Firm # 184-001322

651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



**FINAL PLAT OF
RESUBDIVISION OF BRISTOL BAY
LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11**

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  1"
IF NOT ONE INCH,
JUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MRF
JOB DATE: 10/23/2017
JOB NO: 171554.01

SHEET

0F 2

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

Basic of Inactive or Abandoned RECORDED PLAT OF SUBDIVISION

- * No distance should be assumed by scaling.
- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be hereon implied.
- * This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
- * This work for this survey was completed on 10/24/2017
- * This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

PULTE GROUP CORPORATION
Compare your description and site markings with this plat and
AT ONCE report any discrepancies which you may find.

10/27/2017 4:39:18 PM
\\hrgreen.com\HRG\Data\2017\171554.01\Survey\Dwgs\FP-171554.01.dwg

LAND AREAS

LAND USE	ACREAGE
PERIMETER OF RESUBDIVISION	21.678± AC.
LOTS 1639-1650 & 1661-1666 (NOT INCLUDED)	6.142± AC.
LOTS 2048A, 2048B, 2049A & 2049B	15.536± AC.

MISCELLANEOUS NOTES:

1. THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
2. 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED. 5/8" STEEL RODS WILL BE SET AT ALL INTERIOR CORNERS WITHIN 12 MONTHS OF RECORDATION.
3. DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
5. ALL AREAS SHOWN HEREON ARE MORE OR LESS TO THE NEAREST SQUARE FOOT.
6. EXISTING ZONING FOR CONDOMINIUMS IS R-4 P.U.D. (UNITED CITY OF YORKVILLE).
7. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
8. BOUNDARIES ARE BASED ON THE RECORDED PLAT OF SUBDIVISION (LOCAL COORDINATE SYSTEM).
9. SEE COVENANTS AND RESTRICTIONS AND CONDOMINIUM DECLARATIONS FOR EASEMENT PROVISIONS NOT SHOWN HEREON.

PREPARED ON [CURRENT DATE]
PREPARED BY:

FOR REVIEW

BERNARD J. BAUER
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/18

OWNERSHIP CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT _____ A(N) _____ LIMITED LIABILITY CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT _____, THIS _____ DAY OF _____, 20____.

CORPORATION NAME _____

COMPLETE ADDRESS _____

BY: _____ PRESIDENT SECRETARY
PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOW TO ME TO THE PRESIDENT AND SECRETARY OF _____ AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

MAYOR _____

CITY PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CITY ADMINISTRATOR _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No. _____ AT A MEETING HELD THIS _____ DAY OF _____, 20____.

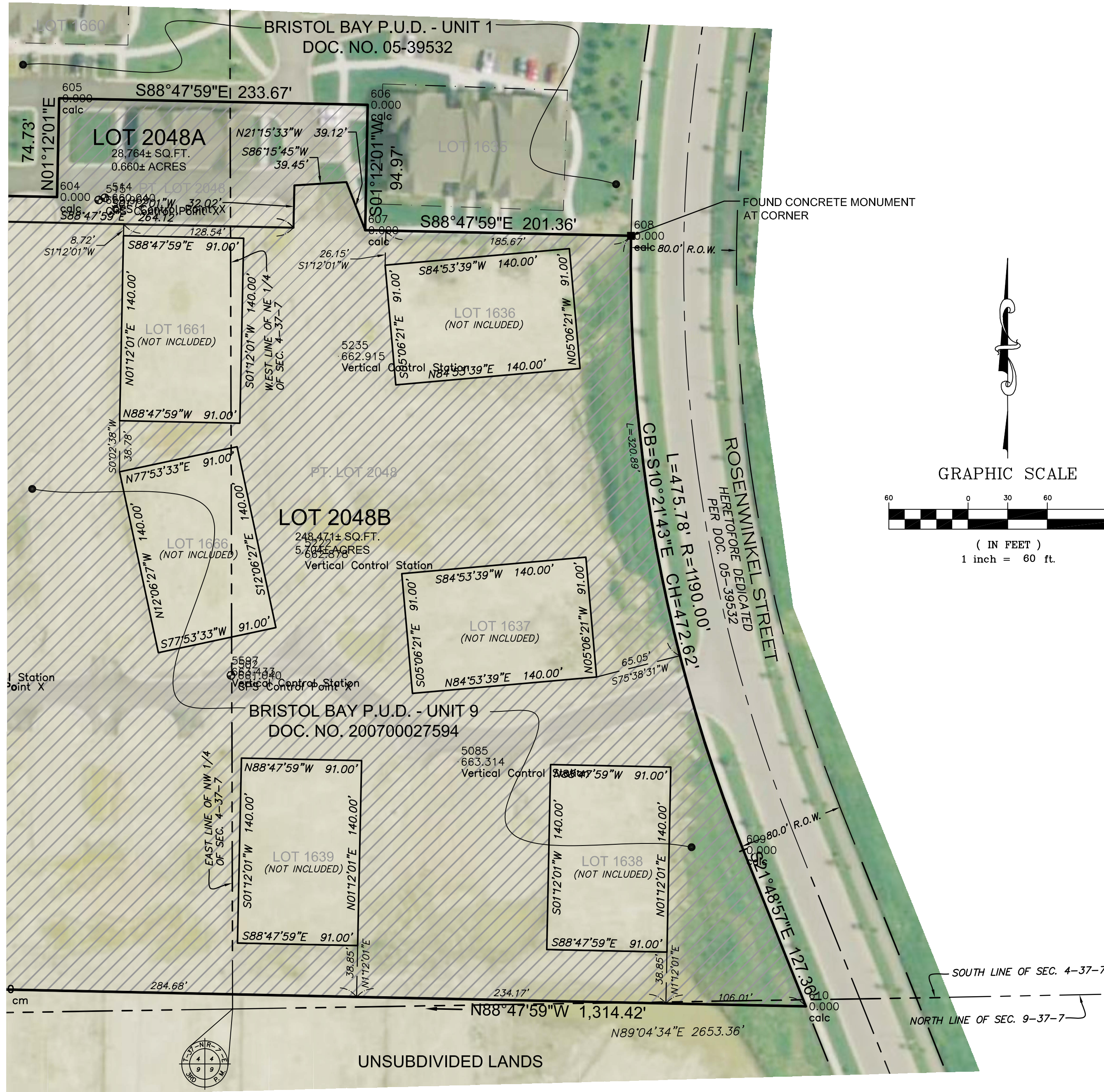
CITY CLERK _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
• Basis of bearings for this survey: RECORDED PLAT OF SUBDIVISION
• No distance should be assumed by scaling.
• No underground improvements have been located unless shown and noted.
• No representation as to ownership, use, or possession should be hereon implied.
• This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
• Field work for this survey was completed on 10/24/2017
• This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:
PULTE GROUP CORPORATION

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

FINAL PLAT OF
RESUBDIVISION OF BRISTOL BAY
LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11

A RESUBDIVISION LOT 2048 OF BRISTOL BAY P.U.D. - UNIT 9, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT 200700027593 AND LOT 2049 OF BRISTOL BAY P.U.D. - UNIT 11, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT 200700027594, AND BEING PART OF THE SOUTH 1/2 OF SECTION 4-37-7 AND PART OF THE NORTHEAST 1/4 OF SECTION 9-37-7 IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS



HATCH LEGEND	
	PUBLIC UTILITY & DRAINAGE EASEMENT AREA, PER DOCS. 200700027593 & 200700027594

PUBLIC UTILITY & DRAINAGE EASEMENT NOTE:

PER DOCUMENTS 200700027593 & 200700027594, A PUBLIC UTILITY AND DRAINAGE EASEMENTS, IN ACCORDANCE WITH THE EASEMENT PROVISIONS STATED THEREON, WERE HERETOFORE GRANTED OVER ALL AREAS OF LOTS 1636-1650 & 1661-1666 (EXCEPTING THEREFROM THAT PART OF SAID LOTS ON WHICH A PRINCIPAL RESIDENTIAL BUILDING IS TO BE CONSTRUCTED). A PUBLIC UTILITY AND DRAINAGE EASEMENT, IN ACCORDANCE WITH THE EASEMENT PROVISIONS STATED HEREON, IS ALSO HEREBY GRANTED OVER ALL AREAS OF LOTS 20418 & 2049 (EXCEPTING THEREFROM THAT PART OF SAID LOT ON WHICH A GARAGE OR GAZEBO IS TO BE CONSTRUCTED).

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS. THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.

KENDALL COUNTY RECORDER _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS _____ DAY OF _____, 20____.

COUNTY CLERK _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS. DATED AT YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CITY ENGINEER _____

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE: 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 - A-1 OR AG 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 UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2048 OF BRISTOL BAY P.U.D. - UNIT 9, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4 TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 2007 AS DOCUMENT 200700027593, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND

LOT 2049 OF BRISTOL BAY P.U.D. - UNIT 11, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 2007 AS DOCUMENT 200700027594 IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM MAP NO. 17093C0030G, BEARING AN EFFECTIVE DATE OF FEBRUARY 4, 2009 AND FIRM MAP NO. 17093C0030H, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

FOR REVIEW
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/18

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322

651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60550
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



FINAL PLAT OF
RESUBDIVISION OF BRISTOL BAY
LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0" = 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MRF
JOB DATE: 10/23/2017
JOB NO: 171554.01

SHEET

2 OF 2

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
CITY COUNCIL
PZC 2017-14**

NOTICE IS HEREBY GIVEN a public hearing shall be held on a second amendment to that certain Annexation Agreement (Bristol Bay Subdivision) dated April 26, 2005, as amended June 22, 2010, by and among Centex Homes (*Owner/Developer*), a Nevada General Partnership, and the United City of Yorkville, Kendall County, Illinois, on December 12, 2017 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 Bristol Bay Subdivision related to replatting portions of Units 9 and 11, relief of certain security requirements for those undeveloped portions of the aforementioned replatted units, release of certain development bonds and the extension of building permit, connection and impact fee locks in effect as of the date of the Original Agreement with no increases, other than those incurred by the City for water meters, on the development until April 25, 2025.

The Legal description is as follows:

Bristol Bay Lot 2048 of Unit 9

LOT 2048 OF BRISTOL BAY P.U.D. - UNIT 9, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4 TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 2007 AS DOCUMENT 200700027593, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND

Bristol Bay Lot 2049 of Unit 11

LOT 2049 OF BRISTOL BAY P.U.D. - UNIT 11, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 2007 AS DOCUMENT 200700027594 IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

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 Community Development Department, 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



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

New Business #7

Tracking Number

EDC 2017-79

Agenda Item Summary Memo

Title: Downtown Wayfinding Signage Program

Meeting and Date: Economic Development Committee – December 5, 2017

Synopsis: Discussion to approve the contract with Michael's Signs for the Downtown wayfinding signage program.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Annie Callahan Purchasing
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/320/City-Council>



Memorandum

To: Economic Development Committee
From: Annie Callahan, Purchasing Manager
CC:
Date: December 5, 2017
Subject: Downtown Wayfinding Signage Program

Summary

Recommendation to award a contract to Michael's Signs, of Racine WI, for the Downtown Wayfinding Signage Program.

Background

The City had a comprehensive wayfinding signage program designed by Lakota Group and approved by the City Council as part of the Comprehensive Plan Update in 2016. It is important to the City and the downtown property and business owners that the downtown area has a unified look and feel. An RFP was submitted in August 2017 for an experienced vendor to fabricate and install wayfinding signage throughout the downtown area of the City to add to the beauty and ambiance of the downtown. The signs will welcome both vehicles and pedestrian traffic to the Downtown area and provide them guidance and direction. The aesthetic signage of the downtown area will be consistent throughout.

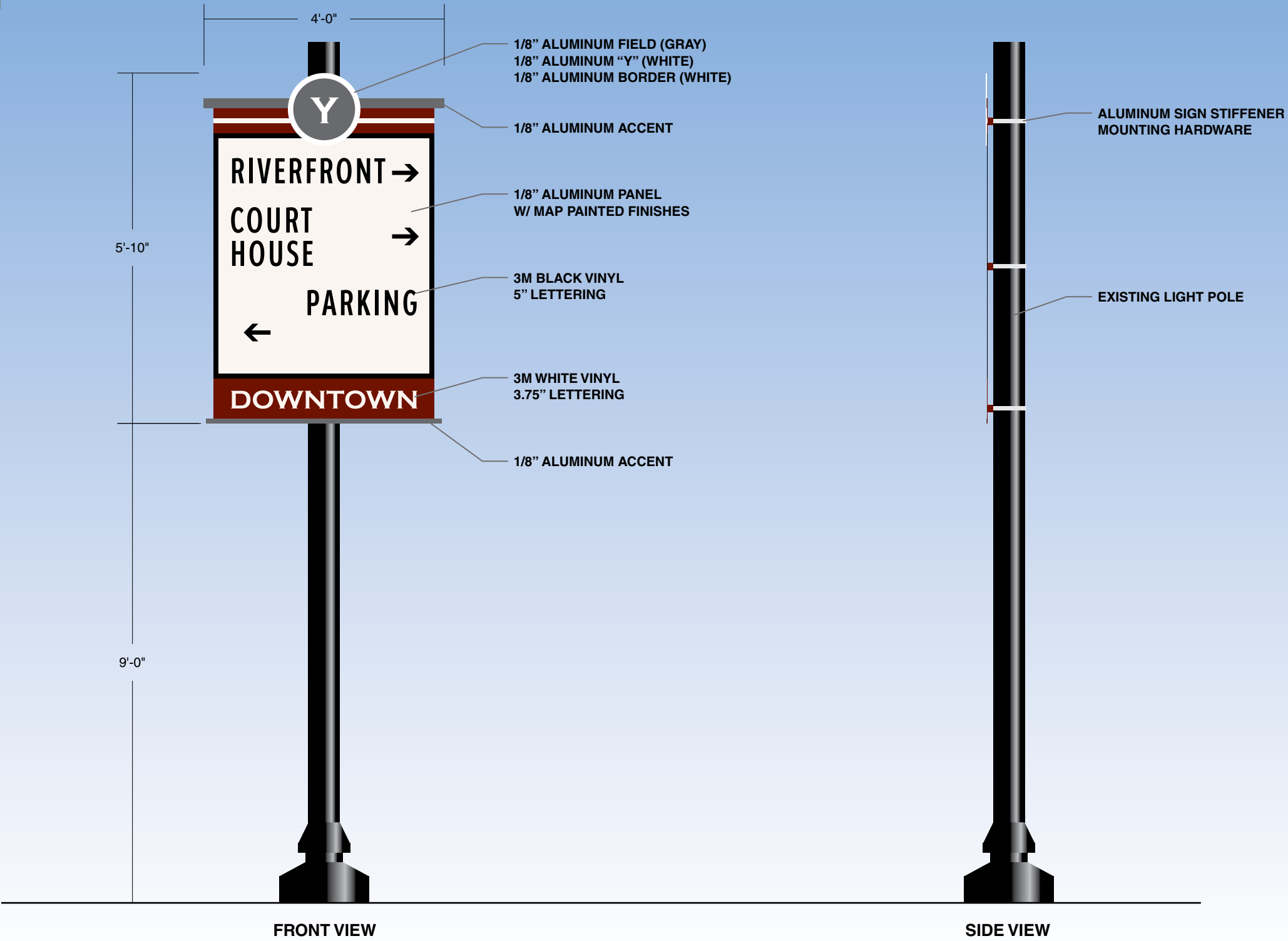
Bids were opened on October 27, 2017. The lowest reasonable bidder was Michael's Signs for a total of \$35,280 that included both Phase I and Phase II. Phase I is a total of twelve (12) lightpole signs giving direction to businesses and parking (\$13,420.00). Phase II includes four (4) freestanding kiosks, two (2) double sided and two (2) single sided kiosks (\$21,860.00). The budget for FY18 is \$25,000. Staff believes that we can include all of Phase I and half of Phase II into the budget this fiscal year, for a total of \$24,960.00. This work will be completed in early Spring 2018.

Michael's Signs would then complete the additional two (2) kiosks in FY19 for an additional \$10,320.00.

Additionally, there may be an opportunity to update the signage to include branding elements for the downtown based upon the recommendations from the City's Downtown Overlay District's planning consultant, Farr and Associates. It is expected that Farr and Associates will be underway with the branding component of the overlay district plan by late February/early April 2018. If it is feasible to incorporate the branding as part of the sign fabrication without delaying installation, deviating significantly from the originally approved signs, or increasing costs, staff would like to get feedback from the City Council on this approach as well.

Recommendation

Staff recommends awarding a contract to Michael's Signs for \$24,960.00 for FY18 and \$10,320.00 for FY19 for the Downtown wayfinding signage program. Contract will be awarded but final fabrication will not start until the branding component is finalized with Farr & Associates. Signs will be installed in April 2018.



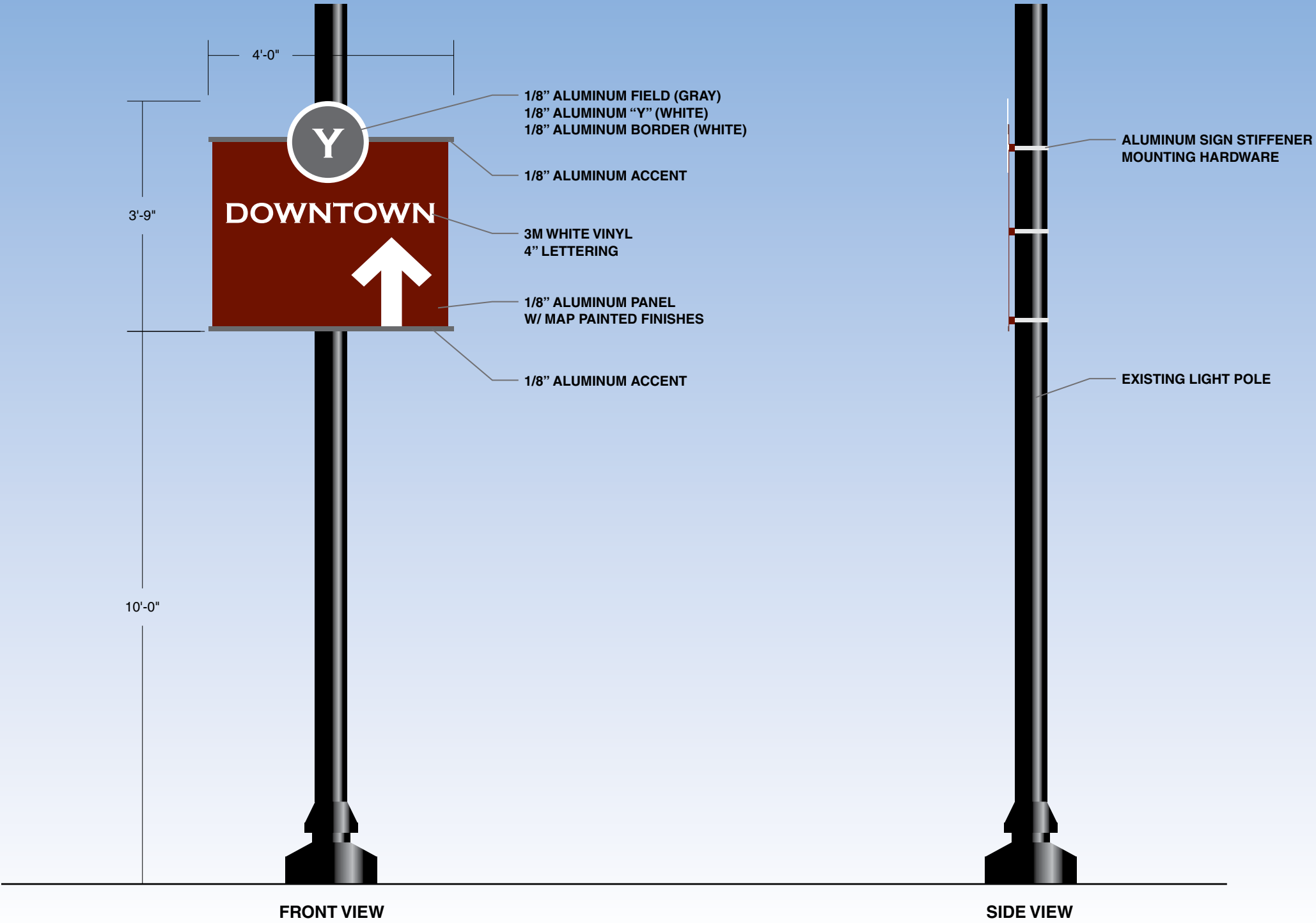
Michael's Signs
"We Project Your Image"
PH: (262) 554-6066
TOLL FREE: (800) 554-8110

Client: CITY OF YORKVILLE	Date: 11-7-17	REVISION		ILLUMINATION: <input type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____	<input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <div><input type="checkbox"/> MAP BLACK</div> <div><input type="checkbox"/> MAP WHITE</div> <div><input type="checkbox"/> TBD</div> <div><input type="checkbox"/> TBD</div> <div><input type="checkbox"/> TBD</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Vinyl Film Colors (3M Scotchcal): <div><input type="checkbox"/> 3M WHITE</div> <div><input type="checkbox"/> 3M BLACK</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Client Signature: <div>Signature _____ Date _____</div>	
	Drawing #: 1(0)	<div>△</div>	<div>△</div>	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: -				
Address: -	Sheet: 1 of 1	<div>△</div>	<div>△</div>	Sign Specifications: NOTED ABOVE				NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.	
City, State: YORKVILLE, IL	Scale: 1/2”=1’	<div>△</div>	<div>△</div>						
Sales Rep: BILL PFISTER	Designer: KD	<div>△</div>	<div>△</div>						

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

CITY OF YORKVILLE

DOWNTOWN DIRECTIONAL

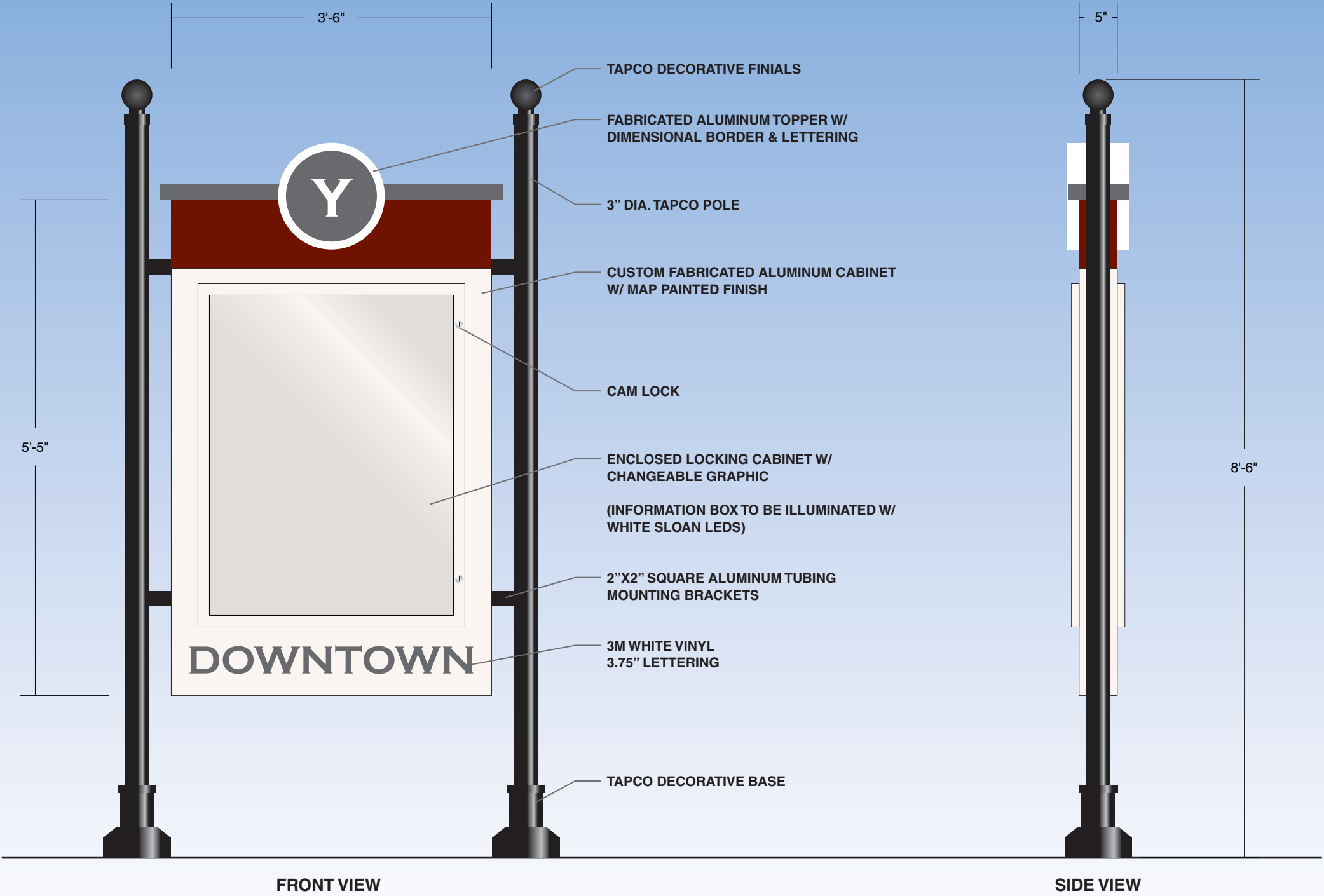


Client: CITY OF YORKVILLE	Date: 11-7-17	REVISION		ILLUMINATION: <input type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____	<input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel):	Vinyl Film Colors (3M Scotchcal):	Client Signature: Signature _____ Date _____
	Drawing #: 2(0)	△	△	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: -	<input type="checkbox"/> TBD <input type="checkbox"/> MAP WHITE <input checked="" type="checkbox"/> TBD <input type="checkbox"/> TBD <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 3M WHITE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Address: -	Sheet: 1 of 1	△	△	Sign Specifications: NOTED ABOVE				NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
City, State: YORKVILLE, IL	Scale: 1/2"=1'	△	△					
Sales Rep: BILL PFISTER	Designer: KD	△	△					

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

CITY OF YORKVILLE

INFORMATION KIOSK



Michael's Signs
"We Project Your Image"
PH: (262) 554-6066
TOLL FREE: (800) 554-8110

Client: CITY OF YORKVILLE	Date: 11-7-17	REVISION		Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE LED <input checked="" type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <div><input checked="" type="checkbox"/> MAP BLACK</div> <div><input type="checkbox"/> MAP WHITE</div> <div><input checked="" type="checkbox"/> TBD</div> <div><input checked="" type="checkbox"/> TBD</div> <div><input type="checkbox"/> TBD</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Vinyl Film Colors (3M Scotchcal): <div><input checked="" type="checkbox"/> GRAY TBD</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Client Signature: <div>Signature _____ Date _____</div> <div>NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS</div> <div>The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.</div>	
	Drawing #: 3(0)	<div><div></div></div>	<div><div></div></div>	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277				Quantity: -
Address: -	Sheet: 1 of 1	<div><div></div></div>	<div><div></div></div>	Sign Specifications: NOTED ABOVE				
City, State: YORKVILLE, IL	Scale: 3/4”=1’	<div><div></div></div>	<div><div></div></div>					
Sales Rep: BILL PFISTER	Designer: KD	<div><div></div></div>	<div><div></div></div>					

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

Bid Opening - October 27, 2017
10:00 a.m.
City Hall - 800 Game Farm Rd

WAYFINDING SIGNAGE PROGRAM

	Michael's Signs Inc Racine, WI		Correct Digital Displays Sheridan, IL		Parvin - Clauss Carol Stream, IL	
Description	Per Sign	Totals	Per Sign	Totals	Per Sign	Totals
Sign #1 (4 signs)	\$1,375.00	\$5,500.00	\$1,846.80	\$7,387.20	\$836.75	\$3,347.00
Sign #2 (8 signs)	\$990.00	\$7,920.00	\$1,130.00	\$9,040.00	\$554.74	\$4,437.92
Total of Phase I		\$13,420.00		\$16,427.20		\$7,784.92
Sign #3 (single sided kiosk)	\$5,160.00	\$10,320.00	\$5,947.40	\$11,894.80	\$12,355.50	\$24,711.00
Sign #4 (double sided kiosk)	\$5,770.00	\$11,540.00	\$6,547.40	\$13,094.80	\$13,809.00	\$27,618.00
Total of Phase II		\$21,860.00		\$24,989.60		\$52,329.00
TOTAL of Phase I and Phase II		\$35,280.00		\$41,416.80		\$60,113.92
Required attachments:	Yes or No		Yes or No		Yes or No	
Bid Bond	No - not required		Yes		Yes	
Wage Rate Certification						
Drug Free Workplace						
Non-Collusion Certificate						
Eligible Contractor and Subcontractor Certificate						
State and Federal Equal Opportunity Employer Cert.						
References						
Bid Sheet Signature						
Contractor Bid Agreement						



United City of Yorkville, Illinois

INVITATION TO BID
for Downtown Wayfinding Signage Program

Legal Notice Posted:	September 24, 2017
Proposals Due:	October 27, 2017 at 10:00AM

United City of Yorkville
Invitation To Bid
Wayfinding Signage Program Proposal Package
September 2017

Table of Contents

- A. Legal Notice to Bidders
- B. General Information
- C. Introduction
- D. Project Specifications
- E. Instructions to Bidders
- F. Contract
- G. Bid Certifications
- H. References
- I. Subcontractors
- J. Equipment List
- K. Bid Proposal Sheet
- L. Bid Sheet Signature
- M. Contractor Bid Agreement

United City of Yorkville, Illinois

LEGAL NOTICE

Invitation To Bid

Fabrication, Delivery and Installation of custom wayfinding signs for the Downtown Area of the United City of Yorkville.

Sealed bids for the Downtown Wayfinding Signage Program will be received at the address listed below until October 27, 2017 at 10:00 a.m. **All bids will be publicly opened immediately thereafter.** Proposals Bids not physically received by the City by 10:00 a.m. on October 27, 2017 will be returned, unopened to the bidder. Emailed or faxed proposals will not be accepted. All proposals should be addressed and delivered to:

United City of Yorkville
RE: (Vendor Name)
Bid for DowntownWayfinding Signage Program
Attention: Annie Callahan, Purchasing Manager
800 Game Farm Road
Yorkville, IL 60560

Bid packets are available online at <http://www.yorkville.il.us>. The link can be found under the Business tab - Bids & RFPs. Additional packets may be picked up at City Hall, 800 Game Farm Road, Yorkville, IL 60560. City Hall is open Monday through Friday, 8:00AM to 4:30PM.

General questions regarding this Request for Proposals may be emailed to Annie Callahan, Purchasing Manager at ACallahan@yorkville.il.us Any detailed questions concerning the actual specifications or plans are to be forwarded by email to Krysti Barksdale-Noble at knoble@yorkville.il.us not less than five (5) business days prior to the scheduled closing date.

The City Council will make the final selection and award of the contract. The City Council reserves the right to accept or reject any and all bids, to waive technicalities and to accept or reject any item of any bid.

The person or company submitting the bid shall at all times observe and conform to all laws, ordinances, and regulations of the Federal, State, and City which may in any manner affect the bid.

No communication, except as otherwise allowed in the specifications, shall occur regarding this Invitation To Bid, including requests for information, or speculation between Bidder's or any of their individual members and any City elected official, employee or independently contracted employees or consultants. Failure to comply with this provision may result in offeror's proposal being removed from consideration

Any cost incurred by the Bidder in preparation, transmittal, or presentation of any information or material submitted in response to the RFP, shall be borne solely by the Bidder.

General Information

The United City of Yorkville is seeking an experienced individual or firm to implement Phase 1 of the Wayfinding Signage Program which includes the fabrication, delivery and installation of wayfinding signs for the Downtown area. When both phases are complete, the City will have a comprehensive wayfinding sign program consistent throughout the Downtown area.

The vendor shall furnish and provide all labor, materials, tools, equipment and machinery, unless otherwise specified, necessary to perform and complete, in a good and workmanlike manner, the complete fabrication and installation of the wayfinding signs. It is the City's intention to hire one vendor to complete both phases of the wayfinding signage program. However, the City retains the right to procure the various services from multiple vendors.

Introduction

Purpose of Request:

It is important to the City and the downtown property and business owners that the downtown area have a unified look and feel. We are seeking an experienced vendor to Fabricate and Install wayfinding signage throughout the downtown area of the City to add to the beauty and ambiance of the downtown. The signs will welcome both vehicles and pedestrian traffic to the Downtown area and provide them guidance and direction. The aesthetic signage of the downtown area will be consistent throughout.

Project Description:

The City is requesting proposals for the wayfinding signage program for the Downtown area, according to the Project Specifications and Plans contained herein (the "Project").

Project Specifications and Plans

Scope of Work: The City had a comprehensive wayfinding signage program designed and approved by the City Council. The approved signage program is attached. Bidders must completely familiarize themselves with the specifications in this bid document.

Phase 1: Phase 1 is anticipated to consist of fabrication and installation of 12 non-illuminated single faced pole mounted signs. Mounting Pole exists but mounting bracket needs to be provided by the Bidder and included in the bid price. There are a total of four (4) signs marked as #1 on the attached. These signs will be mounted on the pole 9 feet off the ground. These 4 signs are approximately 6 feet tall and 4 feet wide. Directional wording will be provided at a later date but the bid should include at a minimum of four lines of directional words and arrows at 5" tall. There are a total of eight (8) signs marked as #2 on the attached. Sign #2 will be mounted on the existing pole 10 feet off the ground. These signs are approximately 4 feet tall and 4 feet wide. Directional words will be provided at a later date but the bid should include a minimum of one line of directional words and arrows at 5" tall.

Phase 2: Phase 2 is anticipated to consist of the fabrication and installation of total of two (2) single sided information kiosks shown as sign #3 and a total of two (2) double sided

information kiosks shown as sign #4. Sign #3 and Sign #4 will be an enclosed locking cabinet and each information line shall be changeable. Cabinet will be illuminated for viewing during the evening hours. City will provide the electric connection to the site location and Bidder shall connect the electricity to the sign. Mounting poles and mounting brackets for all signs included in Phase 2 are to be included in the bid price. Placement will be determined at a later date.

Alternative Bids: The City is looking for alternative ideas for the Phase 2 kiosk signs. The City is interested in a touch screen and/or LED kiosk sign. Colors should follow the same pallet as specified. Artwork should remain consistent with the approved specifications herein. Please provide your designs and pricing.

Bidder must provide pricing for Phase 1 and Phase 2 for the bid package to be valid. Bidders are encouraged to provide design ideas with pricing on the alternative bid but it is not required.

Additional Information: As part of Phase 1, the Bidder will be required to assess the condition of the existing poles to assist in determining how to fasten the signs for long term placement.

Traffic Control: The Bidder will be responsible for maintenance of traffic during installation of the wayward sign package. If necessary, the Bidder must use flag men, traffic cones and advance warning signs to assist with traffic flow and comply with the State of Illinois Traffic Control Manual.

Debris: The Bidder shall clean and maintain all work areas at all times. Effective dust control by use of spray systems or other means shall be maintained at all times.

Protection of Property and Utilities: All reasonable precautions will be taken to protect public and private property such as pavements, sidewalks, lawns, fences, bushes, trees, shrubs, catch basins, manholes, drains, utilities, buildings and other property from undue damage. If the Director of Public Works determines that the Bidder has damaged or destroyed property, it shall be repaired or replaced to the satisfaction of the Director at the Bidder's expense.

If Applicable, the Bidder shall have full responsibility for locating all underground facilities in work areas, whether shown or not shown on the Drawings, and contacting JULIE for coordination of the work with the owners of such underground facilities during construction, for the safety and protection thereof, and repairing any damage thereto resulting from the Project; the cost of which shall be included in the Contract Unit Prices for the items specified.

Rules, regulations, and codes governing the respective utilities which may be encountered shall be observed in executing all work

Accident Reporting: All accidents occurring on the job which damage public or private property, result in injuries to workers or other persons, or damage to utilities shall be promptly reported to the City's Police and to the Public Works Department.

Instructions to Bidders

1. **Receipt of Bid: Friday, October 27, 2017; 10:00 A.M.**
2. **Basis of Bid:** Sealed bids will be received until the above noted time and date.
3. **Project Description:** Fabrication, Delivery and Installation of custom wayfinding signs for the Downtown area
4. **Preparation and Submission of Bids:**
 - A. Each bid shall be submitted on the exact form furnished. All blank spaces for bid prices, unit costs and alternates must be filled in using both words and figures if indicated. In case of any discrepancy in the amount bid, the prices expressed in written words shall govern.
 - B. Each Bidder must complete, execute and submit with its bid a certifications regarding public contracting.
 - C. Each Bidder must submit a complete bid package, including the following items:
 - i. **Signed Contract**
 - ii. **Bid Certifications**
 - iii. **Bid Sheet**
 - iv. **Contract**
 - v. **References**
 - vi. **Subcontractors List.**
 - vii. **Equipment List**
 - viii. **Bid Guarantee in the amount of 10% of the total of project.**
 - D. One (1) paper copy of the bid and one electronic version of the bid on a flash drive in a *.pdf (Adobe Acrobat) version shall be submitted in a sealed envelope on or before the time stated and shall bear the name of the individual, firm, or corporation submitting the Bid and the Bid Name - "Wayfinding Signage Program".
 - E. Bidders may attach separate sheets to the bid for the purpose of explanation, exception, alternate bid and to cover unit prices, if needed.
 - F. Bidders may withdraw their bid either personally or by written request at any time before the hour set for the bid opening, and may resubmit it. No bid may be withdrawn or modified after the bid opening except where the award of contract has been delayed for a period of more than ninety (90) days.
 - G. In submitting this bid, the bidder further declares that the only person or party interested in the proposal as principals are those named herein; and that the bid is made without collusion with any other person, firm or corporation.
 - H. The Bidder further declares that he has carefully examined this entire Bid Package, and he has familiarized himself with all of the local conditions affecting the Project and the detailed requirements of this work and understands that in making the bid he waives all rights to plead a misunderstanding regarding same.
 - I. The Bidder further agrees that if the City decides to extend or shorten the completion period, or otherwise alters it by extras or deductions, including elimination of one or more of the items, as provided in the specifications, the Bidder will perform the work as altered, increased or decreased.
 - J. The Bidder further agrees that the City representative may at any time during the progress of the Project covered by this Contract, order other work or materials incidental thereto and that all such work and materials as do not appear in the bid or contract as a specific item covered by a lump sum price, and which are not included under the bid price for other items in the Contract, shall be performed as extra work.

- K. The Bidder further agrees to execute all documents within this Bid Package, for this work and present all of these documents to the City.
- L. The Bidder further agrees to execute all documents within this Bid Package, obtain a Certificate of Insurance for this work and present all of these documents within fifteen (15) days after the receipt of the Notice of Award.
- M. The Bidder further agrees to begin work not later than ten (10) days after receipt of the Notice to Proceed, unless otherwise provided, and to execute the work in such a manner and with sufficient materials, equipment and labor as will insure its completion within the time limit specified within the bid, it being understood and agreed that the completion within the time limit is an essential part of the contract.
- N. By submitting a bid, the Bidder understands and agrees that, if his bid is accepted, and he fails to enter into a contract forthwith, he shall be liable to the City for any damages the City may thereby suffer.
- O. No bid will be considered unless the party offering it shall furnish evidence satisfactory to the City that he has necessary facilities, ability and pecuniary resources to fulfill the conditions of the Contract.

5. **Additional Information Request:** Questions regarding this Invitation To Bid can be emailed to Annie Callahan, Purchasing Manager at ACallahan@yorkville.il.us and specific questions regarding the specifications in this Invitation To Bid can be emailed to Krysti Noble at knoble@yorkville.il.us by the end of business on October 20, 2017. Answers will be provided in writing to all potential Bidders who the City has notice of their intent to submit a bid; No oral comments will be made to any Bidder as to the meaning of the Invitation To Bid and Specifications or other contract documents. Bidders will not be relieved of obligations due to failure to examine or receive documents, visit the site or become familiar with conditions or facts of which the Bidder should have been aware of and the City will reject all claims related thereto.

Information (other than in the form of a written Addendum issued by the City) from any officer, agent, or employee of the City or any other person shall not affect the risks or obligations assumed by the Bidder or relieve him from fulfilling any of the conditions and obligations set forth in the proposal and other contract documents. Before the proposals are opened, all modification or additions to the proposal documents will be made in the form of a written Addendum issued by the City. Any Addendum issued will be posted on the City's website. In the event of conflict with the original contract documents, addenda shall govern all other contract documents to the extent specified. Subsequent addenda shall govern over prior addenda only to the extent specified.

The Bidder shall be required to acknowledge receipt of the formal Addendum by signing the Addendum and including it with the proposal quotation. Failure of a Bidder to include a signed formal Addendum in its bid shall deem its bid non-responsive; provided, however that the City may waive this requirement if it in its best interest.

6. **Conditions:**
- A. The City is exempt from Federal excise tax and the Illinois Retailer's Occupation Tax. This bid shall not include any amounts of money for these taxes.
 - B. To be valid, the bids shall be itemized so that selection for purchase may be made, there being included in the price of each unit the cost of delivery (FOB Destination).
 - C. The City shall reserve the right to add or to deduct from the base bid and/or alternate bid any item at the prices indicated in itemization of the bid.
 - D. All bids shall be good for ninety (90) days from the date of the bid opening.
7. **Award of Bid:** The United City of Yorkville reserves the right to reject any or all bids and to waive any informality or technical error and to accept any bid deemed most favorable to the interests of the United City of Yorkville.
- A. The items of work not specifically mentioned in the Schedule which are necessary and required to complete the work intended shall be done incidental to and as part of the items of work for which a unit price is given. No additional payment will be made for such incidental work. The Bidder shall be responsible for identifying all costs to complete the project on time and in order to create a functional and operational system in accordance with the Plans and Specifications.
 - B. In addition to price, the City may consider:
 - Design of signs submitted in Alternative bids
 - Ability, capacity and skill to fulfill the contract as specified.
 - Ability to supply the commodities, provide the services or complete the construction promptly, or within the time specified, without delay or interference.
 - Character, integrity, reputation, judgment, experience and efficiency.
 - Quality of performance on previous contracts.
 - Previous and existing compliance with laws and ordinances relating to the contract.
 - Sufficiency of financial resources.
 - Quality, availability and adaptability of the commodities, services or construction, in relation to the City's requirements.
 - Ability to provide future maintenance and service under the contract.
 - Number and scope of conditions attached to the bid/proposal.
 - Record of payments for taxes, licenses or other monies due the City
8. **Rejection of Bids:**
- A. The City reserves the right to cancel invitations for bids or requests for proposals without penalty when it is in the best interest of the City. Notice of cancellation shall be sent to all individuals or entities solicited.
 - B. The City reserves the right to reject any or all bids, to waive any minor informality or irregularity in any bid, to negotiate changes and/or modifications with the lowest responsible bidder and to make award to the response deemed to be the most advantageous to the City. Any bid not conforming to the specifications or requirements set forth by the City in the bid request may be rejected.
 - C. Bids may also be rejected if they are made by a bidder that is deemed un-responsible due to a lack of qualifications, capacity, skill, character, experience, reliability, financial stability or quality of services, supplies, materials, equipment or labor.
9. **Equal Opportunity:** The Bidder will not discriminate against any employee or applicant for employment because of race, color, religion, sex, ancestry, national origin, place of birth, age or handicap unrelated to bona fide occupational qualifications.

10. **Non-Discrimination:** The Bidder, its employees and subcontractors, agrees not to commit unlawful discrimination and agrees to comply with applicable provisions of the Illinois Human Rights Act, the U.S. Civil Rights Act and Section 504 of the Federal Rehabilitation Act, and rules applicable to each.
12. **Execution of Documents:** The Bidder, in signing his Bid on the whole or on any portion of the work, shall conform to the following requirements:
- Bids signed by an individual other than the individual represented in the Bid documents shall have attached thereto a power of attorney evidencing authority to sign the Bid in the name of the person for whom it is signed.
- Bids which are signed for a partnership shall be signed by all of the partners or by an attorney-in-fact. If signed by an attorney-in-fact, there shall be attached to the Bid a power of attorney evidencing authority to sign the bid, executed by the partners.
- Bids which are signed for a corporation shall have the correct corporate name thereof and the signature of the President or other authorized officer of the corporation manually written below the corporate name.
- If such Bid is manually signed by an official other than the President of the Corporation, a certified copy of a resolution of the board of directors evidencing the authority of such official to sign the Bid should be attached to it. Such Bid shall also bear the attesting signature of the Secretary of the corporation.
13. **Independent Contractor:** There is no employee/employer relationship between the Contractor and the City. Contractor is an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the Worker's Compensation Act (820 ILCS 305/1, et seq.). The City will not (i) provide any form of insurance coverage, including but not limited to health, worker's compensation, professional liability insurance, or other employee benefits, or (ii) deduct any taxes or related items from the monies paid to Contractor. The performance of the services described herein shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City is not and will not be liable for any obligations incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums, nor does there exist an agency relationship or partnership between the City and the Contractor.
14. **Approval and Use of Subcontractors:** The Contractor shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by the City in writing. All subcontractors and subcontracts used by the Contractor shall be included on the Subcontractor's form in the Bid proposal and be acceptable to, and approved in advance by the City. The City's approval of any subcontractor or subcontract shall not relieve the Contractor of full responsibility and liability for the provision, performance, and completion of the Work in full compliance with, and as required by or pursuant to, this Contract. If the Contractor chooses to use subcontractors to perform any of the Work, the Work performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of the Contractor. Every reference in this Contract to

“Contractor” shall be deemed to also apply to all subcontractors of the Contractor. Every subcontract entered into by the Contractor to provide the Work or any part thereof shall include a provision binding the subcontractor to all provisions of this Contract.

If any personnel or subcontractor fail to perform the part of the Work undertaken by it in a manner satisfactory to the City, the Contractor shall immediately upon notice from the City remove and replace such personnel or subcontractor. The City shall have no claim for damages, for compensation in excess of the contract price, or for a delay or extension of the contract time as a result of any such removal or replacement.

15. **Assignment:** Neither the City nor the Contractor shall assign or transfer any rights or obligations under this Agreement without the prior written consent of the other party.
16. **Governing Law:** The Contract and the rights of the City and Bidder under the Contract shall be interpreted according to the laws of the State of Illinois. Venue for any action related to the Contract will be in the Circuit Court of Kendall County, Illinois.
17. **Changes in Law:** Unless otherwise explicitly provided in the Contract, any reference to laws shall include such laws as they may be amended or modified from time to time.
18. **Time:** The Contract Time is of the essence of this Contract. Except where otherwise stated, references in the Contract to days shall be construed to refer to calendar days.

GENERAL CONDITONS

This entire bid package and following sections apply to all bids requested and accepted by the City and become a part of the contract unless otherwise specified. Persons submitting bids or their authorized representatives are expected to fully inform themselves as to the conditions, requirements, and specifications before submitting bids. The City assumes that submission of a bid means that the person submitting the bid has become familiar with all conditions and intends to comply with them unless noted otherwise.

1. **Definitions:** The Term “City” whenever used in the contract documents shall be construed to mean the United City of Yorkville. The United City of Yorkville, the Community Development Department, and the Director of Community Development shall also be known herein, respectively, as the City, the Department, and the Director.
2. **Conditions:** The Bidder is responsible for being familiar with all conditions, instructions, and documents governing this Project and bid. Failure to make such investigation and preparations shall not excuse the Contractor from performance of the duties and obligations imposed under the terms of the contract.
3. **Bid Bond:** If the bidder’s proposal for this project exceeds forty thousand dollars (\$40,000.00), bids shall be secured by a certified check, bank draft, satisfactory bid bond or approved letter of credit in the amount of ten percent (10%) of the total amount of the complete project. Bid security shall be submitted with the bid.
4. **Performance Bond:** If the bidder’s proposal for the project is equal to or greater than \$5,000 then the following bonds shall be delivered to the City and shall become binding with the acceptance of the bid:

Performance bond satisfactory to the City, executed by Surety Company authorized to do business in the state or otherwise secured in a manner satisfactory to the City, in an amount equal to 110% of the complete project. The surety on the bond shall be a company that is licensed by the Department of Insurance authorizing it to execute surety bonds and the company shall have a financial strength rating of at least A- as rated by A.M. Best Company, Inc., Moody’s Investors Service, Standard & Poor’s Corporation, or a similar rating agency.

Upon receipt of the performance bond, the City will return the bid bond to the bidder.

5. **Insurance Requirements:** The successful Bidder shall comply with the City’s insurance requiremnts attached hereto as Exhibit B.
6. **Force Majeure:** Whenever a period of time is provided for in this Agreement for the Contractor or the City to do or perform any act or obligation, neither party shall be liable for any delays or inability to perform if such delay is due to a cause beyond its control and without its fault or negligence including, without limitation: a) Acts of nature; b) Acts or failure to act on the part of any governmental authority other than the City or Contractor, including, but not limited to, enactment of laws, rules, regulations, codes or ordinances subsequent to the date of this Agreement; c) Acts of war; d) Acts of civil or military authority; e) Embargoes; f) Work stoppages, strikes, lockouts, or labor disputes;

g) Public disorders, civil violence, or disobedience; h) Riots, blockades, sabotage, insurrection, or rebellion; i) Epidemics or pandemics; j) Terrorist acts; k) Fires or explosions; l) Nuclear accidents; m) Earthquakes, floods, hurricanes, tornadoes, or other similar calamities; n) Major environmental disturbances; or o) Vandalism. If a delay is caused by any of the force majeure circumstances set forth above, the time period shall be extended for only the actual amount of time said party is so delayed. Further, either party claiming a delay due to an event of force majeure shall give the other party written notice of such event within three (3) business days of its occurrence or it shall be deemed to be waived.

7. **Liquidated Damages:** Time is of the essence to the contract. Should the Contractor fail to complete the work within the specified time stipulated in the contract or within such extended time as may have been allowed, the Contractor shall be liable and shall pay to the City the amount shown in the following schedule of deductions, not as a penalty but as liquidated damages, for each hour of overrun in the contract time or such extended time as may have been allowed. The liquidated damages for failure to complete the contract on time are approximate, due to the impracticality of calculating and proving actual delay costs. This schedule of deductions establishes the cost of delay to account for administration, engineering, inspection, and supervision during periods of extended and delayed performance. The costs of delay represented by this schedule are understood to be a fair and reasonable estimate of the costs that will be borne by the City during extended and delayed performance by the Contractor of the work. The liquidated damage amount specified will accrue and be assessed not until final completion of the total physical work of the contract even though the work may be substantially complete. The City will deduct these liquidated damages from any monies due or to become due to the Contractor from the City.

Deduction for Each Day of Overrun in Contract Time: \$250.00 per day.

8. **Compliance with Laws and Regulations:** In connection with the performance of the work, the Contractor shall comply with all statutes, laws, regulations, and orders of federal, state, county, or municipal authorities which shall impose any obligation or duty upon the Contractor.
9. **Contract Term:** The contract will begin upon a full executed Agreement and approval of the City Council and expire no later than sixty (60) days following the completion of the installation of Phase 2.
10. **Driver's License:** Before commencing work, the Contractor shall provide a copy of valid driver's license for each employee operating equipment in the City. Drivers shall possess a Commercial Driver's License with appropriate endorsements if operating equipment that requires such a license.
11. **Change Orders:** After a contract is awarded pursuant to the competitive bid procedures specified herein, additional purchases or modifications may be made under the contract, or the terms of the contract may be extended, without rebidding the materials, supplies, services or equipment involved, provided that the change order:

- a. Is approved by the City Council when the change order is an increase or decrease of more than \$10,000 or the time of completion by more than 30 days.
 - b. Is approved by the by the City Administrator, or his/her designee for change orders that are not greater than ten thousand dollars (\$10,000.00).
12. **Construction Contracts:**
 - a. The Bidder must comply with all applicable laws prerequisite to doing business in the state.
 - b. The Bidder must have a valid Federal Employer Tax Identification Number or Tax Identification Number (for individuals).
 - c. The Bidder must provide a Statement of Compliance with provisions of the State and Federal Equal Opportunity Employer requirements.
13. **Termination:** The City shall have the right at any time and for any reason (without any penalty) to terminate, in whole or in part, this Contract, provided that the City shall provide Contractor at least ten (10) days' prior written notice of such termination whereupon this Agreement shall automatically terminate immediately after the 11th day.
 - a. When this contract, or any portion hereof, is terminated or cancelled by the City, and the Contractor released before all items of work included in this contract have been completed, payment may be made be prorated as a percentage of completion of the actual work at contract unit prices, and no claims for loss of anticipated profits or other damages will be made and are hereby waived.
 - b. Termination of a contract, as stated above, will not relieve the Contractor or his/her surety of the responsibility of replacing defective work or materials.
14. **Additional Items:** The City and Contractor further agree that
 - a. **Prevailing Wage**
 Some or all of the work herein may be subject to the provisions of Prevailing Wage Act, 820 ILCS 130/0.01 et.seq., providing for the payment of prevailing rate wages to all laborers, workmen and mechanics engaged on work. The Contractor agrees that, prior to making any payments to its own laborers, workers, or mechanics or to any subcontractor it will determine whether it must legally pay wages in accordance with the Prevailing Wage Act, and if so legally required, pay the then-current prevailing rate of wage as determined by the Illinois Department of Labor and posted at: <http://www.state.il.us/agency/idol/>.

 The City may at any time inquire of the Contractor as to rates of wages being paid employees of the Contractor, and any subcontractor or material men, whereupon such information shall be promptly provided by the Contractor. The Contractor shall indemnify the City for any and all violations of the prevailing wage laws and any rules and regulations now and hereafter issued pursuant to said laws.

 The Contractor shall insert into each subcontract and into the project specifications for each subcontract a written stipulation requiring all laborers, workers and mechanics performing work under the contract to comply with the Prevailing Wage Act and to require each subcontractor to insert into each lower-tiered contract and into the project specification for each lower tiered subcontract a similar stipulation.

- b. **Sexual Harassment:** During the entire term of the contract, Contractor shall have in full force and effect a written Sexual Harassment Policy, which complies with the Illinois Human Rights Act (775- ILCS 5/1-101 et.seq.) including at least the following: 1) a statement on the illegality of sexual harassment; 2) the definition of sexual harassment under Illinois Law; 3) a description of sexual harassment, utilizing examples; 4) an internal complaint process, including penalties; 5) the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights (“Department”) and the Illinois Human Rights Commission (“Commission”); 6) directions on how to contact the Department and the Commission; and 7) protection against retaliation as provided by Section 6-101 of the Act.
- c. **Drug Free Workplace:** In compliance with Illinois law, The Contractor certifies and agrees that it will provide a drug free workplace by:
- 1) Publishing a Statement:
 - 2) Notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, including cannabis, is prohibited in the Contractor’s workplace.
 - 3) Specifying the actions that will be taken against employees for violations of such prohibition.
 - 4) Notifying the employee that, as a condition of employment on such Contract, the employee will:
 - 5) Abide by the terms of the statement; and
 - 6) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
 - 7) Establishing a drug free awareness program to inform employees about:
 - 8) The dangers of drug abuse in the workplace;
 - 9) The Contractor’s policy for maintaining a drug free workplace;
 - 10) Available counseling, rehabilitation, or assistance programs; and
 - 11) Penalties imposed for drug violations.
 - 12) Providing a copy of the Statement required by subsection (a) to each employee engaged in the performance of the Contract and to post the Statement in a prominent place in the workplace.
 - 13) Notifying the contracting agency within ten (10) days after receiving notice of any violations as listed above.
 - 14) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program, by any employee who is so convicted, as required by Section 5 of the Drug Free Workplace Act.
 - 15) Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation are required and indicating that a trained referral team is in place.
 - 16) Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.
 - 17) The Contractor will be required to sign a Drug Free Workplace Certification.
- d. **Substance Abuse Prevention on Public Works Projects:** Before a contractor or subcontractor commences work on a public works project as defined in 820 ILCS 130/2, the contractor or subcontractor shall have in place a written program which meets or exceeds the program requirements in the Substance Abuse Prevention on Public Works Projects Act, to be filed with the public body engaged in the construction of the public works and made available to the general

public, for the prevention of substance abuse among its employees. The testing must be performed by a laboratory that is certified for Federal Workplace Drug Testing Programs by the Substance Abuse and Mental Health Service Administration of the U.S. Department of Health and Human Services. At a minimum, the program shall include all of the following:

- 1) A minimum requirement of a 9 panel urine drug test plus a test for alcohol. Testing an employee's blood may only be used for post-accident testing, however, blood testing is not mandatory for the employer where a urine test is sufficient.
- 2) A prohibition against the actions or conditions specified in 820 ILCS 265/10.
- 3) A requirement that employees performing the work on a public works project submit to pre-hire, random, reasonable suspicion, and post-accident drug and alcohol testing. Testing of an employee before commencing work on a public works project is not required if the employee has been participating in a random testing program during the 90 days preceding the date on which the employee commenced work on the public works project.
- 4) A procedure for notifying an employee who violates 820 ILCS 265/10, who tests positive for the presence of a drug in his or her system, or who refuses to submit to drug or alcohol testing as required under the program that the employee may not perform work on a public works project until the employee meets the conditions specified in subdivisions (2)(A) and (2)(B) of 820 ILCS 265/20.

- e. **Non-Collusion:** The Contractor represents that it is not barred from bidding for this contract as a result of a violation of 720 ILCS 5/33E concerning bid rigging, rotating, kickbacks, bribery and interference with public contracts. The Contractor will be required to sign the Non-Collusion Certification.
- f. **Compliance with Laws and Regulations:** In connection with the performance of the work, the Contractor shall comply with all statutes, laws, regulations, and orders of federal, state, county, or municipal authorities which shall impose any obligation or duty upon the Contractor.

REFERENCES

UNITED CITY OF YORKVILLE

General Information, list below current business references for whom you have performed work similar to that required by this proposal.

Business: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Contact Person: _____

Dates of Service: _____

Business: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Contact Person: _____

Dates of Service: _____

Business: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Contact Person: _____

Dates of Service: _____

If additional sheets are needed, please make copies.

SUBCONTRACTORS

UNITED CITY OF YORKVILLE

Provide the name, contact information, and value of work for each and every subcontractor which will be employed on this project.

Subcontractor No. 1: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Value of Work Subcontracted: _____

Nature of Work Subcontracted: _____

Subcontractor No. 2: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Value of Work Subcontracted: _____

Nature of Work Subcontracted: _____

Subcontractor No. 3: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Value of Work Subcontracted: _____

Nature of Work Subcontracted: _____

If additional sheets are needed, please make copies.

[illegible]

18 | Page

Bid Proposal Sheet

The prices stated in this proposal are guaranteed for 90 days from the date of hereof and if awarded within that period, we agree to complete the work covered by this Proposal at said prices. Bidders must fill in “Bid Unit Price” and “Extended Amount” for each bid item. Extend all prices to two decimals.

Base Bid – Phase 1

Sign #	Item Description	Estimated Quantity	Bid Unit Price	Extended Amount
1		4		
2		8		

TOTAL OF BASE BID – PHASE 1 ITEMS: _____

Base Bid – Phase 2

Sign #	Item Description	Estimated Quantity	Bid Unit Price	Extended Amount
3		2		
4		2		

TOTAL OF BASE BID – PHASE 2 ITEMS: _____

ALTERNATIVE BID PHASE 2 – use additional pages for details and design

Sign #	Item Description	Estimated Quantity	Bid Unit Price	Extended Amount
1		2		
2		2		

TOTAL OF ALTERNATE BID ITEMS FOR PHASE 2: _____

Bid Proposal Sheet

The undersigned understands that there may be changes, omissions, or modification in the work, and that appropriate adjustments will be made to the Contract price in accordance with the Contract Documents. The undersigned understands that the City reserves the right to accept or reject any or all bids, and to waive all formalities, any irregularities, and accept the Bid deemed to be in the Owner's best interest.

I hereby certify that the item(s) proposed is/are in accordance with the specifications as noted and that the prices quoted are not subject to change; and that the Person submitting the proposal is not barred by law from submitting a proposal to the City for the project contemplated herein because of a conviction for prior violations of either Illinois Compiled Statutes, 720 ILCS 5/33E-3 (Proposal Rigging) or b720 ILCS 5/33-4 (Proposal Rotating); and that

The Person submitting the proposal is not delinquent in payment of any taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1; and that

The Person submitting the proposal provides a drug free workplace pursuant to 30 ILCS 580/1, *et seq.*, and that

The Person submitting the proposal certifies they have a substance-abuse program and provide drug testing in accordance with 820 ILCS 130/11G, Public Act 095-0635; and that

The Person submitting the proposal is in compliance with the Illinois Human Rights Act 775 ILCS 5/1.101 *et seq.* including establishment and maintenance of sexual harassment policies and program.

Firm Name

Signed Name and Title

Street Address

Print Name and Title

City

State

Zip

E-mail Address

Phone Number

Fax Number

Date

UNITED CITY OF YORKVILLE
800 Game Farm Road
YORKVILLE, ILLINOIS 60560

CONTRACT

THIS CONTRACT made this _____ day of _____, 201_, by and between the United City of Yorkville, an Illinois municipal corporation hereinafter called the “Owner” and _____ located at _____ hereinafter called the “Contractor”.

WITNESSETH:

WHEREAS, the Owner has heretofore solicited Proposals for all labor and materials necessary to complete the work specified in this bid package;

WHEREAS, the Owner has found that the Contractor is the lowest responsible person submitting the proposal for said work and has awarded the Contractor this contract for said work.

NOW, THEREFORE, for and in consideration of their mutual promises and agreements, the parties hereto do hereby agree as follows:

1. The Contractor agrees to furnish all materials, supplies, tools, equipment, labor and other services necessary to commence and complete the wayfinding signage program in accordance with the conditions and prices stated in the Request for Proposal, Instructions to Persons submitting proposals – General Conditions, Special Conditions, Insurance Requirements, Specifications and Plans, Proposal, and Detail Exception Sheet all of which are made a part hereof and herein called the “Contract Documents”.
2. The Owner will pay the Contractor in the amounts, manner and at times as set forth in the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Contract as of the day and year first above written:

UNITED CITY OF YORKVILLE

By: _____

CONTRACTOR:

By: _____
Signature

Print Name and Title

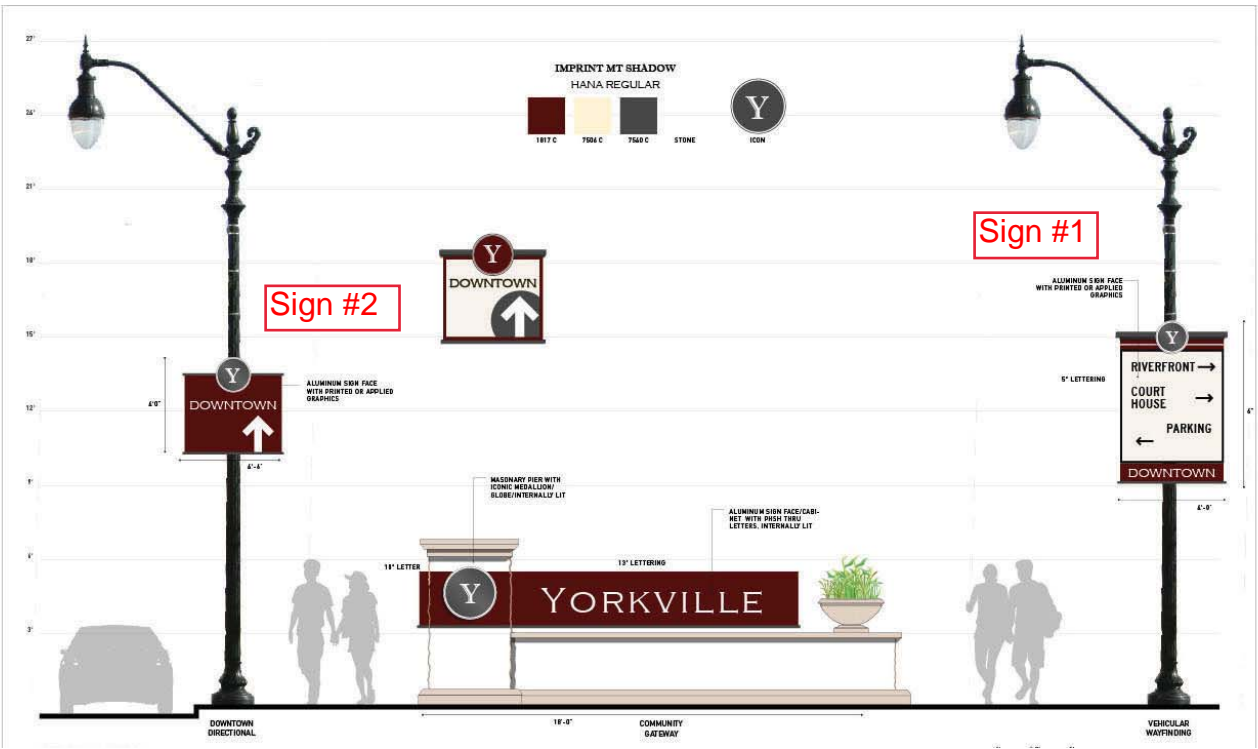
DETAIL EXCEPTION SHEET

Any exception must be clearly noted on this sheet. Failure to do so may be reason for rejection of the bid. It is not our intention to prohibit any potential bidder from bidding by virtue of the specifications, but to describe the material(s) and service(s) actually required. The village reserves the right to accept or reject any or all exceptions.

Bidder's exceptions are:

Exhibit A

Sample Yorkville Placemaking and Wayfinding Elements



Sample Yorkville Placemaking and Wayfinding Elements

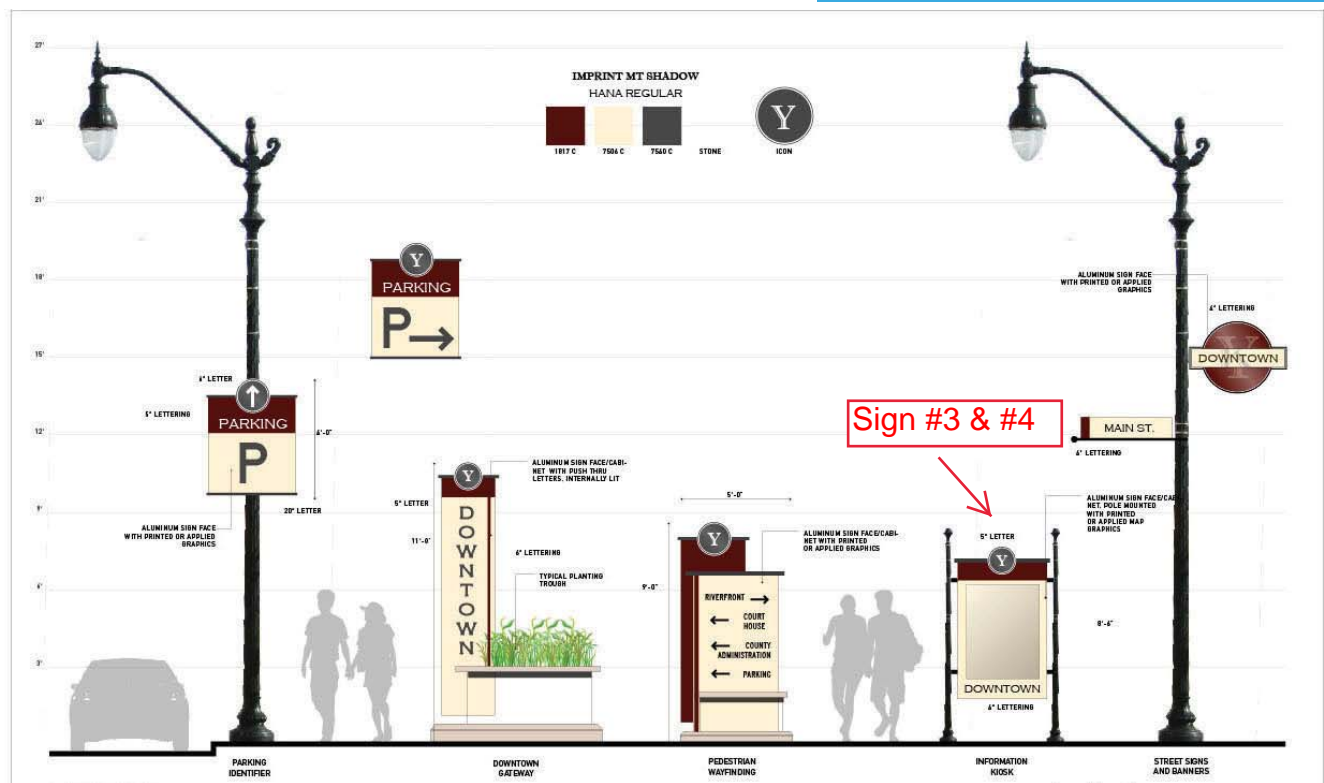


Exhibit B

UNITED CITY OF YORKVILLE, ILLINOIS INSURANCE REQUIREMENTS

Contractor shall procure and maintain, for the duration of the contract, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees, or subcontractors.

1. MINIMUM SCOPE OF INSURANCE Coverage shall be at least as broad as:

- A. Insurance Services Office Commercial General Liability Occurrence Form CG 0001 with the City named as additional insured; on a form at least as broad as the endorsement in paragraph 10 including ISO Additional Insured Endorsement CG 2026, CG 2010.
- B. Owners and Contractors Protective Liability (OCP) policy is required with the City as insured (for contracts with subcontractors and projects that are inherently dangerous).
- C. Insurance Service Office Business Auto Liability Coverage Form Number CA 0001, Symbol 01 "Any Auto."
- D. Workers' Compensation as required by the Worker's Compensation Act of the State of Illinois and Employers' Liability insurance.
- E. Builder Risk Property Coverage with City as loss payee.

2. MINIMUM LIMITS OF INSURANCE Contractor shall maintain limits no less than if required under above scope:

- A. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than \$2,000,000 or a project/contract specific aggregate of \$1,000,000.
- B. Owners and Contractors Protective Liability (OCP): \$1,000,000 combined single limit per occurrence for bodily injury and property damage.
- C. Businesses Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
- D. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of \$1,000,000 per accident.
- E. Builder's Risk shall insure against "All Risk" of physical damage, including water damage (flood and hydrostatic pressure not excluded), on a completed value, replacement cost basis. (Protection against loss of materials during construction, renovation, or repair of a structure.)
- F. Umbrella Excess Insurance: \$3,000,000. "Following form" of the underlying and excess policies including listing the City as an additional insured.

3. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officials, agents, employees, and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration, and defense expenses.

4. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain, the following provisions:

A. General Liability and Automobile Liability Coverages

- 1. The City, its officials, agents, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of the Contractor's work, including activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased, or used by the Contractor; or automobiles owned, leased, hired, or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officials, agents, employees, and volunteers.
- 2. The Contractor's insurance coverage shall be primary as respects the City, its officials, agents, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officials, agents, employees, and volunteers shall be excess of Contractor's insurance and shall not contribute with it.

Exhibit B

3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officials, agents, employees, and volunteers.
4. The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Contractor shall be required to name the City, its officials, agents, employees, and volunteers as additional insureds.
6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.

B. All Coverages

Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage, or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

5. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII, and licensed to do business in the State of Illinois.

6. VERIFICATION OF COVERAGE

Contractor shall furnish the City with certificates of insurance naming the City, its officials, agents, employees, and volunteers as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the City before any work commences. Other additional insured endorsements may be utilized, if they provide a scope of coverage at least as broad as the coverage stated in paragraph 10, such as ISO Additional Insured Endorsements CG 2026 or CG 2010. The City reserves the right to request full certified copies of the insurance policies and endorsements.

7. SUBCONTRACTORS

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

8. ASSUMPTION OF LIABILITY

The contractor assumes liability for all injury to or death of any person or persons including employees of the contractor, any subcontractor, any supplier, or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this agreement.

9. INDEMNITY/HOLD HARMLESS PROVISION

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify, and hold harmless the City, its officials, agents, and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost, and expenses, which may in anywise accrue against the City, its officials, agents, and employees, arising in whole or in part or in consequence of the performance of this work by the Contractor, its employees, or subcontractors, or which may anywise result therefore, except that arising out of the sole legal cause of the City, its agents, or employees, the Contractor shall, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents, and employees, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the City, its officials, agents, and employees as herein provided.

10. ADDITIONAL INSURED ENDORSEMENT

The "WHO IS AN INSURED" section of the policy/coverage document shall be amended to include as an insured, the City, but only with respect to liability arising out of your work. For purpose of this endorsement, "arising out of your work" shall mean: (1) Liability the Additional Insured may incur resulting from the actions of a contractor it hires, (2) Liability the Additional Insured may incur for negligence in the supervision of the Named Insured Contractors work, (3) Liability the Additional Insured may incur for failure to maintain safe worksite conditions, and (4) Liability the Additional Insured may incur due to joint negligence of the Named Insured Contractor and the Additional Insured.