



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, December 13, 2017

7:00 PM

Yorkville City Hall Council Chambers

800 Game Farm Road

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous Meeting Minutes: October 18, 2017 and November 8, 2017

Citizen's Comments

Public Hearings

Old Business

New Business

1. **PZC 2017-14** Centex Real Estate Company, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat amendment approval for the resubdivision of Bristol Bay Units 9 and 11. The real property is located within the northeast quadrant of Illinois Route 47 (Bridge) and Galena Road in Yorkville.

Action Item

Final Plat Amendment

2. **PZC 2017-15** David Schultz, Engineer, as petitioner, on behalf of Cedarhurst of Yorkville Real Estate, LLC, owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat amendment approval for the Cedarhurst of Yorkville P.U.D. Subdivision. The real property is located at the northeast corner of of US 34 (Veterans Parkway) and Cannonball Trail in Yorkville.

Action Item

Final Plat Amendment

Additional Business

1. City Council Action Updates
 - a. **PZC 2017-13** Dave and Debbie Coffman, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification.

Action – Public hearing held on November 14, 2017. Matter is tentatively scheduled for final consideration by the City Council on December 12, 2017.

2. Downtown Overlay District Streetscape Master Plan and Form Based Code – Contract Award
 - a. Approved contract to Farr & Associates, LLC (Chicago, IL).
3. Downtown Wayfinding Signage – BID Award update
 - a. Recommendation for contract award to Michael’s Signs (Racine, WI).
4. Downtown Landscape Hill Project – Update
 - a. ITEP Grant Application

Adjournment

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION MEETING
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, October 18, 2017

7:00 p.m.

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PRESENT:

Mr. Randy Harker, Chairman;
Ms. Reagan Flavin Goins,
Mr. Bill Gockman,
Ms. Deborah Horaz,
Mr. Don Marcum,
Mr. Jeff Olson.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director,
Mr. Jason Engberg, City Planner,
Ms. Marlys Young, Minute Taker.

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1 (WHEREUPON, the following
2 proceedings were had in
3 public hearing:)

4 CHAIRMAN HARKER: Moving into the public
5 hearing section, there are two public hearings
6 scheduled for tonight's Planning and Zoning
7 Commission meeting.

8 The purpose of these hearings is to
9 invite testimony from members of the public
10 regarding the proposed requests that are being
11 considered before the Commission tonight.

12 The public testimony from persons
13 present may wish to speak for or against the
14 request or to ask questions to the petitioner
15 regarding the request being heard.

16 Those persons wishing to testify are
17 asked to speak clearly, one at a time, state your
18 name and who you represent, if anyone. You are
19 asked to sign in at the podium if you haven't
20 already done so.

21 If you plan to speak during
22 tonight's public hearing as a petitioner or a
23 member of the public, please stand, raise your
24 right hand, and repeat after me.

1 (Witnesses sworn.)

2 CHAIRMAN HARKER: Thank you. You may be
3 seated. So the order that we are going to be
4 receiving the testimony for the requests, we're
5 going to hear from the petitioner first and do
6 their presentation, then those who want to speak
7 in favor of the request, all those that are
8 opposing the request being heard, and any
9 questions from the Planning and Zoning Commission
10 to the petitioner.

11 May I have a roll -- I'm sorry. May
12 I have a motion to open the public hearing on
13 petition numbers PZC 2017-11 and PZC 2017-12?

14 MR. MARCUM: So moved.

15 MR. GOCKMAN: Second.

16 CHAIRMAN HARKER: Roll call vote on the
17 motion, please.

18 MS. YOUNG: Yes.

19 Olson.

20 MR. OLSON: Yes.

21 MS. YOUNG: Gockman.

22 MR. GOCKMAN: Yes.

23 MS. YOUNG: Goins.

24 MS. GOINS: Yes.

1 MS. YOUNG: Horaz.

2 MS. HORAZ: Yes.

3 MS. YOUNG: Marcum.

4 MR. MARCUM: Yes.

5 MS. YOUNG: Harker.

6 CHAIRMAN HARKER: Yes.

7 PZC 2017-11, the United City of
8 Yorkville, Kendall County, Illinois, petitioner,
9 is proposing a text amendment to Chapter 3,
10 General Zoning Provisions of the United City of
11 Yorkville Zoning Ordinance, to create a new
12 section regarding the temporary sidewalk and
13 parklet cafes.

14 The amendment will provide a guide
15 for businesses to offer outdoor seating and food
16 and beverage service adjacent to their
17 establishment within the public sidewalk and
18 right-of-way that are safe and attractive to
19 restaurant patrons and pedestrians.

20 Petitioner?

21 MS. NOBLE: That would be me --

22 CHAIRMAN HARKER: Okay.

23 MS. NOBLE: -- on behalf of the City.

24 Late last year Staff was approached by local

1 business owners seeking options to enhance their
2 patron experience with having outdoor seating, a
3 beverage service and possible food service, so
4 the City started doing a little research on other
5 communities that have this particular offering
6 for their business establishments.

7 We started looking primarily in the
8 downtown area, although we are proposing that
9 this would be available to all business districts
10 in the B-1 through B-4 Zoning District, and what
11 you have before you tonight is recommendations to
12 amend the text to allow for sidewalk cafes, which
13 are basically tables and chairs that have either
14 a barrier around them, if they protrude three
15 feet or more into the public way, or barrier-less
16 if they are less than three feet of protrusion.

17 There is also a request for parklet
18 cafes, and what these are are designated areas
19 within the public right-of-way, the roadway,
20 where we would or the petitioner or whoever would
21 apply would block off for patrons to eat, have
22 drinks and to enjoy the outdoors while they are
23 dining.

24 These regulations would limit the

1 time frame of when we would allow these temporary
2 structures, if the structures are in nature
3 temporary, but any affixed portions of it during
4 the time that it's allowed can remain on the
5 outside.

6 The months that these would be
7 operational are April 1st through October 31st,
8 and there are aesthetic regulations required for
9 preferred street furniture, materials and
10 signage.

11 There is a map in your packet that
12 shows potential locations within the downtown --
13 again, Staff just focused within the downtown --
14 and although there is one business that is
15 actively seeking these types of uses, there could
16 be a potential for approximately ten or 12
17 businesses that could benefit from this map -- or
18 text amendment.

19 We did not do any research on the
20 financial aspect of it, but we do anticipate that
21 with the permit fees, which would vary between 50
22 to \$100 per permit annually, that we would recoup
23 the revenue needed for Staff to administer the
24 permit, to do inspections and to do follow-up.

1 CHAIRMAN HARKER: Awesome. Thank you.
2 Is there anybody present who would like to speak
3 in favor?

4 BOYD INGEMUNSON,
5 testified from the podium as follows:

6 MR. INGEMUNSON: Good evening. My name
7 is Boyd Ingemunson. I am the owner of the Law
8 Office Pub and Music Hall.

9 This is -- I was the business owner
10 that approached the City about this opportunity
11 to utilize the public way, obviously next to 226
12 South Bridge Street.

13 Very wide sidewalk there, and we
14 discussed with the City about the opportunity to
15 do this to compete with neighboring communities
16 that have outdoor seating.

17 I think this is much needed in the
18 downtown area, it would definitely help my
19 business, so obviously I am in favor of the
20 passage of this.

21 Just a couple notes I wanted to make
22 regarding the draft of the ordinance, a couple of
23 the changes that I would like to see made.

24 Right now there is a window from

1 April 1st to October 31st. I think that the
2 intent of the ordinance is to allow businesses to
3 utilize that area to not only attract other
4 customers, but to benefit their business, and I
5 hate to see a restriction where if you have
6 70-degree weather in February like we did last
7 year or good weather in November that you don't
8 have the opportunity to utilize that space, if
9 it's a space where people will frequent, and I
10 don't see a reason why you shouldn't be allowed
11 to do it year round potentially if the weather
12 permits. That's just one section I think that's
13 a little bit of an onerous restriction.

14 Another restriction that I think in
15 a prohibition section is there is an absolute
16 prohibition to any loud speakers on the outdoor
17 section of these areas.

18 If you look at some of the existing
19 businesses that have beer gardens, they have
20 speakers that are -- In the Economic Development
21 Committee meeting we had a discussion regarding
22 this and there is already restrictions governing
23 liquor ordinances and a noise ordinance that the
24 City has, so to have an absolute prohibition to a

1 loudspeaker where you want to have some ambient
2 music outside I think is a little bit too much of
3 a restriction as long as it's within reason, and
4 like I said, there is other laws in place that
5 are already governing noise that could be
6 enforced to protect the public, so -- But other
7 than that, I appreciate the City's willingness to
8 move forward with this ordinance and I fully
9 support it.

10 CHAIRMAN HARKER: Thank you.

11 Is there anybody else in favor?

12 ROBYN SUTCLIFF,

13 testified from the podium as follows:

14 MS. SUTCLIFF: Hi. I'm Robyn Sutcliff.
15 I'm the owner of Foxy's Ice Cream, downtown
16 Yorkville, and I didn't even know about this, I
17 just kind of happened across this, so I am not
18 real versed on it, but the renderings I see and
19 the areas we want to put these in just seem great
20 to me, I think it will bring a lot of people to
21 the downtown.

22 We get a lot of traffic at Foxy's,
23 our little spot, but a lot of people want to know
24 where else they can go and what else they can do

1 and I don't have a lot of answers for them, so it
2 would be great if we had a more walkable city and
3 more things to do all over the entire downtown.

4 People really want to spend their
5 time downtown, so I appreciate Boyd bringing this
6 up to you and you guys following it up and I
7 think it's a great idea.

8 CHAIRMAN HARKER: Thank you. Anybody
9 else in favor?

10 (No response.)

11 CHAIRMAN HARKER: Anybody opposed to the
12 request here tonight, this first one?

13 (No response.)

14 CHAIRMAN HARKER: No? Okay.

15 Commissioners, do you have any
16 questions for Staff?

17 MR. OLSON: Yeah. Are the barriers in
18 the right-of-way, are these hard barriers, are
19 they movable barriers, are they safety barriers?
20 What are they intended to be?

21 MS. NOBLE: So when you have a big
22 barrier on the sidewalk itself, they can be soft
23 barriers or they can be hard barriers, they can
24 be plant materials, they can be fencing material

1 as long as it's appropriate and aesthetic to the
2 criteria listed.

3 Now, if it's in the right-of-way, it
4 has to be a hard barrier, so it can be flower
5 type, could be a platform with -- surrounding
6 area around it.

7 MR. OLSON: Parapet or something?

8 MS. NOBLE: Parapet, yes.

9 MR. OLSON: This is very well put
10 together, all of it is very clear to understand.

11 Bringing up Mr. Ingemunson's
12 comments about if you did eliminate an April 1st
13 to October 31st window, what's to -- maybe this
14 is a topic for another conversation, but what's
15 to keep people from leaving that stuff out?

16 How does the City enforce people
17 cleaning it up if there is no window for removal?

18 MS. NOBLE: Sure. So we have two
19 mechanisms of enforcement; if it's within the
20 parkway where the sidewalk is, then we have a
21 property maintenance inspector go out and issue a
22 citation.

23 If it's within the public way of the
24 street, we have our Public Works Department, they

1 can go by and issue the same as we can, the
2 citation, or remove it.

3 MR. OLSON: Right. The City could
4 remove it.

5 MS. NOBLE: We definitely could remove
6 it.

7 MR. OLSON: And the only other question
8 or comment I have is the speakers, beer gardens,
9 and outdoor restaurants, generally those speakers
10 are on private property, and we have a current
11 ordinance to govern noise in the property lines,
12 but I don't know if we have anything on speakers
13 in public spaces, and that's really one of my
14 only concerns, polluting public space.

15 MS. NOBLE: Right. That was Staff's
16 concern. That's why we expressly prohibited them
17 within the public way, we do not want standard
18 speakers within the roadway or within the
19 sidewalk.

20 We are not against them; you can
21 install outdoor sound along the building if you
22 need, but as long as it's not within that public
23 way to obstruct.

24 MR. OLSON: How would you monitor the

1 sound -- and we just got through approving all
2 the noise -- how would you -- since there is no
3 property line inside the right-of-way, how do you
4 do that?

5 MS. NOBLE: So there is an overall
6 sound --

7 MR. OLSON: Restriction?

8 MS. NOBLE: -- restriction. So it's not
9 from where necessarily the sound is coming from,
10 but where it's being heard.

11 The Police Department has been
12 trained and so has the Building staff, to go out
13 and regulate and take needed readings.

14 CHAIRMAN HARKER: Does the City as far
15 as like when it snows -- do it in the winter time
16 or something, does the City take care of the
17 sidewalks or is it the individual business
18 owners?

19 MS. NOBLE: We do not take care of the
20 sidewalks, but we do take care of plowing within
21 the street, and that's why we limited it to the
22 October 31st deadline, so it does not impede
23 brush pick-up or any other operations that we
24 have within the street.

1 We could amend this to give Staff
2 some ability, some administrative ability, to
3 extend if weather permits, but that would be done
4 administratively instead of coming back as a
5 request for an extension formally, as a variance
6 of some sort.

7 CHAIRMAN HARKER: Okay. All right.

8 MR. OLSON: Do you want to chase down
9 Krysti and extend it past April 1st, would that
10 be an amendment to this or --

11 MS. NOBLE: Yes. It would have to be an
12 amendment and subject to --

13 MR. OLSON: Today or --

14 MS. NOBLE: Today, yeah.

15 CHAIRMAN HARKER: But we will do that
16 not in the public hearing.

17 MR. OLSON: Okay.

18 CHAIRMAN HARKER: Okay? Awesome.

19 Anybody else?

20 MR. MARCUM: Have there been any other
21 business people spoken to to get a feel for what
22 their thoughts are?

23 MS. NOBLE: You know, we spoke with the
24 original requestor, the petitioner, who came

1 tonight. We have over the past talked to
2 developers in the downtown looking for ways to
3 spur economic development. This is something
4 that has been tried in other communities, it's a
5 common planning practice.

6 There is no requirement to do it if
7 they are opposed to it. You cannot encroach onto
8 your neighbor's property with your outdoor
9 display or seating area, so we make sure of that
10 in the plan review process, but again, it's one
11 of those privileges that you are allowed to do,
12 and if you don't want to engage in it, you don't
13 have to.

14 CHAIRMAN HARKER: Okay. We are going to
15 move on to the next public hearing item. This is
16 PZC 2017-12, Mark Southern, petitioner, on behalf
17 of Michael and Molly Schomer, property owners,
18 has filed applications with the United City of
19 Yorkville, Kendall County, Illinois, requesting a
20 rezoning classification and a variance to the
21 City's bulk regulations for a rear yard setback.

22 The petitioner is requesting
23 rezoning approval from R-1 Suburban Residential
24 District and R-2 Single-Family Traditional

1 Residence District, to B-2, Retail Commerce
2 Business District.

3 The petitioner is also requesting to
4 vary the requirement of City Code Section 10-7-1
5 requiring minimum required rear yard setbacks.
6 The proposed rear yard would be reduced from
7 20 feet to zero feet.

8 The real property is located east of
9 Illinois Route 47, North Bridge Street, south of
10 East Main Street, and immediately north of the
11 Fox River, commonly known as 104 North Bridge
12 Street, Yorkville, Illinois, 60560.

13 Is the petitioner ready?

14 JEFFREY LEWIS,

15 testified from the podium as follows:

16 MR. LEWIS: Good evening to the
17 Commission. My name is Jeffrey Lewis. I am the
18 attorney for Mark Southern.

19 I also have with me this evening
20 David Schultz from HR Green, who is our primary
21 engineer for this project, and he will speak
22 after me.

23 I'm also perfectly happy to answer
24 whatever questions come up as time goes on this

1 evening.

2 I was told by a speech teacher long
3 ago, don't read to an audience what you have
4 already handed them, so you've got in writing our
5 very detailed responses to the specific criteria
6 needed for the zoning request. I won't read them
7 verbatim, but I do want to highlight a few things
8 briefly.

9 Mr. Southern is the contract buyer
10 for this property. The Schomers have granted him
11 permission to go forward with this petition
12 before concluding with the sale primarily because
13 if the zoning relief can't be obtained, then the
14 property doesn't have the value that we have
15 assigned to it.

16 In other words, we don't want it as
17 a residence, and apparently based on the time
18 that the property has spent on the market, that's
19 a fairly common thought, that that's not the best
20 use for this property.

21 We've come up with a plan for what
22 we think would be a much better use and, hence,
23 we are before this commission asking that the use
24 be changed from residential to business so that

1 Mr. Southern can then construct a restaurant
2 operation.

3 We've modeled our petition and our
4 request based on what we think is sort of
5 maximizing that restaurant operation; in other
6 words, what's sort of the largest operation that
7 would make sense.

8 That plan is in flux and we continue
9 to talk with the City about what's going to be
10 the best way to actually finalize the footprint,
11 the layout, the design, but in order to keep as
12 many options open as possible, we want the
13 Commission to know this is what could be done
14 with the property and what we think would enhance
15 it.

16 As I understand it, the City of
17 Yorkville spent quite a bit of time working
18 through the Comprehensive Plan and the best use
19 for the various areas in the city, and for this
20 particular property, I believe that the City is
21 in agreement that a business type use would be
22 appropriate.

23 This is a unique property, there's
24 no question. Although it's a residence now, it

1 sits surrounded by park, highway and waterway, so
2 we're not asking to take a house that butts up
3 against all the other houses in the neighborhood
4 so to speak and suddenly make a dramatic change
5 to it.

6 We're trying to fit our project in
7 with what the City has already foreseen and what
8 we think would be appropriate given the flow of
9 the uses from the downtown business, the river,
10 up Bridge Street, Highway 47, et cetera.

11 A couple of comments just on some of
12 the specific criteria for the zoning from
13 residence to business. It's clear that as a
14 residence, this property, first of all, is not
15 being well used, it's been vacant for quite some
16 time, and with all of the changes that have been
17 made to the highway, there would be considerable
18 safety issues in trying to sort of resurrect this
19 as a viable residence.

20 You've got a driveway right there at
21 the bridge that comes out on 47, which now has a
22 curb down the middle of it, so your access is
23 going to be somewhat limited, and just the idea
24 of a residence within a few feet of that highway

1 clearly fits with what the City has already
2 foreseen as an improper use. In terms of -- That
3 speaks to health, safety, that type of thing.

4 In terms of adjoining and
5 neighboring properties, again, we think this
6 makes a good transition of -- from the
7 neighborhoods to the north, to the park that
8 surrounds the property, to the river and business
9 districts to the south.

10 This would be a use that's very
11 appropriate and flows well given what the City's
12 vision has demonstrated for the area.

13 On the other hand, leaving it as a
14 residential use we believe is going to just see
15 continued negligence on the property, it's not
16 going to be able to be used well, you're going to
17 see continued deterioration as it sits on the
18 market, and in order to get this back into a
19 viable and useful part of the community which
20 will, if all goes well, bring some good jobs,
21 bring a good opportunity for the community to
22 spend their dollars, and bring a nice, attractive
23 location to fit with what's around it, we think
24 that business zoning would be appropriate.

1 If there is any questions as we move
2 forward with regard to any of the other specific
3 criteria, I'm happy to address those, but I do
4 want to touch just on one or two items with
5 regard to the variance request as well.

6 The variance request that we're
7 asking for is simply to allow construction of the
8 structure all the way up to the rear yard line
9 rather than to impose the typical 20-foot
10 setback.

11 The purpose of the setback is to
12 provide open space between buildings. In this
13 case, the property is surrounded by open space,
14 the park goes all the way around it, and so the
15 need for that really doesn't exist in the way it
16 would traditionally exist in a business district
17 where you want to make sure that the buildings
18 are well spaced.

19 On the other hand, the property is
20 not only unique in its location, it's also unique
21 in its layout. It is a full acre, but it's a
22 very long, narrow acre, which makes construction
23 on this property very difficult.

24 It also -- that's exacerbated by the

1 fact that the property leads down to the river
2 and so there is a significant amount of the
3 southern edge that's in floodplain and can't be
4 built on at all, and so what you end up with is
5 you try to fit a footprint of a useable building
6 into a very narrow space, and so having that
7 extra 20 feet -- in order to put a useable
8 structure on the space, having that extra 20 feet
9 becomes very important.

10 How does that weigh against the
11 neighboring property? As I said, as a park and
12 as open green space, we don't have the same
13 concerns about putting structure up against
14 structure.

15 Adequate light is maintained,
16 adequate air space is maintained, all of the
17 things that you would normally expect to see that
18 are protected by setbacks, and so we think that
19 the variance is appropriate given the very unique
20 nature and the very unique location of where this
21 property is.

22 So with that, I'll ask Mr. Schultz
23 if he'd like to from an engineering perspective
24 add any thoughts, and then we're happy to

1 entertain any other questions.

2 DAVID SCHULTZ,

3 testified from the podium as follows:

4 MR. SCHULTZ: Good evening. David
5 Schultz, HR Green, licensed engineer, Yorkville
6 resident and Yorkville business.

7 Just to expand a little bit upon
8 what Jeff had said, in your packets, Concept 1 I
9 believe it's called is what I had prepared, and
10 the petitioner essentially asked me to prepare a
11 site plan what could he fit on this property, and
12 this is merely just a concept, it's not a final
13 plan. It's just a starting point.

14 So what we have there is a 12,000
15 square foot building, 8,000 square foot envelope
16 with 4,000 down on the lower floor.

17 By ordinance we are required to put
18 36 parking spaces. We have 38 shown total. 36
19 is regular, two ADA as required.

20 Also, the existing driveway off of
21 Route 47 is to be maintained, that is IDOT
22 controlled. We are looking to keep that as a
23 right in, right out, and it would be for
24 deliveries only, deliveries and essentially

1 garbage, and that's all that can be pretty much
2 done. Based on the topography of that access to
3 the main parking, the parking lot would be
4 off-site.

5 Also, you know, this -- to highlight
6 more on the site characteristics, it's really the
7 view corridor of this property and the proximity
8 to the water is what we're after and what this
9 petitioner is really seeking.

10 The topography, we drop about 40 to
11 50 feet, depending on what the set elevation is,
12 so that would enhance the view corridor up,
13 upstream or up river.

14 Also, there is community assets
15 relative to this piece of property. We have
16 parks, we have the church, we have the Route 47
17 corridor and sidewalks.

18 There is no other place available in
19 town that meets what this petitioner is seeking,
20 and hence why he's here.

21 If there is any other questions that
22 I have, we continue to work with Staff, and we're
23 not seeking any other ordinance -- or variances
24 from the ordinance than any typical developer

1 would do, would seek.

2 CHAIRMAN HARKER: Thank you. Excuse me,
3 Mr. Lewis. Would you like the responses entered
4 into the record?

5 MR. LEWIS: Yes, please.

6 CHAIRMAN HARKER: Okay. Thanks.

7 MR. LEWIS: Thank you.

8 CHAIRMAN HARKER: Anybody else who would
9 like to speak in favor of the request?

10 LYNN DUBAJIC,
11 testified from the podium as follows:

12 MS. DUBAJIC: Good evening, I'm Lynn
13 Dubajic.

14 As the economic development
15 consultant to the City of Yorkville, I'm always
16 looking for property that would allow for new
17 capital investment in the town, opportunity, job
18 creation, and to help on entrepreneurs succeed.

19 This property and home truly no
20 longer lends itself to residential use,
21 particularly due to its proximity to Route 47,
22 and personally I'd like to ask you to --
23 respectfully ask you to consider a favorable vote
24 on the rezoning and the variance as presented to

1 allow for all of these things to take place.

2 Thank you.

3 CHAIRMAN HARKER: Thank you. Anybody
4 else in favor and would like to come up and
5 speak?

6 (No response.)

7 CHAIRMAN HARKER: None, okay.

8 Those who are in opposition of the
9 request, please come up one at a time. One thing
10 I'd like to ask is that since we do have a lot of
11 people here and since there is only a -- you
12 know, a couple that were in favor, if the person
13 that went in front of you is saying virtually the
14 exact same thing, just for time constraints and
15 so we don't have to go through the repetition of
16 everybody, let's just make sure that, you know,
17 you wrote your name down on the list and that
18 will be put into the record. Thank you.

19 NATHAN SCHATTKE,

20 testified from the podium as follows:

21 MR. SCHATTKE: I'm Nathan Schattke, 308
22 Colton Street, Yorkville. I've been here since
23 1998.

24 I petition against this rezoning as

1 it will cost me money, it will lower the property
2 value that I have right now. In December of
3 2015, my property was assessed by a registered
4 assessor at \$120,000.

5 Yester -- this year, in the spring
6 of this year, the house next to me sold for
7 \$195,000, a very similar house, both very old
8 homes in the old part of Yorkville.

9 Yesterday the owner of that home
10 spoke in open record on the adjustments to the --
11 potential adjustments to the park that that park
12 was a material part of why she purchased that
13 house and why she spent so much on that house.

14 I will also be impacted by this due
15 to the mental health of my wife. She has
16 Huntington's disease and is in the mid stages of
17 it and cannot handle changes in her environment
18 very well, so we have to stay in this house.

19 Going for walks in the woods is
20 calming and peaceful for her. That disease
21 destroys the brain, creates a lot of anxiety, and
22 she has stopped work because of those kind of
23 anxiety things. That park is a material part of
24 her mental health. She takes her grandchildren

1 there on a regular basis. We know that area
2 very well.

3 The plans for this proposed zoning
4 change are contingent upon having access through
5 Main Street and not Route 47.

6 This is in direct violation of Ron
7 Clark's donation of a very -- well, almost
8 donation of that land to the City. That is a
9 business use of his park. That is against the
10 contract that the City signed.

11 The City is likely to incur --
12 encounter significant financial obligations due
13 to being sued for violating that agreement. That
14 will affect my taxes. I will be materially
15 affected by this.

16 I've heard mention that the property
17 is vacant and that it's worthless because it's
18 vac -- because it's residential. I contend that
19 the cost of the property is the reason it's
20 vacant, that the cost of the property, the cost
21 of the rent, is the reason it's vacant. If the
22 property were priced appropriately, a family
23 would move in there. They would access Route 47
24 on a regular basis a small amount.

1 As children are rolling down that
2 hill on Route 47 on the sidewalk, they would
3 encounter a car coming in or out of that
4 residence five, ten times a day. With a
5 business, unless you're coming through Main
6 Street, and even then you're going to have a lot
7 of turning in and out of that property.

8 I disagree with the change in zoning
9 to Business and that the amount of traffic
10 involved will be a direct risk to life and limb
11 of children riding bikes down Route 47 there with
12 the steep hill. It does get out of control
13 there.

14 The petitioner had mentioned that
15 light is not an issue because there is no
16 property on the other side. Currently that
17 property is a buffer of sound and light to the
18 park and to the next neighbor on the other side.

19 With property -- with a property
20 line variance of zero, that sound and light of
21 potentially 150 party-goers at a time will be
22 drifting all across the park, up into my
23 neighborhood.

24 I already hear it from the South

1 Branch Barbeque. I kind of like it sometimes,
2 but it's still there. There is a lot of noise
3 involved here.

4 There is an environmental aspect to
5 that noise and light. If you give a zero
6 setback, the environment of the park will
7 materially be impacted. There are
8 macroinvertebrates that live in that seat. The
9 macroinvertebrates last for years in their larval
10 stage and they are very rare now.

11 We used to have a lot more of them
12 as we had swamp, but a lot of swamp's been
13 drained.

14 That seat running along about
15 30 feet up from the river provides an environment
16 for these macroinvertebrates that lasts several
17 years, such as larger dobsonflies.

18 Currently the park rules are it
19 closes at dark. The proposed use of this would
20 be to go into that park after 4:00 p.m. and to
21 midnight. Animals and the environment will
22 suffer due to the increased traffic after dark.

23 I would not have an objection to a
24 single winding lane going through the park and

1 into this property from Main Street. I do
2 sincerely object to a double-wide 20-parking
3 space access through our public park for a
4 business purpose.

5 This guy has got to get his own act
6 together, figure out how he can live within the
7 zoning, like OMG and the doctor that set up the
8 home healthcare enactment further up the road.

9 They all got their 20-foot setbacks,
10 they match into the neighborhood, they don't
11 impact it that bad. OMG is a bit bad on the
12 light, but they're not too bad, but they do have
13 their 20-foot setback, and that is important for
14 our neighborhood.

15 Thank you.

16 (Applause.)

17 ROBYN SUTCLIFF,

18 testified from the podium as follows:

19 MS. SUTCLIFF: I'm Robyn Sutcliff, and I
20 am here today as a resident of the area, I live
21 in the neighborhood, and I was an alderman from
22 the years of 2007 to 2011.

23 Being an elected official or a
24 volunteer official isn't always easy and it's

1 often a thankless position that leaves 50 percent
2 of the public liking you and possibly 50 percent
3 hating you depending on how you vote.

4 I always tried to do my best to vote
5 for what was within the law and what was best for
6 the citizens of Yorkville.

7 There is a few things that I am
8 really proud of during my time as an alderman,
9 elected official. Second only to keeping a
10 landfill out of Yorkville was the work that I did
11 directly with Ron Clark and his family to provide
12 the one and only passive park to the residents of
13 Yorkville.

14 A passive park is one with no
15 swings, no slides, no things. It provides a much
16 needed natural space that people can sit, talk,
17 read, write and just enjoy.

18 We have many parks in our city, but
19 Ron Clark Park is the only passive park we have
20 here.

21 When I met Ron Clark, he had
22 congestive heart failure. Doctors told him there
23 was nothing they could do to help him, he could
24 die at any moment.

1 Despite his dire medical condition,
2 Ron was happy and jovial and active. He was at
3 every Yorkville event I ever went to looking like
4 a picture of health. I'm certain that anyone
5 that knew him would say the same thing.

6 I met Ron and his sister Sharon many
7 times. We discussed the importance of his
8 property and the history of Yorkville that was
9 attached to it.

10 He was very leery of selling the
11 property to Yorkville, but I, the mayor, the City
12 administrator, the City attorney, and his
13 attorney assured him that this contract was
14 ironclad and that his family's wishes for the
15 property would be held up no matter -- forever,
16 no matter who was sitting in the City Council
17 chairs.

18 Ron was never married and he had no
19 children. His family had owned the property for
20 generations since 1950 -- 1859 I believe. His
21 grandfather was Dr. Hopkins. He was the first
22 physician here in Yorkville.

23 He had a sister and a brother who
24 lived out of state and neither of them wanted the

1 property, but it was special to the family, so
2 they contacted Mayor Burd.

3 Their proposal was to sell the
4 property to the City for approximately a third of
5 the appraised price, \$550,000. In return for
6 this discounted price, Ron would be able to live
7 in the home until he passed.

8 Additionally, his family required
9 that the property would forever be open space and
10 park land. This is plainly spelled out in the
11 purchase contract and the deed, which I would
12 assume most everyone here has seen. If you
13 don't, I have it.

14 Upon Ron's passing, the City of
15 Yorkville took possession of the property, tore
16 down the home, and dug up the foundation per the
17 family's wishes.

18 Ron Clark Park is a beautiful space
19 on the Fox River that can be enjoyed by young and
20 old, residents and non-residents, forever.

21 The possibility of a private
22 business using this part of the park as a car
23 path and a parking lot is in direct opposition to
24 the sales document, the deed, and the wishes of

1 the Clark family. The City of Yorkville should
2 abide by its legal and ethical obligations.

3 In regards to the specific item
4 today, the zoning, this property is surrounded by
5 residential property on all sides except the
6 river.

7 There is no viable entrance to this
8 property. It was petitioned to IDOT twice to two
9 different spots to -- an entrance and exit to it.
10 Both were denied.

11 I'd have to say that we should agree
12 with IDOT, there is no viable entrance without
13 destroying part of Ron Clark Park, which really
14 shouldn't even be an option since legally this
15 isn't even possible.

16 It appears that since everything
17 around it is residential, this appears to be a
18 spot zoning. Spot zoning is changing a zoning on
19 one particular parcel regardless of everything
20 around it. This is not a good method of zoning.

21 I believe this poses a safety
22 hazard, which someone also said. I don't know
23 that it's been through the Public Safety
24 Department, the committee, or if it's had a

1 traffic study done or what the Police Department
2 of Yorkville think of this.

3 With the extreme amount of people
4 that are going to possibly be going in and out, I
5 don't know where they're all going to get on 47
6 without going down a very small Colton Drive,
7 down to Somonauk Street and exiting there, and it
8 just doesn't seem feasible.

9 Currently on our Comprehensive Plan
10 it's a traditional neighborhood center, which
11 means neighborhoods only. No businesses are on
12 the Comprehensive Plan at this point.

13 I ask you to look at all aspects of
14 this zoning before voting against it. Due
15 diligence is needed at this time. There is no
16 hurry. This is a very important decision. I
17 respect your time and efforts.

18 (Applause.)

19 CHAIRMAN HARKER: Ma'am, real quick
20 before we start, I, you know -- we see the -- you
21 know, the passion that we all have for this, you
22 know, for the town and this particular item on
23 the agenda, but, you know, what we're here --
24 what we're here to do tonight is to -- you know,

1 the request is for the rezoning classification
2 and the variance for the rear yard setback.
3 That's what we're ruling on; that's what we need
4 to talk about and focus on tonight, okay? Thank
5 you.

6 DARCY TELLONE,

7 testified from the podium as follows:

8 MS. TELLONE: That's what we are talking
9 about. Thank you.

10 Hi. My name is Darcy Tellone and I
11 am the individual that Mr. Nathan was talking
12 about. I recently moved into the area on Colton,
13 mainly for one of the facts was because it had
14 this beautiful park across the street from our
15 house where we can raise our two small children.

16 We love the area, we love the park,
17 we love the neighborhood. It has such a flare
18 for the historic homes and that's what we love.

19 I can't imagine what would happen if
20 this plan came to light. We don't want it. This
21 house is -- There is a house there, it's in a
22 residential area. If I were to move -- I moved
23 just in June. If this were already built, I
24 would not have bought my house, because I live in

1 a residential area and that house is in a
2 residential area.

3 I would not have purchased the house
4 on Colton knowing that there was going to be on
5 Friday and Saturday nights We Are Family pounding
6 all through the night where we can hear the most
7 annoying wedding songs over and over again for
8 the next 30 years of my mortgage.

9 Okay. So again, back to the zoning.
10 I'm sorry that this house is not the attraction.
11 Like Nathan said, if it was priced accordingly,
12 somebody would move into it, renters would move
13 into it.

14 They want to make some money,
15 changing it into a commercial land, that is not
16 what it was designed for. It is a house. They
17 can figure it out.

18 However, another genius idea: The
19 City can buy it, build a small nature center.

20 (Applause.)

21 MS. TELLONE: We can have walking field
22 trips with all the schools around. I am -- I
23 teach in Oswego. Walking field trips are an
24 amazing thing for the kids to do.

1 You have Parkview Christian School,
2 you have Yorkville Grade School, you have the
3 high school, you have all these institutions that
4 could walk through a nature center, walk through
5 the park and utilize it and learn from this park.
6 Use the park. Use it. Help like -- Build
7 something there that we can use. A banquet
8 center is not what we need right now.

9 You can have Park District classes
10 at this nature center, you can have yoga in the
11 park, you can have self-guided tours, you can
12 have guided tours.

13 The neighborhood wants this.
14 Yorkville would love this. Families would enjoy
15 this. Think -- Don't think, you know, this is
16 all about money here because it really shouldn't
17 be.

18 Ron Clark left a space for us to do
19 what he wanted us to do with it, enjoy nature,
20 enjoy animals, enjoy the park.

21 A parking lot, which is what we were
22 told yesterday, can be considered open space.
23 Well, next time you are out with your grandkids
24 or your kids, say, Let's go throw the frisbee in

1 the open space parking lot that's well lit, or
2 maybe we should go to a beautiful open park with
3 beautiful trees and grass.

4 Sometimes the things that we can do
5 we shouldn't do. So really sit on that. Just
6 because we can, should -- should we be doing
7 this? Thank you.

8 (Applause.)

9 AUDRA HENDRIX,
10 testified from the podium as follows:

11 MS. HENDRIX: Good evening. Audra
12 Hendrix, East Main Street, Yorkville, Kendall
13 County Board District 1 and chair of the Economic
14 Development Committee for same.

15 Petitioner would like us to believe
16 that this is an ideal place for his business to
17 go in and yet it requires a variance because, by
18 his own words, the property is too long and not
19 wide enough, which will require him to back up to
20 a park that the City is under contract to never
21 use for a commercial purpose.

22 Now, I don't know how many weddings
23 require a banquet hall that have only 90 people
24 at them, but I would estimate that to support a

1 12,000 square foot building, you're going to be
2 having a lot of large weddings there, and the
3 parking that you're proposing to put in in the
4 park, that you're not legally allowed to do, is
5 wholly inadequate for the number of people who we
6 should be expecting to frequent this banquet hall
7 in order to sustain it and make it profitable.
8 So where will they park?

9 UNIDENTIFIED AUDIENCE MEMBER: In my
10 yard.

11 UNIDENTIFIED AUDIENCE MEMBER: In the
12 street.

13 MS. HENDRIX: Yes. Up and down the
14 street and into Colton, and then when they go to
15 leave, will that be orderly?

16 There are so many other places that
17 we desperately need the development, like on the
18 south side of the river, and if that's not to
19 petitioner's taste, then perhaps he can look the
20 hundreds of miles of Fox River for another
21 location rather than encroach upon what is
22 clearly something that only petitioner -- he is
23 singular in his view that this is a good idea.

24 We have huge wildlife there that I'm

1 not sure you're all aware of, including bald
2 eagles.

3 Now, Miss Sutcliff elegantly stated
4 earlier that the sidewalk provision would be
5 nice, and it would be, but when people ask her
6 well, what is there to do, she has trouble
7 telling them, because we already have a lot of
8 restaurants and bars.

9 What we don't have are a lot of
10 places like a nature center or a little mini
11 preserve where all these people we are hoping are
12 going to come from Yorkville and the surrounding
13 area and hopefully well into the future even
14 farther out to visit our downtown area and linger
15 will probably want to be able to take a break
16 with their kids to some place natural, and I
17 cannot think of a more graceful transition from a
18 beautiful 150-plus-year-old residential
19 neighborhood to the downtown area than this sweet
20 transition of a park as it gracefully descends to
21 the river.

22 If you're having to make variances
23 for a project for whom clearly everyone who
24 managed to find out -- because the notification

1 that went out was paltry at best, who managed to
2 find out from word of mouth brought this many
3 people, do you honestly believe that you should
4 grant this variance?

5 What if it was at the end of your
6 street, next to the park your kids play at?
7 Would you vote yes? I wouldn't.

8 And if by chance somehow this zoning
9 issue does manage to come to the County Board, I
10 will vote an emphatic no and I will encourage the
11 other board members to do so as well, and they
12 will probably agree, not least of which because
13 we are redrawing the TIF District.

14 Having already paid for a lot of
15 infrastructure in areas that we want to develop
16 in that are currently zoned commercial, you are
17 now asking us for the privilege of a business we
18 don't want, to pay for it with our taxes.

19 Are you out of your mind?

20 (Applause.)

21 MS. HENDRIX: It is mind boggling to me
22 that we feel we have to be compelled to show up
23 in these numbers to shut -- to fight the shear
24 lack of logic.

1 Now, does Yorkville need more
2 business? Yes. Does Kendall County need more
3 business? Assuredly. Does it need to think hard
4 and long about where it puts them? Very much so.
5 And I will hope that you will in this instance
6 understand that for the overall development of
7 Yorkville and the beautiful residential
8 neighborhoods that keep people here and the
9 property values high that we will respect what is
10 clearly the wishes of the people who this touches
11 most.

12 Petitioner is free to find another
13 location of the many miles available along the
14 Fox River. He does not need to impede into our
15 neighborhood, one that by his own admittance
16 requires a variance because the shape of the lot
17 doesn't work for him. I would respectfully
18 request that you find a spot that works better
19 for you.

20 Thank you.

21 (Applause.)

22 CHAIRMAN HARKER: Sir, before you get
23 started, all the applause -- you know, we are
24 here, we need to respect everybody's wishes,

1 those of the petitioner, members of the board, so
2 we don't need to be applauding as we're going on
3 here. It's just not needed.

4 UNIDENTIFIED AUDIENCE MEMBER: Can I ask
5 you why not?

6 UNIDENTIFIED AUDIENCE MEMBER: Yeah, why
7 not?

8 CHAIRMAN HARKER: We are trying to have
9 some order, we are going through here, we're
10 letting the people speak.

11 UNIDENTIFIED AUDIENCE MEMBER: The
12 people are speaking what's on their mind. It's
13 serious.

14 CHAIRMAN HARKER: What's your name, sir?

15 UNIDENTIFIED AUDIENCE MEMBER: I think
16 we should all clap and maybe whistle.

17 CHAIRMAN HARKER: What's your name, sir?

18 (Applause.)

19 CHAIRMAN HARKER: Come on up.

20 MR. MILLIRON: My turn?

21 CHAIRMAN HARKER: Yes.

22 TODD MILLIRON,
23 testified from the podium as follows:

24 MR. MILLIRON: This zoning request is a

1 shoehorn fit --

2 MR. OLSON: What's your name? Sorry.

3 MR. MILLIRON: Oh. Todd Milliron. I'm
4 a -- I have a Yorkville address, but I am not a
5 city resident, but I am very interested in what
6 happens in Yorkville.

7 The zoning request is a shoehorn fit
8 at citizen expense. The elephant in the room is
9 this five-acre park which you don't want us to
10 talk about.

11 This park land was purchased with
12 City of Yorkville resident taxpayer dollars. It
13 is not the function of municipal local government
14 to subsidize a new business venture with city
15 land and at taxpayer expense and taxpayer funds.

16 IDOT has denied the driveway cut for
17 this one particular parcel. The designated use
18 of the adjoining land is a park, which was sold
19 to the City of Yorkville at a deep discount with
20 the specific designation that this land would be
21 open space and be a city park for all to use
22 forever in perpetuity.

23 We are being asked as a part of this
24 proposed agreement for you to limit citizen use

1 of this park on weekends so the petitioner can
2 have sole use of this park land during designated
3 time frames, to limit park use to the benefit of
4 one individual for a business venture, and that
5 is wrong.

6 This was not what was intended by
7 Ron Clark, the person who this park is named
8 after. To allow otherwise is a perversion of
9 this man's legacy as left to the citizens of
10 Yorkville.

11 It is wrong to turn this park into a
12 parking lot for 48 cars for the benefit of one
13 private venture and one entrepreneur.

14 Maybe the City should look at
15 acquiring this particular parcel and expand the
16 Clark Park. There may even be grant money
17 available for this particular idea.

18 Thank you.

19 (Applause.)

20 ALISON METZ,

21 testified from the podium as follows:

22 MS. METZ: Hi. My name is Alison Metz,
23 I live at 402 Colton Street. That's one block
24 north of Ron Clark Park. I want to put an

1 emphasis on the word "park".

2 I don't have a lot to say; I spoke
3 quite a long time and very passionately last
4 night about this, but you directed us to talk
5 about zoning, so here we go.

6 I am not a business person, I'm not
7 a developer, I'm not a zoning person. I don't
8 know very much about any of those things, but I'm
9 an intelligent, educated person who lives in
10 Yorkville, and what I heard on the description of
11 what's being asked in the zoning change for this
12 property is a square peg trying to be fit into a
13 round hole.

14 I'm all for development that is
15 thoughtful, respectful, appropriate and well
16 planned, and I am having problems with all four
17 of those words in regards to the zoning change
18 for this property.

19 I don't think it's thoughtful, it's
20 certainly not respectful, as we have heard in
21 regards to the covenant that was made between the
22 City and the individual who gave this land to the
23 people of this community, so it's certainly not
24 respectful. I don't think it's particularly

1 thoughtful. It's certainly not appropriate
2 because we've already heard that the lot is not
3 appropriate for the building that's being asked
4 to be put on it.

5 It doesn't have appropriate access
6 onto Route 47; therefore, we have to make a
7 zoning change that allows that an access road is
8 going to come through that park.

9 Now, I think that zoning has to be
10 thought about how it impacts the surrounding
11 neighborhood. I live on that street, so that --
12 that path as we want to call it, a path, even
13 though it's going to be a road, is going to
14 impact the traffic flow that comes down my
15 street.

16 My street is not particularly
17 well-lit. We have streetlights, not a lot of
18 them. We don't have curbs on that street, so
19 this overflow parking and this traffic -- because
20 if you have 150 people potentially at a banquet
21 hall, you know, 48 spots are not going to meet
22 the parking needs, so they are going to park down
23 our street, so that zoning change is going to
24 affect how my neighborhood is used.

1 So now you're going to have a lot of
2 people parking up and down either Main or Colton
3 Street where there are no curbs, so you are going
4 to have impact on your parkway, all right? So
5 just something to think about there.

6 I heard that there is swamp land on
7 the property, it's an odd-shaped lot. There's
8 not enough room for it, so you have to zone to
9 extend back, and I heard that, you know, it
10 wouldn't impact a neighbor to build back up
11 against the property line, but it certainly
12 impacts anybody that wants to use what's supposed
13 to be our public park.

14 If you're in that park and this
15 building is built right smack up against that
16 park, there is an impact to the people who go
17 into the park.

18 There is not existing space for the
19 amount of parking that needs to happen, there's
20 not appropriate access without impacting the
21 park, so I don't think it's an appropriate use of
22 well-planned economic business growth in our
23 area.

24 And that's about all I have to say

1 on that, so thank you for your time.

2 CHAIRMAN HARKER: Thank you.

3 (Applause.)

4 FRED GAEBLER,

5 testified from the podium as follows:

6 MR. GAEBLER: I'm Fred Gaebler. I live
7 at 202 East Main Street. That's right adjacent
8 to the Ron Clark Park. The Comprehensive Plan
9 had originally -- has listed the Schomer house as
10 residential.

11 By not sticking with this existing
12 plan and changing or rezoning the property to be
13 commercial, it will require a pathway through the
14 public park, and last night -- I was at last
15 night's meeting, and the City attorney -- and
16 I -- I would respectfully disagree with the City
17 attorney's definition of a park pathway.

18 I hope you guys may want to look
19 that up, by what most building people or most
20 economic development people call it, because a
21 park pathway I believe most commonly is meant to
22 be defined as a pathway within parks for use to
23 maintain access within the park, not through the
24 park for the benefit of an adjacent parcel.

1 Okay?

2 And that's -- that's a -- that's a
3 big difference because if you're going to use
4 your pathway, it should be in the park to help
5 pick up the garbage, maintain all the stuff and
6 allow people as public access, and I think that's
7 something else that I think was poorly defined
8 last night by the City attorney. She thinks
9 public access means -- I don't know what, but you
10 should get a good definition of that.

11 The commercial use also requires
12 more parking than the rezoned parcel would
13 accommodate. You know, unless you could put in
14 some covenants, you know, maybe there are, and I
15 don't know the zoning rules for the county, maybe
16 you could make the guy put in a vertical parking
17 lot. I mean, you know we're all thinking flat
18 ground, if you want to do it, you could
19 accommodate the cars, it just might be a little
20 expensive, you know, and I don't know how high
21 you let them build buildings in Kendall County.

22 So we have to accommodate
23 the -- we can't accommodate it all with
24 conventional parking, so that requires parking

1 space to be built at a cost to the developer and
2 to the City, and I'll also add to the environment
3 because you're going to have to remove trees to
4 build this parking lot, and, you know,
5 my -- this is -- this is supposed to be a
6 public-private partnership.

7 Well, everyone can have their own
8 vision of what a public-private partnership is.
9 Mine happens to be that it's -- when you have
10 this public land, you know, it's -- it should be
11 low impact and more reversible, such as the use
12 that we're using in the town square for our
13 farmer's market and craft fairs.

14 You know, I've heard of other cases
15 where they may allow beer gardens and things, but
16 it's closely controlled and stuff in other towns,
17 but this is going to forever change the park, so
18 the -- you know, the tree removal, the parking
19 space, you know, and the questionable pathway
20 leads me to think that this is a conflict with
21 the terms of the sale of the Clark family, no
22 matter -- and no matter what the legal opinion, I
23 know all the alderman are operating on the legal
24 opinion of the attorney that this was okay.

1 This is also the attorney that
2 signed off on the original agreement that came
3 in, you know, written by Dallas Ingemunson.

4 So this could lead to -- and I think
5 this may open up and lead to some legal action,
6 which would be another cost to be considered by
7 the City, and, you know, worst case, if there
8 would be a legal cost, if it went to court, the
9 City could actually lose the property I guess,
10 I'm not sure, I'm not a lawyer, if there --
11 because of the breach of agreement.

12 If it wasn't written in the
13 agreement, unfortunately, then it was probably a
14 mistake, but if they lost it, then the Clark
15 family could have a bonanza, they could then give
16 it to something like that -- let's say the -- you
17 know, the conservation foundation and maybe never
18 have to pay taxes again in their life.

19 And all of this could be avoided if
20 you just follow the original Comprehensive Plan
21 and stay with residential zoning. That's where
22 I'm at with that. I'd like to ask a few -- or
23 throw a few questions out there if this is okay.

24 You know, if the parking spaces that

1 are on this can be available -- and maybe this is
2 for another time -- but at all time and to all
3 people, and how is this going to be enforced?

4 You know, if I decide to have a
5 party, can I use those parking spaces, you know,
6 and if it is a conflict, are they going to come
7 and tow my friends?

8 During events when alcohol is
9 permitted for everyone at the park -- at the park
10 they're going to allow alcohol, there is going to
11 be a cost involved because is everyone going to
12 be able to do it or is it just going to be the
13 people at the event and how are you going to
14 police this and if you are, are you going to have
15 to have additional police force out there?

16 I have -- I never got an answer, I
17 tried to call the Historical Society. I happen
18 to live there and I've done some restoration of
19 my backyard to try to get rid of the honeysuckle
20 and the wild flowers, and in the process I've
21 found points, arrowheads, flint knappings, I
22 think even a fur trader's pipe.

23 I would not be surprised if they
24 start digging, they're going to -- they could run

1 into an archeological dig, and has there even
2 been a consideration about an archeological study
3 about this.

4 Other thing is weddings, you know,
5 come with high expectations. Everyone wants the
6 perfect wedding. If this -- if this -- you know,
7 and when these events happen, you're also going
8 to have people walking down that might want to go
9 fishing.

10 This is kind of a -- you know, a
11 conflict, and I would think at the very least the
12 utilization study of the park, I hear it's
13 underutilized, there was a better use for this
14 property, you know, I would like to know if a
15 utilization study has been done to know if this
16 park -- how much this park is being used by local
17 residents.

18 I was absolutely surprised when I
19 went out and started passing out papers that --
20 you know, how many people would show up, how many
21 people said I go there all the time.

22 We live there, we see people go in
23 and walking their dogs; I had no idea it was that
24 many people. I know it's kind of chasing a few

1 deer away, but we're gardeners and we appreciate
2 that, so it's good.

3 And I guess -- And about parking,
4 I'd like to just say, you know, if ever -- if I
5 have people come over on Friday, Saturday or
6 Sunday, where do I suggest my guests get to park?
7 There might not be a spot there.

8 And I guess it's also -- does
9 anyone care about the Clark family's intentions,
10 and, you know, it's -- I was thinking about what
11 that is the penalty when you break a contract.

12 You know, legally you can say what
13 was written in the contract, you should be
14 able -- you might be able to have something
15 determined in a court of law when you break a
16 contract, but there's another penalty, and that's
17 for those people that break the contract, and I
18 believe they no longer have the credibility,
19 their integrity is suspect, and it's just -- you
20 just get a bad feeling when you start dealing
21 with people that you know don't work on a good
22 agreement, and I think the agreement between Ron
23 Clark and the City concerning the use of this
24 property that became Ron Clark Park didn't have a

1 penalty written in it for a contract, and that
2 was probably a mistake, and as most documents can
3 be interpreted differently than how they were
4 originally intended, you know, and having, you
5 know, read, you know -- and after reading Ron's
6 sister's letter, I firmly believe the City's
7 proposed use is a breach of the contract, and I'm
8 willing to let the chips fall where they may,
9 but, you know, the longer I'm alive, the harder
10 it is for me to believe that the political
11 system represents the long-term interests of the
12 people, instead it tends to represent the
13 short-term interests, the money, and I think
14 that's -- that's my opinion.

15 (Applause.)

16 FRED DICKSON,

17 testified from the podium as follows:

18 MR. DICKSON: Good evening. My name is
19 Fred Dickson. I am a lawyer. Hello, Jeff. And
20 I've practiced law 53 years, I am the Methuselah
21 of the Bar. Ten years of my practice was spent
22 as City attorney and I grew up in this town as
23 well.

24 My position is I'd like to ask

1 number of questions and then perhaps afterwards
2 make a comment, but if I may, I'd like to ask
3 Jeff or Mr. Schultz a question.

4 The first question, the road that
5 you're going to put in, is that to be dedicated?
6 First of all, who is going to put the road in?

7 MR. LEWIS: I knew I was in trouble when
8 I saw Fred in line. Mr. Harker, would you like
9 me to simply stand and direct the answer on the
10 record so that you have recording of it?

11 CHAIRMAN HARKER: Yes.

12 MR. LEWIS: I know the hearing permits
13 for questions --

14 CHAIRMAN HARKER: Yeah, that would be
15 great.

16 MR. LEWIS: -- so however the Chair
17 likes me to proceed.

18 The road, parking path, drivable
19 space -- and I use those terms because they've
20 all been thrown out this evening -- is a part of
21 a concept plan that we have been working with the
22 City on to see if that would be a feasible way to
23 address the usage of -- of our property that
24 we're here about tonight.

1 There's been no decision, and at
2 this point it's all up for discussion and so I
3 can't tell you that this is going to be a
4 dedicated road, I can't tell you it's going to a
5 two-lane road, I can't tell you it's going to be
6 a walking path, I can't tell you if it will even
7 be here.

8 I can tell you that there's been a
9 plan submitted, and if it never comes to
10 fruition, then there will have to be some other
11 means of accommodating access to the property.

12 MR. DICKSON: Is it your intention then
13 that the developer build that road or are they
14 willing to build it?

15 MR. LEWIS: Well, again, you're asking
16 me to speculate about constructing something we
17 don't even know what it would be.

18 MR. DICKSON: Well, Jeff, the
19 question -- I can rephrase it this way. Is the
20 developer willing to build the road to the site?

21 MR. LEWIS: Well, that doesn't change
22 the substance of the question, Fred, but in our
23 original proposal --

24 MR. DICKSON: Yes.

1 MR. LEWIS: -- we talked with City Staff
2 about some sort of expense sharing, not just with
3 access, including access, but also things like
4 well, if there needs to be water and sewer there
5 or if there needs to be site improvements not
6 only to this property, but to adjacent property.

7 There are all sorts of things that
8 go into the cost of developing a piece of
9 property, and we're willing to share in those
10 costs to the extent that they need to be there
11 for us.

12 MR. DICKSON: Are you familiar with the
13 Subdivision Control Ordinance of the City?

14 MR. LEWIS: Well, probably not as
15 familiar as you are.

16 MR. DICKSON: Which requires all the
17 developers to put their own utilities in and
18 dedicate them, and you seem to be waffling a
19 little bit, is that a fair statement?

20 MR. LEWIS: You didn't ask me about any
21 utilities.

22 MR. DICKSON: Well, you brought up the
23 subject of sewer and water.

24 MR. LEWIS: Yeah.

1 MR. DICKSON: Are they willing to put
2 that in.

3 MR. LEWIS: Sure.

4 MR. DICKSON: And what size would they
5 use?

6 MR. LEWIS: I don't know if the
7 engineers have gotten that far. We don't even
8 know how big a building will be built.

9 MR. DICKSON: How wide a road would this
10 be? You don't know?

11 MR. LEWIS: No, I don't know.

12 MR. DICKSON: Well, I'm confused. You
13 come in and ask for a variance and rezoning.

14 Now, what I saw doesn't show any
15 entrance except the one we have been talking
16 about all night to 47.

17 I understand that at last night's
18 meeting a road was going to be put in now through
19 the Ron Clark Park. Is that the plan now?

20 MR. LEWIS: That was the plan that was
21 proposed. Nothing has been finalized, nothing
22 has been agreed upon.

23 MR. DICKSON: Well, what --

24 CHAIRMAN HARKER: Mr. Dickson, excuse

1 me.

2 MR. DICKSON: Yes?

3 CHAIRMAN HARKER: We need to get back on
4 topic here, back on point.

5 MR. DICKSON: Well, you don't think
6 that's on topic, Mr. Chairman?

7 CHAIRMAN HARKER: We are not talking
8 about the access there and what's in front of us
9 tonight is the request for rezoning
10 classification and a variance to the rear yard
11 setback.

12 MR. DICKSON: Well, I think it's got
13 everything to do with the zoning, as to what type
14 of entrance and access this property would have,
15 Mr. Chairman.

16 (Applause.)

17 CHAIRMAN HARKER: But those questions
18 are still not on this topic. We're not talking
19 about how we're going to get in and out, we are
20 talking about these two things.

21 MR. DICKSON: Mr. Chairman, I've sat in
22 zoning hearings --

23 CHAIRMAN HARKER: There's other
24 meetings --

1 MR. DICKSON: -- for 35 years at least,
2 and if you couldn't explain your access, you were
3 shot down.

4 UNIDENTIFIED AUDIENCE MEMBER: Amen.

5 CHAIRMAN HARKER: There is access shown
6 on the plan and --

7 MR. DICKSON: All right. I have some
8 more questions. Relative to this, what is the
9 area that's going to be in the parking lot?

10 MR. LEWIS: I can keep repeating the
11 same thing: We don't have a final plan. We have
12 a proposal that we've discussed, we've gone back
13 and forth, we've made changes, we've made
14 suggestions, we've received suggestions.

15 There isn't a final plan, so there
16 is no way for me to tell you what are dimensions,
17 what are areas, what are spaces, sizes, and so
18 forth.

19 MR. DICKSON: Are you attempting then to
20 request a special use zoning?

21 MR. LEWIS: We have not petitioned for
22 special use.

23 MR. DICKSON: Just a zoning
24 classification change.

1 MR. LEWIS: That's correct.

2 MR. DICKSON: Now, I've heard 48 parking
3 places. Is that the intent?

4 MR. LEWIS: No.

5 MR. DICKSON: How many parking spaces
6 are you going to put in?

7 MR. LEWIS: 38. The current proposed
8 plan has 38 spaces allowed.

9 MR. DICKSON: 38?

10 MR. LEWIS: Correct.

11 MR. DICKSON: And the rule of thumb for
12 a parking place is that it takes 400 square feet;
13 is that correct?

14 MR. LEWIS: I don't know.

15 MR. DICKSON: Well, let's do the math on
16 that.

17 CHAIRMAN HARKER: Excuse me, sir.

18 MR. DICKSON: Yes.

19 CHAIRMAN HARKER: All your questions are
20 valid and they're -- you know, it's right on;
21 however, they're not for this meeting. That's
22 what I'm trying to say.

23 MR. SCHATTKE: This is where we get our
24 hearing.

1 CHAIRMAN HARKER: This is part of it.

2 MR. SCHATTKE: This is for the

3 community. This is before --

4 MR. DICKSON: And is this or is this not
5 a zoning hearing?

6 CHAIRMAN HARKER: Yes, it is.

7 MR. DICKSON: And do we want to know
8 whether this conforms to the classification he is
9 requesting?

10 CHAIRMAN HARKER: You are also asking
11 him questions that aren't decided yet.

12 MR. DICKSON: Well, I think the Zoning
13 Ordinance, Mr. Chairman, does specify the number
14 of parking places you have to have.

15 MR. LEWIS: And I think it would be up
16 to the City to enforce that.

17 MS. NOBLE: The City code requires
18 3,000 -- three spaces per 1,000 square foot --

19 MR. DICKSON: All right.

20 MS. NOBLE: -- of building space.

21 MR. DICKSON: And may I ask what that
22 math is?

23 MS. NOBLE: That would lead to 38 spaces
24 required for this property, which they have

1 provided, so there are no variances allowed in
2 our ordinance regarding parking. You have to
3 meet your on-site parking. They have met their
4 on-site parking requirement.

5 MR. DICKSON: And that would take into
6 consideration the upper store, too?

7 MS. NOBLE: It takes care of all gross
8 floor area. Yes, it does.

9 MR. DICKSON: Well, unless -- and this
10 is a comment, unless you can put 25 people in a
11 vehicle, parking is not going to be adequate, is
12 it?

13 UNIDENTIFIED AUDIENCE MEMBER: That
14 doesn't work.

15 MR. DICKSON: Now, I have a comment,
16 too. There has been some misstatements here
17 about the contract.

18 Yes, there was a contract made
19 between the Clark family and the City. It
20 specified that the Ron Clark Park would forever
21 remain a park and an open space.

22 More importantly, the deed of grant
23 to the City did provide the same thing, and I
24 think that there are serious legal problems if

1 you start to accommodate a business interest by
2 allowing a winding road through the park.

3 CHAIRMAN HARKER: Sir.

4 MR. DICKSON: Yes.

5 CHAIRMAN HARKER: The Ron Clark Park is
6 not -- We are getting off topic here.

7 MR. DICKSON: All right. But it is a
8 consideration.

9 CHAIRMAN HARKER: I understand that and
10 I hear you fully.

11 MR. DICKSON: All right.

12 CHAIRMAN HARKER: But just not at this
13 meeting. Appreciate it.

14 MR. DICKSON: Well, we don't seem to be
15 concerned with much of anything tonight,
16 Mr. Chairman, so I will adjourn.

17 CHAIRMAN HARKER: Thank you for coming.

18 (Applause.)

19 JOSEPH RUNKLE,
20 testified from the podium as follows:

21 MR. RUNKLE: Hello. My name is Joseph
22 Runkle and I represent myself. I would just like
23 to express that I am extremely against this
24 ordinance.

1 I personally knew Ron Clark. He was
2 one of the most generous and caring people I
3 know, and I know he would be dismayed and would
4 never have agreed to giving his land to the City
5 of Yorkville if he knew something like this would
6 happen.

7 Ron Clark wanted this to be a place
8 for nature and he would be appalled if he knew we
9 were in any way commercializing his land.

10 Also, I heard there was discussion
11 the other day that this would somehow benefit Ron
12 Clark Park, and what I mean there is a 38-space
13 parking lot.

14 I don't agree with that at all, that
15 it will benefit the park, not because it's not
16 popular, but because people walk to this place,
17 people bike to this place and people run here.

18 If you look at the parking lot at
19 Ron Clark Park, usually there's not many cars in
20 there, there's maybe one or two, but most of the
21 people either biked in there, walked there or ran
22 there.

23 Parking is sufficient with the lot
24 that is currently there; adding 38 more spaces

1 mainly benefits the private business and not the
2 public.

3 I would also like to add that if the
4 City does this, then others may think twice
5 before donating their land to the City of
6 Yorkville.

7 UNIDENTIFIED AUDIENCE MEMBER: There you
8 go.

9 MR. RUNKLE: I urge you all to vote
10 against this ordinance. It is the legal and,
11 most importantly, it is the ethical thing to do.

12 I am positive that if Ron Clark was
13 at this meeting, he would be completely opposed
14 to this. A vote for this would -- would taint
15 the memory of Ron Clark and his land.

16 Thank you for your time.

17 (Applause.)

18 VALERIE BURD,
19 testified from the podium as follows:

20 MS. BURD: Good evening. My name is
21 Valerie Burd. I was the mayor of Yorkville from
22 2007 to 2011 and I was the alderman for Ward 2
23 from 1998 to 2007, so I spent 13 years on the
24 Yorkville City Council.

1 I'm here tonight to comment on
2 what's going on with the Ron Clark Park. I
3 understand the benefit that this development
4 would bring to the City economic-wise,
5 economically.

6 I would, if I was on the City
7 Council, be in favor of seeing these people come
8 to Yorkville, but having been the person that
9 Mr. Clark approached, I feel an obligation
10 tonight to come out and comment on this.

11 Mr. Clark was very strongly in favor
12 of keeping this all as open space. He wanted
13 this to be dedicated to the memory of his
14 grandfather.

15 He was so much wanting it to be open
16 space that he required us, the City, to tear down
17 his house. I would have loved to have kept the
18 house as a nature preserve center, but he did not
19 want that at all, and it was included in our
20 negotiations.

21 I feel strongly that I need to talk
22 about how the zoning change would impact this
23 park and how the variance would affect it. One
24 of the things I think we need to consider is any

1 building on the property line is going to impact
2 any trees adjacent to that spot.

3 Having some large trees on my own
4 property, I know that the roots, especially of
5 oak trees, are very sensitive to any kind of
6 impacting, and even though you don't tear down
7 that tree, it could end up dying because of that,
8 so you need to consider what the zoning could
9 do -- this variance, excuse me, could do to the
10 adjacent land on the park.

11 The other thing is having, like I
12 said, been on the City Council for a long time, I
13 would just like to point out that one of the
14 things we always considered was what the desires
15 were of the adjacent property owners.

16 If they who are the ones most
17 impacted by it were against it, then we usually
18 did not go ahead with whatever we were doing
19 because they're the ones that are going to really
20 have to face the negative sides of anything you
21 decide tonight, and so I hope you will consider
22 all of the things you've heard tonight.

23 I'm going to keep this short because
24 all of the talk about Ron Clark, you've already

1 heard all of that.

2 He was a great man, and he
3 desperately wanted this property to be kept the
4 way it is right now, so please, please, think
5 about his wishes and maybe we can find another
6 spot for this development, but thank you.

7 (Applause.)

8 CHAIRMAN HARKER: Thank you.

9 TERESA GREEN,

10 testified from the podium as follows:

11 MS. GREEN: Hi. My name is Teresa
12 Green. I am a citizen of Yorkville. I actually
13 have questions.

14 I would like to know, is spot zoning
15 illegal? Spot zoning.

16 MS. NOBLE: Spot zoning, it's -- that
17 would be determined by a court if it, in fact, is
18 spot zoning, and it's up to the purview of the
19 community to decide which zoning is appropriate
20 for its land within the community.

21 MS. GREEN: Okay. So then members of
22 the committee, can you explain to me why this is
23 not spot zoning? Would this be spot zoning?

24 CHAIRMAN HARKER: Not in my mind.

1 MS. GREEN: Mr. Chairman, could you
2 explain why -- why is this not spot zoning?

3 CHAIRMAN HARKER: Just the location of
4 it. Just the location of it on Route 47. It
5 wouldn't fall in the spot zoning in my mind
6 because of the location.

7 MS. GREEN: Okay. Does anyone have the
8 legal definition of spot zoning? I'm just
9 asking, I really -- I just know it's very
10 undesirable because it can lead to a lot of
11 negative development effects in the community, it
12 can lead to chaos, it can lead to uncertainty
13 when somebody purchases a home and they happen to
14 have a very desirable acre and a half lot right
15 on the Fox River right next to them that perhaps
16 this developer would be more interested in, not
17 quite as close to 47.

18 So I just want to make sure that --
19 because I thought spot zoning was illegal, as
20 Krysti kind of -- I'm sorry, Ms. Noble kind of
21 stated. It's considered to be undesirable, and
22 so I don't -- I mean, just because you don't
23 consider it because it's on 47, I mean, you're
24 not rezoning an entire stretch of businesses

1 along there.

2 CHAIRMAN HARKER: Correct.

3 MS. GREEN: So --

4 CHAIRMAN HARKER: But south it's B-2.

5 MS. GREEN: So when you are rezoning one
6 particular parcel, that does tend to meet the
7 definition of spot zoning.

8 (Applause.)

9 MS. GREEN: It can lead to very chaotic
10 development. It's very undesirable in
11 communities. It sends negative impressions all
12 around, for even businesses coming in.

13 Who is to say that at some point,
14 you know, you don't come in and put a nice horse
15 farm or something and then all of a sudden right
16 next door they're putting in a racetrack.

17 That's why we paid good money to
18 have this community development plan. There is
19 plenty of unused, undeveloped commercial space in
20 Yorkville, so I don't understand the need for
21 rezoning a residential area. I don't understand
22 the need to do a spot rezoning.

23 CHAIRMAN HARKER: Okay.

24 MS. GREEN: And I just wanted to say I

1 read in the Times an article that developers
2 90 percent of the time get what they're asking
3 for from the committees of small towns.

4 I'm hoping that we have better odds
5 in Yorkville because it's clear that the business
6 that wants to go in here, while it would be a
7 nice business, it doesn't have enough space, so
8 we're trying to pretend that we're going to
9 enhance a park with additional parking when
10 really we're just trying to create parking spaces
11 that I feel probably are still going to be very
12 inadequate for this business.

13 So again, the area, your job is to
14 determine if an area is of sufficient size and
15 dimension to accommodate a proposed development.

16 Clearly it's not or you wouldn't be
17 having this plan of pretending to enhance Clark
18 Park with parking spaces.

19 (Applause.)

20 MS. GREEN: Additionally, I haven't
21 heard any specific issues being addressed as far
22 as noise, light, the traffic impact on the
23 neighborhood.

24 Since IDOT came in and made the move

1 they made for River Road, closing that off,
2 getting out on Main Street is a nightmare.

3 Now you're talking about, you know,
4 zoning into a business that, you know, besides
5 driving through a park, they're going to be
6 trying to access 47.

7 I mean, most venues like that, if it
8 is an event venue, at a certain time a large
9 portion of the people leave at the same time.
10 How is that even going to be accommodated?

11 Was there a plan for a traffic light
12 to go in there to accommodate? You know, is
13 there a plan to have an officer to release this
14 100 people out onto 47 in 100 yard space?

15 I mean, you guys are the zoning
16 committee. I mean, don't you have to take that
17 into consideration?

18 Can somebody tell me what --
19 anybody? Can you tell me what you're thinking
20 about that, like how are those cars leaving that
21 venue going to line up on 47 and get out?

22 MR. OLSON: We're not building this
23 building. The petitioner is stating his case and
24 we are responding to it, but we're not building

1 this structure.

2 MS. GREEN: All right. Don't you have
3 to take these things into -- You said you had to
4 determine how many parking spaces were
5 reasonable.

6 MR. OLSON: We have criteria that we
7 have to ask ourselves and meet, and that's part
8 of this on the rezoning and variance, and that's
9 how we do it. We're not building the structure.

10 MS. GREEN: Okay. Well, I have
11 something I just want to talk about what zoning
12 in a community is supposed to be doing, which you
13 guys probably all know, you know, and again, I
14 trust that you're working for the community, the
15 good of the community.

16 Assist economic growth by helping to
17 reserve adequate and desirable sites for
18 industrial and commercial users.

19 I mean, I've been north of town,
20 I've been south of town; it seems to me like
21 there is adequate space for commercial and
22 industrial users in Yorkville already allocated
23 by a plan that we developed and paid good money
24 for.

1 To protect the property from
2 inconsistent or harmful use; again, spot
3 development. You don't want to buy your \$500,000
4 house and have a pig farm go up next to you when
5 it was zoned residential, so you expected to be
6 having two-legged neighbors, not four. Again,
7 that's why spot zoning is illegal and it's really
8 discouraged.

9 Secondly, to protect individual
10 property owners from harmful or undesirable uses
11 of adjacent property. See my previous example.

12 As residents of Yorkville, which
13 most of you are -- I'm assuming you are -- you
14 wouldn't like it either.

15 Provide orderly and systematic
16 transition in land use that benefits all land
17 uses through public hearings and local decisions.

18 Again, I appreciate the opportunity
19 for this public hearing. It's been a long night,
20 you've all listened very attentively, so I
21 appreciate that, but you also have to consider
22 not only do they have a right to petition, but we
23 have a right to be protected. Our residential
24 zoning has the right to be protected.

1 (Applause.)

2 MS. GREEN: To make a community more
3 attractive by assisting and preserving open
4 space, unique natural resources and natural
5 terrain features.

6 That is a very unique location. I
7 live on the Fox River and I agree, but in the
8 empty lot next to me, I wouldn't want to see it
9 spot zoned into, you know, a two-story venue
10 either, so...

11 And then to inform all residents
12 where industry will be allowed to develop in an
13 orderly fashion. Again, that was the plan, we
14 paid for it with our tax dollars, and that's what
15 everybody has been able to expect, and that's a
16 reasonable request.

17 None of this -- None of what we're
18 requesting is unreasonable, and as our
19 representatives, I mean, you are reasonable
20 looking people.

21 I mean, anybody sitting up here
22 saying oh, we're trying to enhance the parking in
23 Clark Park, I mean, come on, you are reasonable
24 people, you know better.

1 meeting.

2 MS. METZ: And that's Tuesday night?

3 CHAIRMAN HARKER: I'm not sure of the
4 exact date.

5 MS. METZ: Well, we should know that
6 because we have questions that need to be
7 answered.

8 CHAIRMAN HARKER: Okay.

9 MS. METZ: Because maybe I'm -- I may be
10 misunderstanding. What I understood is that your
11 job tonight was to decide on the zoning variance,
12 that you guys would vote on that and pass that on
13 to the City Council meeting that's going to be
14 Tuesday night, and that Tuesday night's decision
15 by the Council would determine whether or not
16 this would go through.

17 Is that a correct time frame?

18 MS. NOBLE: The recommendation from this
19 board would go to City Council, and when City
20 Council determines to hear the final petition,
21 that -- it could be on the 24th or it could be on
22 another date.

23 MS. METZ: When are we going to be
24 informed about when that would be?

1 MS. NOBLE: It would be posted just like
2 every other meeting, 48 hours in advance, or the
3 week before. We usually post it on Thursday.

4 MS. METZ: Well, we are a week before
5 Tuesday easily, so --

6 MS. NOBLE: The petitioner can address
7 if they are moving forward to the October 24th
8 meeting, but this recommending body would only
9 forward a recommendation, and when City Council
10 has it on its agenda is when it will be heard.

11 MS. METZ: Okay. Thank you.

12 DAMON ELLINGER,

13 testified from the podium as follows:

14 MR. ELLINGER: Hi, I'm Damon Ellinger.
15 I live at 206 East Main Street; that's a couple
16 properties down from the petitioner's requested
17 zoning change.

18 When I had first saw the signs for a
19 zoning change, I was a bit encouraged for the
20 growth of Yorkville. I like downtown Geneva and
21 I like downtown Oswego and there is a nice blend
22 of commercial and residential, Plainfield,
23 another example, but just something -- something
24 just seems a little cart before the horse, the

1 more I hear about this particular rezoning.

2 I work for a company who just
3 purchased a property in Mokena and it was
4 industrial agricultural. We had to rezone it to
5 Business 2 and we had to provide -- it was a
6 long, intense process and it was along the
7 corridor of I-80. We developed the whole route
8 in, took care of the whole expense.

9 We had to provide a Comprehensive
10 Plan on how we were going to do so, what we were
11 going to build, exactly everything, from, you
12 know, soup to nuts.

13 I'm not necessarily saying that the
14 property shouldn't be rezoned, but I just think
15 that an understanding of what's going to go there
16 should be in place before a decision is made
17 whether to rezone it to Business or not, because
18 once it's rezoned to Business, is it realistic to
19 think that well, let's rezone it back to
20 Residential?

21 No. It's rezoned to Business and
22 now it's manipulated the footprint to, you
23 know -- it's making a glass house for a
24 rhinoceros to sit in, and then -- I mean, it

1 sounds sarcastic, but the rhinoceros is not going
2 to stay within its glass house.

3 I live at 206 and to me the rezoning
4 for potentially what could be a banquet hall to
5 house a lot of people in the evening for a
6 wedding where not everyone behaves themselves to
7 the fullest at a wedding, that becomes a safety
8 concern for me and for my family living in close
9 proximity to the -- to the property.

10 There are no -- no lights on Main
11 Street. If you look out my front door at night,
12 it's dark. We have our porch light on. It took
13 my wife and I a while to get used to how dark it
14 is, but we moved here because it's peaceful and
15 it's calm and I want to raise my family.

16 If all these people are flooding out
17 of this event if it's rezoned to Business and
18 it's allowed to evolve after it's rezoned into
19 something that we currently all don't quite
20 understand at this point, so once it's already
21 rezoned, okay, we start bumping the edges of
22 what's allowed a little bit more and it houses
23 150 people, they flood out into the street, it's
24 a safety concern, not just for me and my family,

1 but for everybody that lives down Main Street,
2 down Colton, and for everybody that's leaving the
3 hall trying to turn out onto 47.

4 It's the rhinoceros in the glass
5 house. It's asking for problems by trying to fit
6 something into a footprint that doesn't quite
7 adequately allow for it, and to have to put the
8 variance on the 25-foot setback, well, how do you
9 build a structure with a zero footprint without
10 affecting what is a wooded area around it? Is it
11 going to be a pre -- Sir?

12 MR. LEWIS: I'm sorry, yes.

13 MR. ELLINGER: Could it considered to be
14 a precast building that everything is put up from
15 the inside to where it wouldn't -- You don't
16 know, right? We don't know. We couldn't tell
17 you. But it just seems -- it just seems like
18 there is too much question to move forward with
19 such a powerful point of the process to me.
20 That's all.

21 (Applause.)

22 DAVE WALKER,
23 testified from the podium as follows:

24 MR. WALKER: Hello there. My name is

1 Dave Walker. I've lived in this city for
2 48 years and I am a developer, and I only wish 90
3 percent of the time we did get our way, but --
4 but I do have some concerns with this property,
5 forget the financial, forget the commitment, the
6 word that one makes to another when a transaction
7 takes place and land is acquired. Forget all
8 that. You guys will mull that over and you'll
9 figure that out.

10 What you have here -- I'll go with
11 the logistics, let's just deal with that from a
12 developmental standpoint, and this is just some
13 good things to know and understand.

14 This piece of property is a little
15 bit of an anomaly, I agree, it's right on
16 Route 47. If it's not going to be commercial,
17 what's it going to be? I mean, what are you
18 going to do with that piece of property? That's
19 one question.

20 The other issue is unfortunately we
21 are dealing with a developer slash businessman
22 that has come forward to the City of Yorkville
23 and proposed -- it is -- Even if it's in its
24 proposal state, okay, I've got to say this, the

1 red flags -- this is a logistics nightmare from a
2 developmental standpoint.

3 The first red flag is when you ask
4 an individual, I've got an acre or so here, what
5 can -- this is what I'd like to do, what can we
6 do with it.

7 That in itself draws a -- should
8 draw attention to you in your decision making as
9 far as rezoning this commercially, B-2.

10 And then secondly, I've got a
11 comment in here that, you know, when you are
12 asking for a variance and all you really have is
13 a set of plans it appears -- now I only found out
14 about this yesterday, so I haven't done my due
15 diligence and homework, so bear with me a little
16 bit.

17 But when you are asking for a
18 variance and you really don't know -- a lot of
19 these questions can't even be answered when
20 they're asked by someone I respect a lot,
21 Mr. Fred Dickson, I've known that man for a long
22 time, but -- and the young man before me, the
23 cart before the horse.

24 Here is our concern, when this

1 thing, if it does -- I can't see this happening,
2 but if it did get rezoned with this particular
3 project in mind, I can't -- I can't see how
4 you're not putting the cart before the horse like
5 he says if you don't discuss the details that are
6 going to be impacting these neighbors based upon
7 the rezoning now that it's B-2.

8 That's -- that's another thing that
9 you're going to have to ponder and think about,
10 but when they have these questions that are
11 attached to what could be happening on this
12 property if rezoned for these folks, okay, I --
13 I think that they -- they have a legitimate
14 right because they -- they -- they're stuck once
15 this is rezoned. That's my concern,
16 Mr. Chairman.

17 And now from a logistics standpoint,
18 when I say as a developer I look at this piece of
19 property and I see many issues with it. Do I
20 call it a nightmare? That's my opinion.

21 But when I look at this, I do see
22 that -- and I believe I -- and unless I misheard
23 the gentleman here, the attorney, for the owner,
24 that this entrance and exit right in, right out,

1 isn't even suitable for residential coming in and
2 out of it, well, how is it ever going to be --
3 unless I misheard, how is it ever going to be
4 suitable for vehicles to come in and out of it.

5 I firsthand know trying to get a
6 beverage truck in and out onto that highway?
7 Really?

8 Garbage. It's conveniently put
9 where it has to go in order to make this plan
10 work, where it has to go. Can you imagine that
11 garbage truck trying to work his way out on
12 there, okay?

13 Your student athletes up here -- a
14 stoplight, it took an hour and a half for a
15 stoplight to be mentioned. Are you kidding me?

16 I can walk you through that
17 4:00 p.m., give me a day, Friday or Saturday,
18 I'll walk you through it. I know what it's like.

19 Without a stoplight, that convenient
20 left-hand turn lane is going to be filled because
21 this is -- when there are ceremonies, there is a
22 rush of people arriving. That turn lane is not
23 only going to be filled, but that left-hand lane
24 northbound going -- or going southbound is also

1 going to have traffic sitting at it, without a
2 stoplight.

3 I can't even believe this is even
4 being considered without a stoplight on the
5 table.

6 Now, when I'm leaving here -- That's
7 just trying to get there. Now, when I'm leaving
8 here, there's no stoplight, I'm trying to get out
9 onto Route 47 and where am I headed? I'm heading
10 into all their neighborhoods, I'm going past all
11 their houses, is what I'm doing.

12 That's what I'm doing, and those
13 points and those things I know aren't directly
14 related to what you're voting on, but they sure
15 do have an indirect relationship to what you're
16 voting on.

17 They're going to be leaving -- and
18 I -- I've lived here. You know me, I'm telling
19 you there will be people getting lost. There's
20 going to be people thinking, you know what, I
21 know how to get to 34 and I'm going to avoid all
22 this mess, and they're going to whittle their
23 way, wind all the way back around, and again,
24 we've been very blessed and fortunate, but will

1 there be consumption? Sure there will be.

2 Are they going to navigate their way
3 through those back streets? A lot of those
4 streets aren't lit. They're not lit.

5 All I'm saying, when you consider
6 this, is that you consider all of this, because
7 this is what's going to be discussed after the
8 fact.

9 I've known Lynn forever, I love
10 Lynn. I think she has a great heart for the City
11 of Yorkville. Trying to put this together is
12 just a passion of hers to do something for the
13 city that would be good for the community.

14 This is a tough one. This is a real
15 tough one to pass. I just -- again, and then the
16 parking, okay? I know what 300 people looks
17 like. Believe me. This isn't even close.

18 Your four to one ratio, Miss
19 Noble -- and I understand, I had to go through,
20 I've been told, this is what's required, that's
21 what's required, but I can also tell you, I've
22 stood out there at 11:30 at night directing
23 traffic, okay?

24 I know how difficult it is and how

1 many vehicles it takes. It isn't four to one,
2 it's more like 2.2 and a quarter to one.

3 We're not taking our kids to church
4 or taking our kids out to dinner. There aren't
5 four people in those vehicles. At best there is
6 two. At best. I know. I've experienced it for
7 a lot of years.

8 So you're talking a lot of cars and
9 a lot of parking. We put in a parking lot twice
10 this size and it cost us \$700,000.

11 Now, I heard something about \$75,000
12 to not exceed with a -- and I hate to go down
13 this road because that would be saying like this
14 would even be considered, and that's frustrating
15 for somebody like me who has took their time,
16 looked for the right piece of land.

17 There is no other land in the City
18 of Yorkville? Well, then you might as well --
19 all you guys, you might as well just give up your
20 jobs.

21 (Applause.)

22 MR. WALKER: This -- for 300 people and
23 for parking for this, you'd need -- and I'm going
24 to say you'd need twice the parking, and

1 forget -- I see oh, a generous two handicapped
2 spots. For 300 people? Not even close. And you
3 can percentage it out, I know -- I experienced
4 it. It's not going to happen. It's not going to
5 happen.

6 And the cost to the City, again, I
7 know you're not -- it just needs to be discussed
8 because a lot of these folks don't know some of
9 the nuts and bolts to what happens when the dust
10 settles and projects are done and the City's tax
11 dollars are spent.

12 Who is resurfacing this? It's got
13 to be striped when it's resurfaced. That's every
14 year. It should be if you do it right, if you
15 are diligent and you want it to last. Who is
16 paying for that?

17 This is a -- this is a gone -- here,
18 I'll go to \$75,000. This thing is going to be
19 300-plus in my opinion. In just my opinion. You
20 know what?

21 And I know it's late. I'm trying to
22 think logistically if there is any other issue.
23 The stoplight is huge. I'm telling you, without
24 a stoplight, this can't even be -- When you look

1 at this to someday develop this commercially or
2 B-2, there's going to have to be a stoplight
3 there if you're looking for anything more than a
4 hundred -- 150, 200 people, much less 300 people,
5 and I'm not even sure over here on this -- that's
6 not residentially viable entrance and exit, how
7 it's conveniently there that that automatically
8 is okay with IDOT under a B-2 for vehicles, large
9 vehicles, to come in and out of that.

10 It's neatly accessible for what
11 they're trying to accomplish on that property,
12 but is IDOT aware of that, or do you even have to
13 contact IDOT in order to discuss whether or not
14 from a B-2 standpoint, not an R-1, whether this
15 penetration is even still viable. I don't know.
16 I don't know.

17 And then -- I'm winding down. I've
18 got to wind down here. But where is the
19 retention? Where is the retention? There is no
20 retention on this property.

21 Forget the fact that you're trying
22 to put a 300-person facility on one-acre-plus,
23 okay, and then the City generously paying for
24 the -- kind of paying for the rest of it, one way

1 or another, when it's all said and done, the
2 impact to the taxpayer is huge with this kind of
3 project.

4 You need acres, you need money. You
5 need money. And I don't think the City should --
6 and the taxpayers should be paying for it.
7 That's just my opinion.

8 But where is the retention on this
9 parcel of land? I'm certain -- forget Friends of
10 the Fox, I don't even know what the law is on
11 water dispersing into the Fox River from a
12 commercial use.

13 I see no retention here. I know why
14 there is no retention here, though. I know.
15 There's no room for it. There is absolutely no
16 room for it.

17 Think hard about this. Thank you.

18 (Applause.)

19 CHAIRMAN HARKER: All right. Thank you
20 for all your comments, everybody.

21 MR. LEWIS: I'm sorry, Mr. Harker, I had
22 asked prior to the meeting if you wanted me to
23 address any of the things that got thrown out --

24 CHAIRMAN HARKER: Oh, yes. Absolutely.

1 Absolutely. Sure.

2 MR. LEWIS: -- that had been discussed.

3 There have been a few statements
4 made that just plain are misinformation, and I
5 understand how that happens when something like
6 this, you know, just passes around a neighborhood
7 by word of mouth and by -- Anyhow.

8 I got the impression sitting there
9 that we're going to take a wedding hall from Oak
10 Brook and plant it next to the river in
11 Yorkville. That was never the intention.

12 Just to remind the Commission of
13 what we're actually after here --

14 UNIDENTIFIED AUDIENCE MEMBER: You don't
15 know what you want to build, you said it
16 yourself, so how can you comment?

17 CHAIRMAN HARKER: He's up here. He has
18 the floor.

19 MR. LEWIS: Based on the petition and
20 the documents you've got in your packet, we're
21 looking to build a restaurant.

22 We're looking to build a restaurant
23 that would have features that would fit within
24 not only the property, but the infrastructure,

1 whether that's water and sewer, whether that's
2 the traffic patterns, whatever that is.

3 The biggest thing that I've gotten
4 out of this is my client is not interested in
5 cramming a project into a city that has no local
6 support.

7 The question was asked when is
8 this --

9 (Applause.)

10 MR. LEWIS: The question was asked when
11 is this going to go to Council. We can't
12 logistically continue to move forward with City
13 Staff unless the zoning will be made available to
14 do the project, which is why we're here tonight,
15 to ask this Commission to review our request for
16 the change in zoning for the variance.

17 That decision as you all know isn't
18 final until the Council approves it. It won't
19 happen next week. We will not ask the Council to
20 bring this forward next week.

21 We are hoping that we get your
22 approval and your recommendation in favor tonight
23 so that we know we can continue to discuss things
24 with the City and so that we can put a plan in

1 place that will work according to what not only
2 the larger city is expecting, but the people who
3 make use of the park are expecting, but we can't
4 do that without your recommendation tonight.

5 And so to those that want to know
6 when is this going to go to Council, the City has
7 a system in place for putting the notices out
8 there and so forth, we've -- they're going to
9 have to rely on that, but I don't want 50 people
10 showing up next week for the Council thinking
11 this is all going to be discussed, and I'm just
12 trying to be honest about that.

13 MR. SCHATTKE: I'll be here there.
14 That's official?

15 MR. LEWIS: You have it on the record,
16 we're not going to ask the Council to bring this
17 forward next week.

18 MR. SCHATTKE: I'll be there.

19 MR. LEWIS: We are asking the Commission
20 to approve it, provide a recommendation, so that
21 we can eventually go forward to the Council when
22 Staff is ready to go forward and we're ready to
23 go forward.

24 CHAIRMAN HARKER: Thank you.

1 MS. GAEBLER: Can I --

2 CHAIRMAN HARKER: This is it. Like
3 please -- please, please, please, be brief.
4 Please.

5 MS. GAEBLER: I will be. What I just
6 want to say is --

7 MR. OLSON: Your name, please?

8 GAIL GAEBLER,
9 testified from the podium as follows:

10 MS. GAEBLER: My name is Gail Gaebler.
11 I live on Main Street. And I just want to say we
12 keep saying don't talk about Clark Park because
13 this is about the zoning, but would you be zoning
14 this this way, you know, changing it to B-2 if
15 these guys weren't asking to do this?

16 And if they can't do it without
17 going through Clark Park and breaking the
18 agreement with the City, then it has to be kind
19 of intertwined, so please keep that in mind.

20 And, Randy, I am quite sure that you
21 received the letter from Sharon Gaskill, Clark
22 Gaskill. Did you see receive that?

23 CHAIRMAN HARKER: Yes, I did.

24 MS. GAEBLER: Okay. And how many of you

1 have seen that letter from her, from Miss Clark?
2 Okay. Because she states very clearly what the
3 agreement is. Okay? Thank you.

4 CHAIRMAN HARKER: Thank you.

5 LARRY FRANKLIN,
6 testified from the podium as follows:

7 MR. FRANKLIN: My name is Larry
8 Franklin. I live at 212 East Spring Street.
9 It's on the corner of Spring and Liberty, about
10 three blocks from this -- this project. I just
11 have a real couple of quick ones, notes here that
12 I have.

13 First, I want to talk about the
14 setback. They're asking for basically zero
15 setback, okay?

16 I had a -- I built a shed on my
17 property. I've been living in this house for
18 about 17 years, I've lived in Yorkville for oh,
19 about 37 years now, and we built this shed about
20 ten years ago, did all the proper buildings,
21 building permit, drew on the building permit --
22 not the permit, but my plat of survey, submitted
23 that to the building department, it was approved.
24 We built it.

1 I was not aware of the five-yard
2 setback. There were no public utilities in that
3 issue or anything like that. I was -- I had to
4 fight tooth and nail. I was denied the setback
5 variance that I was requesting from your
6 organization here, and without any types of
7 issues like this, so I mean, that's why I'm
8 asking, they're asking for a zero setback?

9 I had a 12-by-10 shed inside a fence
10 that was two feet in and I was declined my
11 variance that I was asking for, okay?

12 I'm done with that one, I just would
13 like that to be kept in consideration.

14 There was a couple of aldermen -- I
15 did win that with a six to two vote because I had
16 to take that to City Council to be granted that.
17 Two aldermen are -- at least two of them I've
18 noticed that are here that voted in favor of
19 that. Okay? I'm done with that one.

20 The attorney mentioned earlier about
21 his concern about the safety of that -- if that
22 continued to be a residence on Route 47, okay?

23 That's a consider -- a legitimate
24 consideration, but I did not hear any mention of

1 consideration for safety of us in that
2 neighborhood, of the 150-plus people -- actually
3 last night I heard something about, you know,
4 300. Let's just call it 100 people.

5 All those cars coming out after
6 midnight at a wedding when people have possibly
7 made bad decisions, you know.

8 We need to think about when we make
9 our decision here the safety of the community
10 before, you know, we think about the safety and
11 the benefit of a business. That's all I have.

12 (Applause.)

13 CHAIRMAN HARKER: Thank you. All right.
14 Since all the public testimony regarding this
15 petition has been taken, can I get a motion to
16 close the taking of testimony for this public
17 hearing?

18 MR. MARCUM: So moved.

19 MS. HORAZ: Second.

20 CHAIRMAN HARKER: Awesome. Okay.

21 Can I get a roll call vote on the
22 motion, please?

23 MS. YOUNG: Yes.

24 Gockman.

1 MR. GOCKMAN: Yes.
2 MS. YOUNG: Goins.
3 MS. GOINS: Yes.
4 MS. YOUNG: Horaz.
5 MS. HORAZ: Yes.
6 MS. YOUNG: Marcum.
7 MR. MARCUM: Yes.
8 MS. YOUNG: Olson.
9 MR. OLSON: Yes.
10 MS. YOUNG: Harker.
11 CHAIRMAN HARKER: Yes.

12 (Which were all the
13 proceedings had in the
14 public hearing portion
15 of the meeting.)

16 ---o0o---

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF LASALLE)

3 I, Christine M. Vitosh, a Certified Shorthand
4 Reporter, do hereby certify that I transcribed
5 the proceedings had at the public hearing and that
6 the foregoing, Pages 1 through 107, inclusive, is
7 a true, correct and complete computer-generated
8 transcript of the proceedings had at the time and
9 place aforesaid.

10 I further certify that my certificate annexed
11 hereto applies to the original transcript and
12 copies thereof, signed and certified under my
13 hand only. I assume no responsibility for the
14 accuracy of any reproduced copies not made under
15 my control or direction.

16 As certification thereof, I have hereunto set
17 my hand this 2nd day of November, A.D., 2017.

18
19 _____
20 Christine M. Vitosh, CSR
21 Illinois CSR No. 084-002883
22
23
24

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DRAFT

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, October 18, 2017 7:00pm

Meeting Called to Order

Chairman Randy Harker called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call:

Deborah Horaz-present, Don Marcum-present, Jeff Olson-present, Bill Gockman-present, Reagan Goins-present, Randy Harker-present

Absent: Richard Vinyard

City Staff

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Lynn Dubajic, City Consultant

Tim Schultz, EEI

Other Guests

Christine Vitosh, Court Reporter, Vitosh Reporting

Also see guest lists

Previous Meeting Minutes August 9, 2017

The minutes of the previous meeting were approved on a motion and second by Commissioners Goins and Horaz, respectively.

Roll call: Marcum-yes, Olson-yes, Gockman-yes, Goins-yes, Horaz-yes, Harker-yes

Carried 6-0

Citizen's Comments None

Public Hearings

Chairman Harker explained the procedure for the Hearings and swore in those who would present testimony. At approximately 7:04pm, a motion was made by Mr. Marcum and seconded by Mr. Gockman to open the Public Hearings.

Roll call: Olson-yes, Gockman-yes, Goins-yes, Horaz-yes, Marcum-yes, Harker-yes

Motion carried 6-0.

1. **PZC 2017-11 United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 3: General Zoning Provisions of the United City of Yorkville Zoning Ordinance to create a new section regarding temporary sidewalk and parklet cafés. The amendment will provide a guide**

for businesses to offer outdoor seating and food/beverage service adjacent to their establishment within the public sidewalk and right-of-way that are safe and attractive to restaurant patrons and pedestrians.

(See Court Reporter's Transcript)

2. **PZC 2017-12 Mark Southern, petitioner, on behalf of Michael and Molly Schomer, property owners, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification and a variance to the City's bulk regulations for rear yard setback. The petitioner is requesting rezoning approval from R-1 Suburban Residential District and R-2 Single Family Traditional Residence District to B-2 Retail Commerce Business District. The petitioner is also requesting to vary the requirement of City Code Section 10-7-1 regarding minimum required rear yard setbacks. The proposed rear yard would be reduced from twenty feet (20') to zero feet (0'). The real property is located east of IL. Route 47 (N. Bridge Street), south of E. Main Street and immediately north of the Fox River, commonly known as 104 North Bridge Street, Yorkville, Illinois 60560.**

(See Court Reporter's Transcript)

Attorney Jeffrey Lewis also requested 'responses' be entered into the official record.

At approximately 8:56pm a motion was made and seconded by Commissioners Marcum and Horaz, respectively, to close the Public Hearings

Roll call: Gockman-yes, Goins-yes, Horaz-yes, Marcum-yes, Olson-yes, Harker-yes
Carried 6-0.

Old Business None

New Business

1. **PZC 2017-11 Text Amendment** (See description above)

Comments included that this use will provide charm and character to businesses in the downtown and other locations. This use will need a special liquor license with date restrictions. Language can be added now or later to consider requests on a case-by-case basis, said Ms. Noble. Mr. Horaz expressed concern about noise from loudspeakers, however, it will be governed under the noise ordinance.

Action Item

Text Amendment

A motion was made by Ms. Goins and seconded by Mr. Olson to approve the amendment. Mr. Olson read the motion as follows: In consideration of testimony presented during a Public Hearing on October 18, 2017 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for a text amendment to Chapter 3: General Zoning Provisions of the United City of Yorkville Zoning Ordinance to create a new section regarding temporary sidewalk and parklet cafés in the Zoning Ordinance as recommended in a staff memo dated September 20, 2017.

Roll call: Gockman-yes, Goins-yes, Horaz-yes, Marcum-yes, Olson-yes, Harker-yes.
Carried 6-0.

2. PZC 2017-12 Mark Southern (See description above)

Commissioners discussed enhancement to the park, increased park usage, more parking and size and layout of the proposed building. Ms. Goins said it will be difficult to make a left turn onto Main St. for business patrons. Mr. Olson reviewed the eight criteria for rezoning and after all factors were considered, he said not enough information was provided to make a recommendation on either the rezoning or variance requests.

Action Item

Rezoning

A motion was made by Ms. Goins and seconded by Mr. Olson as follows: In consideration of testimony presented during a Public Hearing on October 18, 2017 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council for a request to rezone property from R-1, Single-Family Suburban Residence District and R-2, Single-Family Traditional Residence District to B-2, Retail Commerce Business District. The real property is located east of Il. Route 47 (N. Bridge Street), south of E. Main Street and immediately north of the Fox River in Yorkville, Illinois, as presented by staff in a memorandum dated September 26, 2017. Roll call: Goins-no, Horaz-no, Marcum-no, Olson-yes, Gockman-no, Harker-yes. Motion fails: 4 no and 2 yes

Action Item

Variance

A motion was made and seconded by Commissioners Horaz and Goins, respectively, as follows: In consideration of testimony presented during a Public Hearing on October 18, 2017 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council for a request to vary the requirement of City Code Section 10-7-1 regarding minimum required rear yard setbacks. The proposed rear yard would be reduced from twenty feet (20') to zero feet (0'). The real property is located east of Il. Route 47 (N. Bridge Street), south of E. Main Street and immediately north of the Fox River in Yorkville, Illinois, as presented by staff in a memorandum dated September 26, 2017. Roll call: Horaz-no, Marcum-no, Olson-no, Gockman-no, Goins-no, Harker-yes. Motion fails: 5 no and 1 yes

Additional Business

1. City Council Action Updates

PZC 2017-10 Tom MeNelis, rezoning A-1 to R-1: Motion approved by City Council and input forwarded to Kendall County.

2. 2018 Planning and Zoning Commission Meeting Schedule

Commissioner Gockman said he has another meeting at 6pm on the same night as PZC, however, he will try to attend both. The schedule was approved as presented.

3. Request for Proposal – Downtown Overlay District Streetscape Master Plan Form Based Code

Ms. Noble said staff is beginning to implement schedules as specified in the Comp Plan. Part of that focus will be on the downtown so an RFP has been

initiated for a consultant to present plans for an overlay district. Staff will be interviewing consultants, make a recommendation and take it to EDC and City Council. Eventually they will meet with the various city commissions.

4. **Discussion of Annual Planning and Zoning Commission Training Session**

PZC has had annual training and will now move to every other year. Some items the commission would be interested in are: handling hostile crowds, time limits on speaking, Roberts Rules of Order/protocol, hypothetical situations. It will be conducted next year.

Adjournment

There was no further business and the meeting was adjourned at 9:31pm on a motion by Commissioners Marcum and Gockman, respectively.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION MEETING
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, November 8, 2017
7:00 p.m.

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PRESENT:

Ms. Reagan Flavin Goins, Chairman,
Mr. Jeff Olson,
Mr. Bill Gockman,
Mr. Don Marcum,
Mr. Richard Vinyard.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director,
Mr. Jason Engberg, City Planner,
Ms. Marlys Young, Minute Taker.

- - - - -

1 (WHEREUPON, the following
2 proceedings were had in
3 public hearing:)

4 CHAIRMAN GOINS: Seeing there are no
5 comments from the public, we will move on to the
6 next item on the agenda, and there is one public
7 hearing this evening -- I'm sorry, there is one
8 public hearing on the agenda this evening,
9 PZC 2017-13.

10 The purpose of this hearing is to
11 invite testimony from members of the public
12 regarding the proposed request that is being
13 considered before this commission tonight.

14 Public testimony from persons
15 present who wish to speak may be for or against
16 the request or to ask questions of the petitioner
17 regarding the request being heard.

18 Those persons wishing to testify are
19 asked to speak clearly, one at a time, state your
20 name and who you represent, if anyone. You are
21 also asked to sign in at the podium.

22 If you plan to speak during
23 tonight's public hearing as a petitioner or as a
24 member of the public, please stand, raise your

1 right hand and repeat after me.

2 (Witness sworn.)

3 CHAIRMAN GOINS: The order of receiving
4 testimony will be as follows: First, the
5 petitioner presentation; second, those who wish
6 to speak in favor of the request; third, those
7 who wish to speak in opposition to the request;
8 fourth, questions from the Planning and Zoning
9 Commissioners to the petitioner.

10 May I have a motion to open the
11 public hearing on petition number PZC 2017-13?

12 MR. MARCUM: So moved.

13 MR. GOCKMAN: Second.

14 CHAIRMAN GOINS: Roll call vote on the
15 motion, please.

16 MS. YOUNG: Yes.

17 Olson.

18 MR. OLSON: Yes.

19 MS. YOUNG: Vinyard.

20 MR. VINYARD: Yes.

21 MS. YOUNG: Gockman.

22 MR. GOCKMAN: Yes.

23 MS. YOUNG: Goins.

24 CHAIRMAN GOINS: Yes.

1 MS. YOUNG: And Marcum.

2 MR. MARCUM: Yes.

3 MS. YOUNG: Thank you.

4 CHAIRMAN GOINS: PZC 2017-13, Dave and
5 Debbie Coffman, petitioners, have filed an
6 application with the United City of Yorkville,
7 Kendall County, Illinois, requesting rezoning
8 classification.

9 The real property is located south
10 of U.S. Route 34, west of McHugh Road.

11 The petitioner is requesting
12 rezoning approval from R-1 Suburban Residential
13 District to B-3 General Business District
14 contingent on approval of an annexation agreement
15 by the City Council.

16 Is the petitioner present and
17 prepared to make its presentation of the proposed
18 request?

19 MR. SWANSON: Yes.

20 CHAIRMAN GOINS: Please step forward.

21 RYAN SWANSON,
22 testified from the podium as follows:

23 MR. SWANSON: Thank you, Madame Chairman
24 and Commissioners. Good evening.

1 My name is Ryan Swanson. I am with
2 ARC Design Resources, engineer, and I am here on
3 behalf of Dave and Debbie Coffman. They are
4 seeking to annex into the city.

5 Tonight before you we are seeking
6 basically a rezoning from the R-1, which is the
7 automatic zoning for annexation when brought into
8 the City, to B-3.

9 The B-3 is -- technically it's
10 already in an existing County B-3 zoning; this
11 would just be kind of a follow up with that
12 zoning title, so it's really they are seeking
13 zoning which would be suitable for their
14 business, and really we are just here to answer
15 any questions or anything related to the project.

16 Essentially, just by way of
17 location, this is the proposed Casey's in color,
18 and just to the west, right here, is the Coffman
19 property.

20 CHAIRMAN GOINS: Is there anyone present
21 who wishes to speak in favor of the request?

22 (No response.)

23 CHAIRMAN GOINS: Is there anyone present
24 who wishes to speak in opposition to the

1 request?

2 (No response.)

3 CHAIRMAN GOINS: I would ask for proof
4 of notice of this hearing and a summation by the
5 City staff.

6 MR. ENGBERG: Yeah, so in your packets,
7 kind of what the memo is, it's pretty
8 straightforward. This is about annexation to the
9 City.

10 Per our Comprehensive Plan, it's
11 pretty similar to the Casey's. In our
12 Comprehensive Plan this small area is actually
13 considered for big density residential, but there
14 is language within the Comprehensive Plan talking
15 about commercial improvements along your major
16 arterials, whether it be 34 or 47, and obviously
17 with Casey's going in, they are kind of
18 hand-in-hand for moving utilities underneath the
19 property.

20 There is a well right on the
21 property line with Coffman's, so the Casey's
22 needs to move that; they are going to help them
23 with water and sanitary sewer, so this is just
24 part of that whole process.

1 CHAIRMAN GOINS: Do any Commission
2 members have questions of the petitioner?

3 MR. MARCUM: So we are talking about
4 water and sewer utilities are the ones that need
5 to be moved?

6 MR. ENGBERG: Mm-hum.

7 MR. SWANSON: Actually, yeah, installed.
8 As Jason mentioned, currently their well is
9 literally right on the property line, which
10 creates some issues for us in terms of the
11 proximity and the environmental safety, you know,
12 with our underground storage tank and the
13 dispensers, so one of the ideas was really to get
14 them on water, which then follows with sewer, and
15 obviously annexation required for really both,
16 but this is just kind of a natural process.

17 I think it makes sense. Obviously
18 it's an operating business, you know, currently,
19 they are currently operating, so it seemed like a
20 reasonable solution, and they were willing to,
21 you know, join the city as well, so...

22 MR. ENGBERG: I can go through each of
23 the criteria that you need for rezoning, they've
24 got it here and there.

1 MS. NOBLE: You can just ask him if he
2 wants --

3 MR. ENGBERG: Oh. Did you want to enter
4 in the record the rezoning standards on the
5 application for rezoning?

6 MR. SWANSON: In terms of the --

7 MS. NOBLE: Your responses to the
8 standards, would you like to enter them into the
9 public record?

10 MR. SWANSON: Yes.

11 CHAIRMAN GOINS: Do you have any other
12 questions, Members?

13 (No response.)

14 CHAIRMAN GOINS: Since all public
15 testimony regarding this petition has been taken,
16 may I have a motion to close the taking of public
17 testimony in this public hearing?

18 MR. VINYARD: So moved.

19 MR. GOCKMAN: Second.

20 CHAIRMAN GOINS: Roll call vote on the
21 motion, please.

22 MS. YOUNG: Vinyard.

23 MR. VINYARD: Yes.

24 MS. YOUNG: Gockman.

1 MR. GOCKMAN: Yes.

2 MS. YOUNG: Goins.

3 CHAIRMAN GOINS: Yes.

4 MS. YOUNG: Marcum.

5 MR. MARCUM: Yes.

6 MS. YOUNG: And Olson.

7 MR. OLSON: Yes.

8 (Which were all the
9 proceedings had in the
10 public hearing portion
11 of the meeting.)

12 ---o0o---

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF LASALLE)

3 I, Christine M. Vitosh, a Certified Shorthand
4 Reporter, do hereby certify that I transcribed
5 the proceedings had at the public hearing and that
6 the foregoing, Pages 1 through 11, inclusive, is
7 a true, correct and complete computer-generated
8 transcript of the proceedings had at the time and
9 place aforesaid.

10 I further certify that my certificate annexed
11 hereto applies to the original transcript and
12 copies thereof, signed and certified under my
13 hand only. I assume no responsibility for the
14 accuracy of any reproduced copies not made under
15 my control or direction.

16 As certification thereof, I have hereunto set
17 my hand this 23rd day of November, A.D., 2017.

18
19 _____
20 Christine M. Vitosh, CSR
21 Illinois CSR No. 084-002883
22
23
24

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DRAFT

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, November 8, 2017 7:00pm

Meeting Called to Order

Vice-Chairman Reagan Goins called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call:

Don Marcum-present, Jeff Olson-present, Richard Vinyard-present,
Bill Gockman-present, Reagan Goins-present

Absent: Deborah Horaz, Randy Harker

City Staff

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Lynn Dubajic, City Consultant

Other Guests

Christine Vitosh, Court Reporter, Vitosh Reporting

Ryan Swanson, Arc Designs

Previous Meeting Minutes None

Citizen's Comments None

Public Hearings

Vice-Chairman Goins explained the procedure for the Hearings and swore in those who would present testimony. At approximately 7:03pm, a motion was made by Mr. Marcum and seconded by Mr. Gockman to open the Public Hearing.

Roll call: Olson-yes, Vinyard-yes, Gockman-yes, Goins-yes, Marcum-yes

Motion carried 5-0.

- 1. PZC 2017-13 Dave and Debbie Coffman, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is located south of U.S. Route 34, west of McHugh Road. The petitioner is requesting rezoning approval from R-1 Suburban Residential District to B-3 General Business District (contingent on approval of an annexation agreement by the City Council.**

(See Court Reporter's Transcript)

(Responses to standards to be entered into public record)

At approximately 7:08pm a motion was made and seconded by Commissioners Vinyard and Marcum, respectively, to close the Public Hearing.

Roll call: Vinyard-yes, Gockman-yes, Goins-yes, Marcum-yes, Olson-yes

Carried 5-0

Old Business None

New Business

1. **PZC 2017-33** (See description above)

Ms. Goins reviewed the standards with the Commissioners and there were no objections.

Action Item

Rezoning, Special Use, Variance and Final Plat

There was no further discussion and a motion to approve the findings of fact and petition was made by Commissioner Gockman and seconded by Commissioner Marcum.

Roll call: Gockman-yes, Goins-yes, Marcum-yes, Olson-yes, Vinyard-yes

Carried 5-0

Additional Business

City Council Action Updates:

1. **PZC 2017-11** Parklet Cafes

The City Council approval an amendment for parklet cafes for year round use subject to approval by the Community Development Director.

2. **PZC 2017-12** Mark Southern will no longer pursue this project requiring rezoning and variance for setbacks. The Commission discussed this request and asked if the petitioner is seeking another location. Ms. Dubajic said he would only consider other river property at this time and that he would donate time for cleanup of the area for 1 year if a Friends of the Park group would organize. Mr. Olson was also concerned that angry citizens at the last meeting indicated the City was trying to “sneak” in the project Mr. Southern proposed. It was suggested that a very large sign regarding hearing dates would be beneficial to be more visible to the public. Commissioners also said there were too many uncertainties regarding the project as presented and their decision was based on the limited information.

3. **Downtown-Overlay District Streetscape Master Plan and Form Based Code**

Ms. Barksdale-Noble said interviews have been conducted for a firm to study zoning and architectural standards for the Comprehensive Plan. Work is scheduled to begin in December.

Adjournment

There was no further business and the meeting was adjourned at 7:22pm on a motion by Commissioners Marcum and Vinyard, respectively.

Respectfully submitted by
Marlys Young, Minute Taker



Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI
Date: December 5, 2017
Subject: **PZC 2017-14 Bristol Bay – NE Quadrant of Galena Rd & IL 47
Amended Final Plat of Resubdivision for Units 9 and 11**

Project Background/Request:

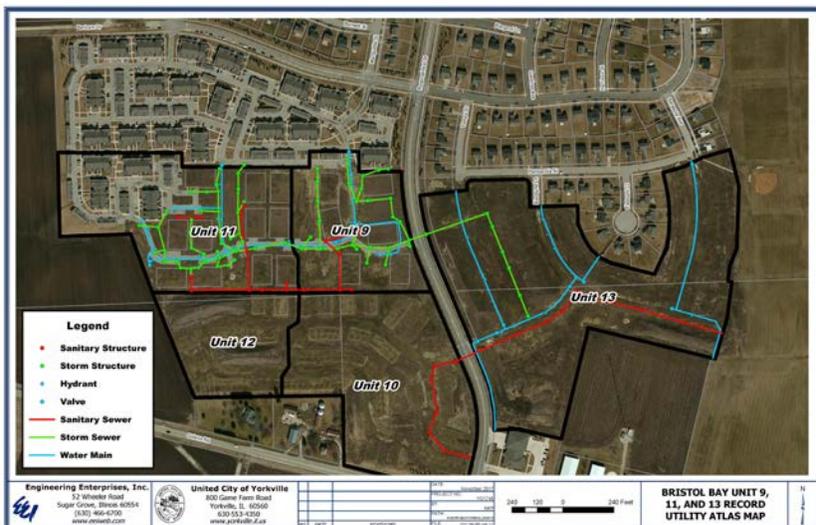
The Bristol Bay subdivision covers over 630 acres of land within the northeast quadrant of Yorkville's corporate boundaries and was master planned to have over 2,000 dwelling units consisting of single-family, condominium, townhome and duplex housing types. Planned to be developed in two (2) phases, Phase I comprised Units 1 – 8 and Phase II encompassed Units 9-13. Since its original annexation agreement approval in April 2005, the Bristol Bay Subdivision has constructed 648 units (~30%) which include 272 multiple-family units (condos), 168 townhomes, and 208 single-family dwellings.

Due the stall in development as a result of the 2008 economic crisis, homebuilders have seen little to no demand for the new construction of certain housing types, such as condominium and townhomes. Centex is, therefore, seeking to sell off subareas within already platted portions Bristol Bay that are not seen as viable development opportunities in today's market. As proposed, Centex is requesting approval of an amended Final Plat to resubdivide portions of Units 9 and 11 to separate the dormant/unfinished from the built-out areas and create new sub-units.

Proposed Amended Final Plat:

Centex has provided the attached preliminary Final Plat of Resubdivision plans prepared by HR Green for the undeveloped/dormant subareas in Units 9 (Lot 2048) and 11 (Lot 2049). Unit 9 will be resubdivided into Lot 3 (developed area) and Lot 4 (dormant/undeveloped area), while Unit 11 will be resubdivided into Lot 1 (developed area) and Lot 2 (dormant/undeveloped area). The total acreage of the resubdivided units is approximately 15.5 acres and contains public utility and drainage easements.

The proposed Final Plat of Resubdivision has been reviewed by the City engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated December 4, 2017 were provided to the developer related to the proposed amended 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/Recommendation:

Based upon the review of the proposed amended Final Plat of Resubdivision for Units 9 and 11 in the Bristol Bay subdivision, staff believes the submitted plans are consistent with the intent of the

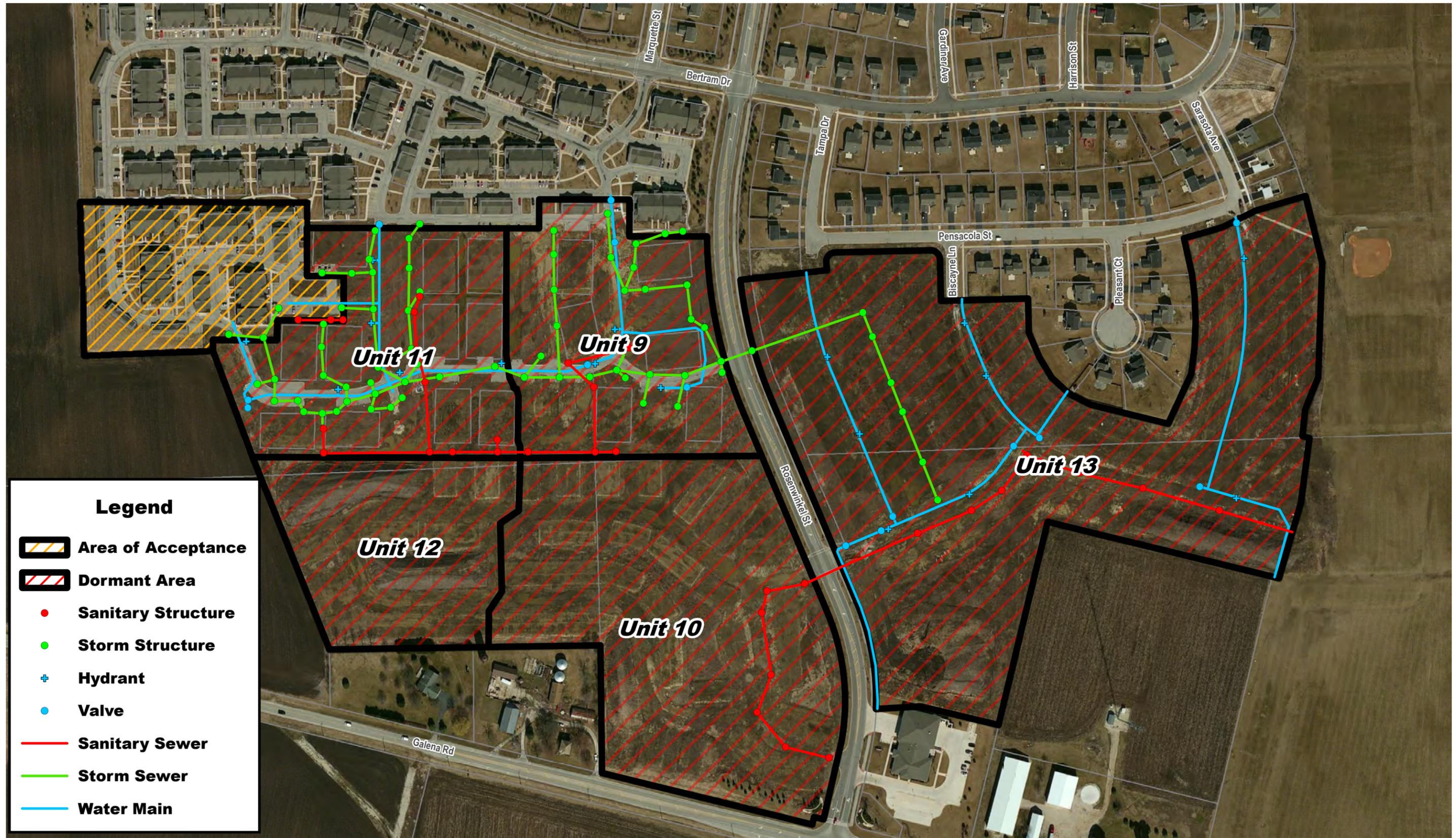
approved development site plan and current subdivision control regulations. Therefore, we recommend approval of the amended Final Plat of Resubdivision as currently presented.

Proposed Motion:

In consideration of the proposed Final Plat of Resubdivision of Bristol Bay Lot 2048 – Unit 9 and Lot 2049 – Unit 11, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised December 6, 2017, and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

Attachments:

1. Bristol Bay Unit Map prepared by EEI, dated 11-30-17
2. Petitioner Applications for Amended Annexation Agreement & Amended Final Plat w/ attachments
3. Proposed Final Plat of Resubdivision prepared by HR Green dated last revised 12/6/17.
4. EEI Letter to the City dated December 4, 2017 re: Bristol Bay Resubdivision.



Legend

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

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

United City of Yorkville
 800 Game Farm Road
 Yorkville, IL 60560
 630-553-4350
 www.yorkville.il.us

NO.	DATE	REVISIONS

DATE: November 2017
 PROJECT NO.: YO1748
 BY: KKP
 PATH: H:\GIS\PUBLIC\YORKVILLE\2017
 FILE: YO1748-BB Unit 11

250 125 0 250 Feet

BRISTOL BAY



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 ammend 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.



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

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		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
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	\$1,000.00 \$2,500.00 \$5,000.00	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".		



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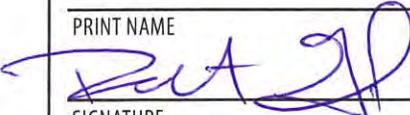
APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

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	<u>October 27, 2017</u> _____ DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
 _____ OWNER SIGNATURE	<u>October 27, 2017</u> _____ DATE



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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
<p>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.</p>		
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:
<p>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.</p>		
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



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

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: _____ SECRETARY _____
PRESIDENT _____

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 _____

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: _____ SECRETARY _____
PRESIDENT _____

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.

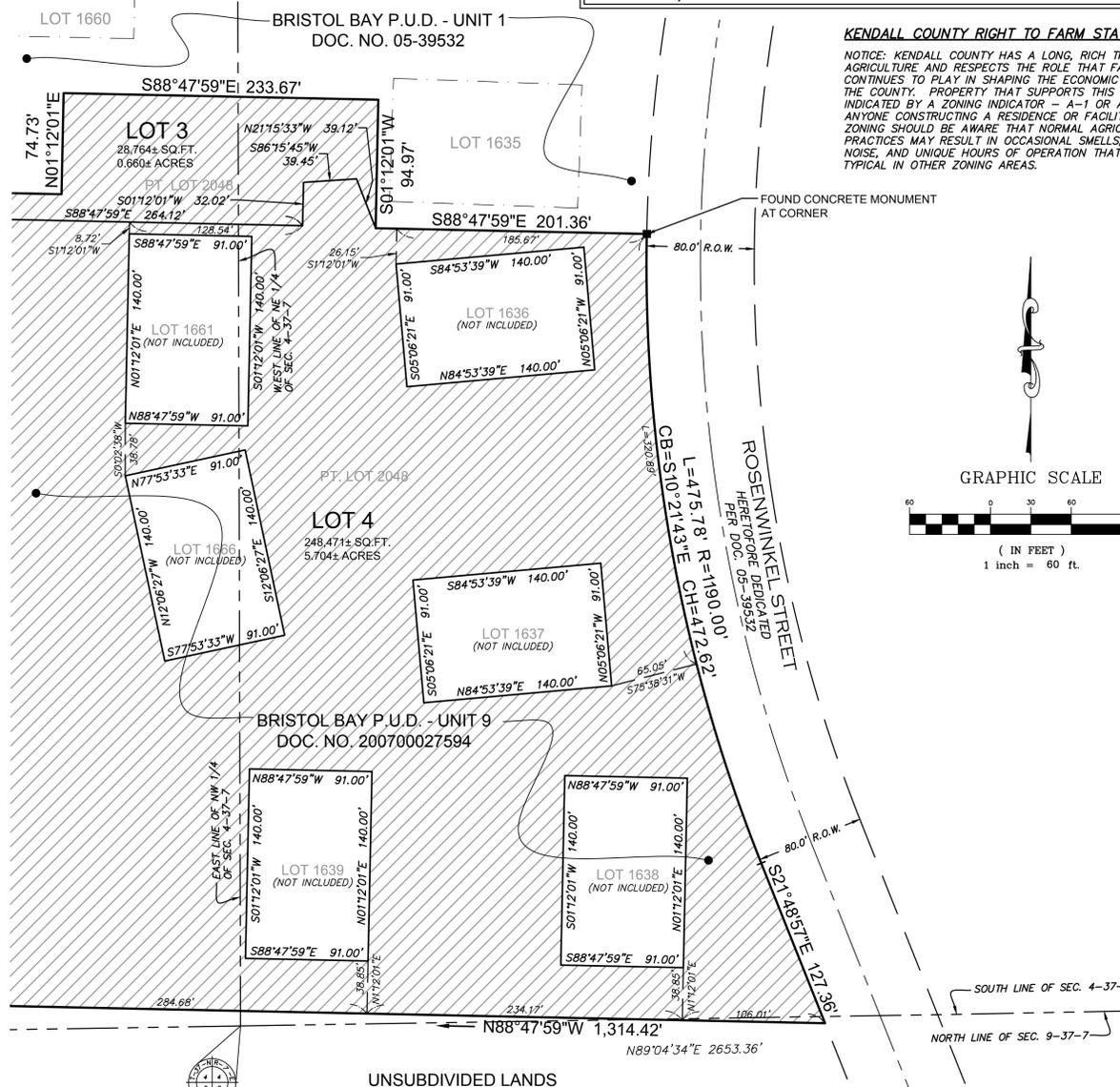
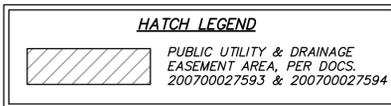
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____

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.
11/15/2017 9:42:27 AM
J:\2017\171554.01\Survey\Drawgs\FP-171554.01.dwg

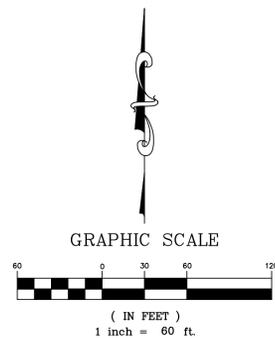
PUBLIC UTILITY & DRAINAGE EASEMENT NOTE:

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 IN AFORESAID DOCUMENTS, WAS ALSO HERETOFORE GRANTED OVER ALL AREAS OF LOTS 2048 & 2049 (LOTS UNDERLYING THIS SUBDIVISION) (EXCEPTING THEREFROM THAT PART OF SAID LOT ON WHICH A GARAGE OR GAZEBO IS TO BE CONSTRUCTED).



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.



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 _____

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 _____

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 PLANNING AND ZONING COMMISSION CERTIFICATE

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

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING 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 _____

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

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

NO.	DATE	BY	REVISION DESCRIPTION
1	11/13/17	BJB	PER ECI COMMENTS
2	12/06/17	BJB	REVISED PLANNING & ZONING CERT.

Illinois Professional Design Firm # 184-001322
651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t. 630.553.7560 f. 630.553.7546
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
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

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



December 4, 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 are in receipt of the Final Plat dated November 13, 2017 prepared by HR Green. 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.

All comments regarding the final plat have been addressed. If you have any questions or require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink, appearing to read 'B. Sanderson', is written over a horizontal line.

Bradley P. Sanderson, P.E.
Vice President

TNP/nls

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: Planning and Zoning Commission
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 Planning and Zoning Commission 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/Recommendation:

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 recommend **approval** of the Final Plat of Yorkville PUD Subdivision as currently presented.

Proposed Motion:

*In consideration of the proposed Final Plat of Cedarhurst of Yorkville PUD Subdivision, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised May 23, 2017, and further subject to ***insert any additional conditions of the Planning and Zoning Commission***...*

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



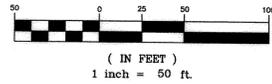
FINAL PLAT OF CEDARHURST OF YORKVILLE P.U.D. SUBDIVISION

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

GRAPHIC SCALE

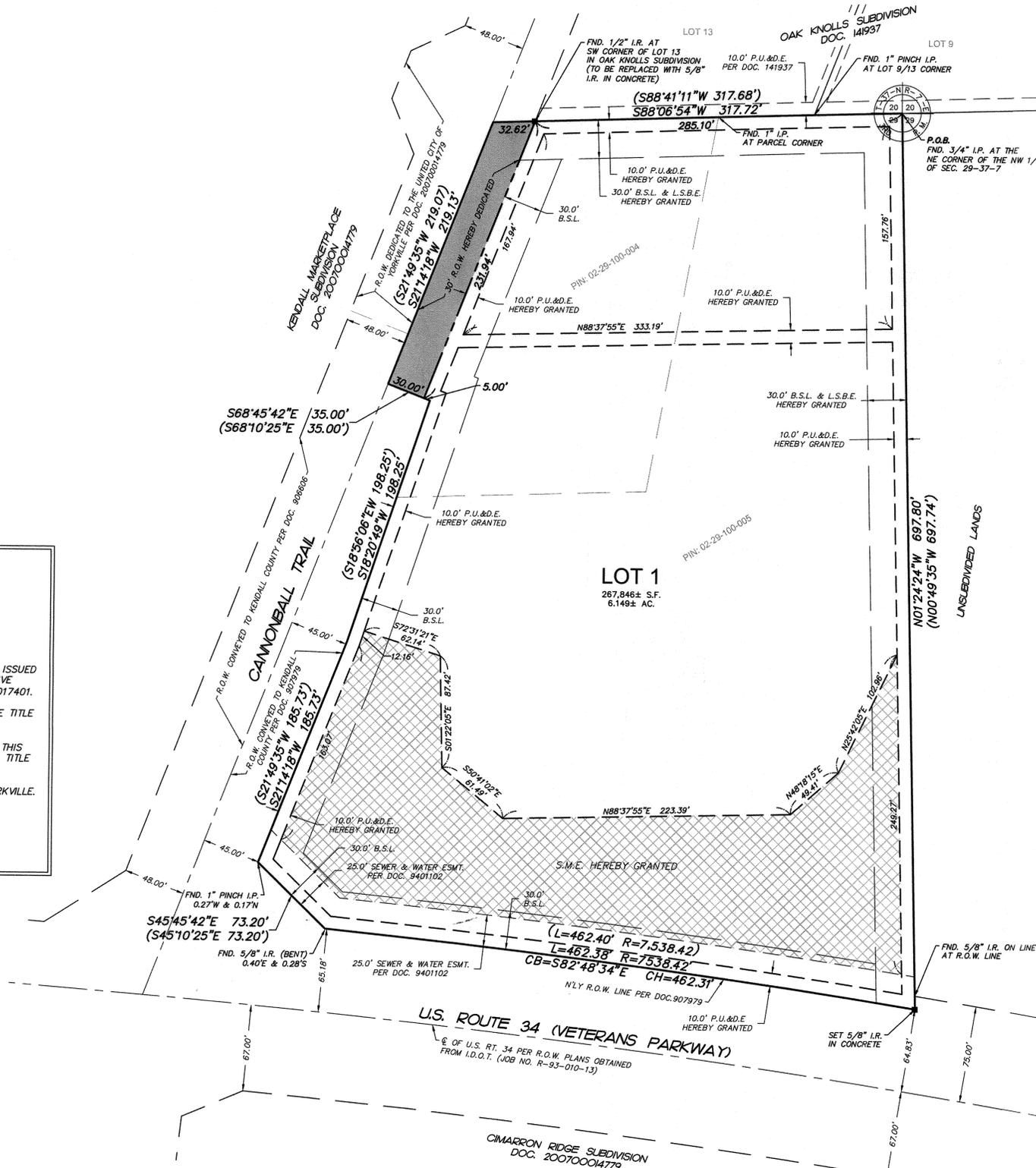


LAND AREAS	
LOT 1	ACREAGE
R.O.W. HEREBY DEDICATED	6.149± ac.
R.O.W. HEREBY DEDICATED	0.155± ac.
TOTAL GROSS ACRES	6.304± ac.

- 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\Dwgs\FP-160368.dwg



HR GREEN CONTACTS:
 DAVID W. SCHULTZ P.E., PROJECT MANAGER
 630-753-7580
 BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
 630-753-7560

LEGEND

- CENTERLINE
- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - UNDERLYING PARCEL LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE

DENOTES AREA HEREBY DEDICATED TO THE UNITED CITY OF YORKVILLE FOR PUBLIC RIGHT-OF-WAY AND UTILITY PURPOSES.
 STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

NO.	DATE	BY	REVISION DESCRIPTION AND NOTES
1	05/04/17	BJB	REVISED LEGAL DESCRIPTION AND NOTES
2	05/23/17	BJB	PER EEL COMMENTS

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 CEDARHURST OF YORKVILLE SUBDIVISION

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

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

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 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

Pin: 02-29-100-004 02-29-100-005

EXHIBIT A

OWNERSHIP CERTIFICATE

STATE OF MO) S.S. COUNTY OF St. Louis) THIS IS TO CERTIFY THAT Cedarhurst of Yorkville P.U.D. is a 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 Exp. 105, Chgo, MO 60605 COMPLETE ADDRESS BY Joshua Judges for owner Jordan Dorsey, VP. PRINTED NAME

NOTARY CERTIFICATE

STATE OF MO) S.S. COUNTY OF St. Louis) I, Jamie Bidwell, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT Joshua Judges and Jordan Dorsey, 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) S.S. COUNTY OF KENDALL) 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

IDOT 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. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. 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 REGION 2 ENGINEER

CITY PLAN COMMISSION CERTIFICATE

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

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) S.S. COUNTY OF KENDALL) APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS DAY OF 20

MAYOR

CITY ENGINEER'S CERTIFICATE

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

IDOT 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

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.

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, GRANTEE.

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 SIGNALS 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 DESIGNATED 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 GRANTEE'S 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 GRANTEE. AFTER SUCH FACILITIES ARE INSTALLED, THE GRANTEE 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", "OPEN AREAS", "OPEN ELEMENTS", "OPEN AREAS", "PARKING" 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 GRANTEE AT COST OF THE GRANTEE/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, NCCOR, COM ED, COMCAST, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, 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, LANDSCAPE, INTERIOR DRIVEWAYS, AND 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 PATTERNS, DRIVEWAYS, TREES, SHRUBS, FENCES, FLOWERS, ETC., HOWEVER, 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 THE 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 OVER ALL AREAS ON 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) S.S. COUNTY OF KENDALL) THIS INSTRUMENT NO. WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS. THIS DAY OF 20 AT O'CLOCK

KENDALL COUNTY RECORDER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS) S.S. COUNTY OF KENDALL) 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) S.S. COUNTY OF KENDALL) 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: 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 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 188.25 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. 1703030374, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2011. 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

Table with columns: NO., DATE, BY, REVISION DESCRIPTION AND NOTES. Contains revision history for the plat.

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 CEDARHURST OF YORKVILLE SUBDIVISION

BAR IS ONE INCH ON OFFICIAL DRAWINGS 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 Ratos, 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)



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

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

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						\$ 113,685.00
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	LSUM	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				\$ 143,684.50

	PAY ITEM	UNITS	QUANTITY	UNIT COST	COST
2.00	PARKING LOT CONSTRUCTION				
	CONCRETE				
2.01	ADA DETECTABLE WARNING	SQ. FT.	157	\$ 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 8"	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)	FOUND	720	\$ 0.35	\$ 252.00
2.10	BITUMINOUS MATERIALS (PRIME COAT)	FOUND	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.	900	\$ 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	\$ 1,850.00	\$ 5,550.00
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 (ASSULT - RECODP)	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					\$ 746,400.50
CONTINGENCY (10%) - FINAL					\$ 74,640.05
TOTAL COST (WITH CONTINGENCY)					\$ 819,040.55

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

Required Bond/LOC Amounts \$136,398.00 for site development permit
\$0.00 for remaining sitework

- 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

Grading and Erosion Control	\$143,651.50
Parking Lot Construction	\$250,345.50
Storm	\$148,042.50
Sanitary	\$26,496.00
Water	\$56,865.00
Landscaping	\$115,000.00
Total	\$740,400.50
Total (Public & SE Improvements)	<u>\$113,665.00</u>

Water fee calculation		
Length (feet)	Dia (inches)	Volume (gal)
32	6	47
408	8	1065
0	10	0
0	12	0
0	16	0
		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



REQUEST FOR PROPOSALS

DOWNTOWN OVERLAY DISTRICT STREETSCAPE MASTER PLAN FORM-BASED CODE

UNITED CITY OF YORKVILLE, ILLINOIS

FARR ASSOCIATES

FARR
ASSOCIATES

The Monadnock Building
53 West Jackson Blvd. Suite 650
Chicago, Illinois 60604



BUILDINGS + PLACES

October 6, 2017

Community Development Department
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

LETTER OF TRANSMITTAL

RE: Downtown Overlay District- Streetscape Master Plan & Form-Based Code RFP Response

The following proposal is a firm offer, guaranteed for a ninety (90) day period from the submittal deadline.

Proposal Contact

Christina Bader
Director of Marketing

53 W. Jackson Blvd. Suite 650
Chicago, IL 60604

(312)408-1661 x203
christinab@farrside.com

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Farr".

Doug Farr, FAIA, CNU-A, LEED AP
President, Farr Associates

EXECUTIVE SUMMARY

Farr Associates is pleased to submit this RFP response for the City of Yorkville's Downtown Overlay District Streetscape Master Plan & Form-Based Code. We are a firm of urbanists, passionate architects, and planners invested in cities and towns, sustainability and leadership. We have a regional portfolio of downtown streetscapes and form-based codes– with built results. Several examples have been provided in this proposal. We are excited at the possibility to work with the City on this important assignment. The timing is right for Downtown initiatives, building off the adoption of the City's award-winning comprehensive plan, The Yorkville Plan.

A CENTER FOR YORKVILLE

A major goal of The Yorkville Plan was creating an shared identity and sense of belonging among residents, many of whom live outside the historic core of the City in new developments. Promoting and enhancing downtown as the civic anchor of the City is a strong strategy to help with this. Giving residents a strong, positive vision of downtown that they can identify with will be the emphasis of our work.

URBAN DESIGN & PLACEMAKING

Farr Associates excels at creating walkable, pedestrian-scaled places, and we will develop specific strategies for improving and enhancing these characteristics for Downtown Yorkville's existing good bones. Our expertise comes from knowing the fine grain principles of walkability – appropriate sized blocks, building entrances on the street, locating parking behind buildings, and creating engaging ground floor facades with high levels of transparency. These strategies will be integrated into our streetscape design recommendations and code requirements.

Our practice has also been increasingly focused on placemaking. While placemaking can result in different outcomes depending on the project, it seeks to create quality spaces that contribute to people's health, happiness, well being, and a feeling of connection. We utilize several approaches to placemaking – including the development of a central gathering place and creating a variety of walk-to destinations for meals, entertainment, and daily services.

DEVELOPING THE RIGHT TOOLS

The RFP outlines several priorities that center around providing an engaging public realm and predictable, high quality development. We propose to deliver these results with two deliverables:

Streetscape Vision Plan

We will develop a Streetscape Vision Plan for the Downtown Study Area, which will include a physical design vision for Downtown and identify opportunities for streetscape design improvements to beautify the corridor and boost economic development. Much of this information will be codified into the Downtown Overlay District, but this document will include information that would not typically appear in a code document.

Downtown Form-Based Overlay District

We will develop form-based code overlay for the Downtown Study Area. The resulting regulations will be concise, clearly narrated and organized, and extensively illustrated, using graphics and tables for clarity.

This project offers an exciting opportunity to assist the City of Yorkville in setting and implementing a future vision for Downtown, and we are inspired to be a part of it. Our response showcases our team's prior experience, and we welcome a discussion with the City to demonstrate how it relates and informs the important work to be done.

1 ORGANIZATIONAL PROFILE & PROPOSED PROJECT TEAM



FARR ASSOCIATES

LEADERS IN THE FIELD

Farr Associates is a firm of optimistic architects and planners passionate about cities, sustainability and leadership. For over twenty-years we have been agile, early-adopters—pioneering cutting-edge sustainable strategies and technologies and working to overcome the technical and regulatory limits of sustainability at all scales. Located in the historic Monadnock Building in Chicago's Loop since its founding in 1990, Farr Associates' planners and architects work in integrated design teams to create award-winning plans and designs that are sustainability-minded. This interdisciplinary approach allows us to see the big picture and translate it into actionable implementation.

DESIGNING SUSTAINABLE PLACES

Our architecture and planning studios are driven by creating resilient, vibrant places across the country. Our expertise is urban-focused and includes commercial, education, mixed use, residential, affordable housing, master planning, and historic preservation projects. Our best work results from collaboration with clients on projects that aspire to attain social, economic and environmental goals, often at the crossroads of policy and design.

A BENEFIT CORPORATION + JUST ORGANIZATION

As an Illinois Benefit Corporation, Farr Associates strives for a positive and measurable impact on society, employees, our community, and the environment. We maintain a reputation of actively working on behalf of those with diverse needs and identities, while belonging and contributing to a larger and just context. We align our business with a public good through full transparency— from our employee policies and business development to our design intentions and community engagement.

We maintain Benefit Corporation reporting and transparency requirements through the Just Label managed by the International Living Future Institute.

Just.
THE SOCIAL JUSTICE LABEL

BUILDINGS + PLACES



KEY STAFF



DOUG FARR, FAIA, CNU-A, LEED AP
PRESIDENT / PRINCIPAL | FARR ASSOCIATES

Doug Farr is the founding principal and president of Farr Associates Architecture and Urban Design. Doug is a national leader in planning and designing sustainable neighborhoods and buildings. He is a published author who lectures widely on the topics of urbanism and sustainability. From 2006-2009, Doug led the development of LEED Neighborhood, a U.S. Green Building Council (USGBC) rating system that integrates smart growth, walkability, and green building practices into standards and metrics that scale up sustainability to a neighborhood level.

Based on the firm's pioneering sustainable design practice and insights gained from chairing LEED Neighborhood, Doug authored the urban planning best-seller *Sustainable Urbanism: Urban Design with Nature* in 2008. His follow-up book entitled *Sustainable Nation* will be released in 2017. He recently completed a two-year term as the Executive Board Chair of the Congress for the New Urbanism and now serves on the Board of Directors of EcoDistricts.

ROLE ON PROJECT

Doug will serve as the principal in charge of the project, working with City to develop a code and streetscape plan that delivers walkable urban design, engaging placemaking, and a quality public realm with complete streets. He will lead the project team in a work plan that achieves these goals.

NOTABLE PROJECT EXPERIENCE

- Envision 8th Street Charrette & Form-Based Code - Traverse City, Michigan
- West Evanston Form-Based Code - Evanston, Illinois
- Uptown Renewal Plan & Form-Based Code - Normal, Illinois
- Downtown Bloomington Master Plan - Bloomington, Illinois
- Main Street Form-Based Code - Normal, Illinois
- Downtown North Implementation Plan - Mundelein, Illinois



GRANT HROMAS, LEED AP
PROJECT MANAGER | FARR ASSOCIATES

Grant joined Farr Associates in 2016 as an urban designer and planner. His priorities include designing more attractive, economically and environmentally sustainable communities that create lasting connections between place and people. A background in architecture, as well as streetscape and corridor design, program development, town planning, and zoning and feasibility analysis, round out his diverse experience.

ROLE ON PROJECT

Grant will serve as the project manager, coordinating day-to-day logistics, schedule and budget for the overall project. He will attend all meetings and ensure deliverables are completed on schedule. Grant will also serve as a project urban designer focusing on the form-based code, right-of-way, and streetscape.

NOTABLE PROJECT EXPERIENCE

- Envision 8th Street Charrette & Form-Based Code - Traverse City, Michigan
- Toledo Civic Center Charrette & Master Plan - Toledo, Ohio
- Madison Street Corridor Charrette - Rockford, Illinois
- Tinley Park 80th Street Station Area Plan - Tinley Park, Illinois
- Central-Main Street Master Plan - West Chicago, Illinois
- Downtown North Implementation Plan - Mundelein, Illinois



SYDNEY VANKUREN
ASSOCIATE | FARR ASSOCIATES

Sydney VanKuren joined Farr Associates in 2015, focusing on sustainable urbanism projects. Sydney has professional experience in biology, research analysis, science communication, and environmental planning and policy. She holds a bachelor's degree in Natural Resources as well as a master's degree in Urban Planning and Policy. She is an EcoDistricts Accredited Professional.

ROLE ON PROJECT

Sydney will serve as project associate, with a focus on form-based code research, analysis, and calibration.

NOTABLE PROJECT EXPERIENCE

- Davis Core Area Plan - Davis, California
- Downtown North Implementation Plan - Mundelein, Illinois
- Detroit Mix Tape Zoning Initiative - Detroit, Michigan
- Detroit Future City Master Plan - Detroit, Michigan



ALY ANDREWS, AICP, LEED AP
URBAN DESIGNER | FARR ASSOCIATES

With a background in architecture, urban planning, and urban design, Aly has mastered the ability to work at multiple scales. Her experience includes working for state and local governments, as well as the private sector. Her project work includes developing community engagement tools, pedestrian and bike mobility, and resilient neighborhoods.

ROLE ON PROJECT

Aly will serve as a project designer, assisting in deliverable development, with a special focus on community engagement.

NOTABLE PROJECT EXPERIENCE

- Envision 8th Street Charrette & Form-Based Code - Traverse City, Michigan
- Toledo Civic Center Charrette & Master Plan - Toledo, Ohio
- Madison Street Corridor Plan - Rockford, Illinois
- Downtown Rockford Strategic Action Plan - Rockford, Illinois
- Uptown Renewal Plan Update - Normal, Illinois
- Tinley Park 80th Street Station Area Plan – Tinley Park, Illinois



DOUGLAS FARR, FAIA, LEED AP

PRINCIPAL

Doug Farr is the founding principal of Farr Associates, an architecture and planning firm regarded by many as one of the most sustainable design practices in the country. Farr Associates' unique niche is in applying the principles of green building at the scale of the neighborhood and in designing green buildings for urban contexts. Doug is the author of the urban planning best-seller *Sustainable Urbanism*. He recently completed a two-year term as the Executive Board Chair of the Congress for the New Urbanism and now serves on the Board of Directors of EcoDistricts.

AFFILIATIONS

AIA Licensed Architect, Illinois, Indiana, Wisconsin, and Massachusetts

U.S. Green Building Council

Congress for New Urbanism - Board Chair

LEED Neighborhood Development - Founding Chair

BioRegional Development Group North America - Board of Directors

STAR Community Index Technical Advisory Committee - ICLEI - Local Governments for Sustainability

Lambda Alpha International, Ely Chapter

SELECTED DESIGN AWARDS

Metropolitan Planning Council Burnham Award 2010

ITE Transportation Planning Council Best Project Award 2006

"Best Practice" US Department of Housing and Urban Development

CNU Illinois Merit Award, 2012

CNU Illinois Charter Award, 2013

AUTHORED WORKS

Sustainable Urbanism: Urban Design With Nature. Hoboken: Wiley, 2007.

Contributor: Zelinka, Al and Dean Brennan, eds. *SafeScape: Creating Safer, More Livable Communities Through Planning and Design*. Chicago: American Planning Association, 2001.

Contributor: Leccese, Michael, and Kathleen McCormick, eds. *Charter of the New Urbanism*. New York: McGraw-Hill, 2000.

SELECTED EXPERIENCE

UPTOWN NORMAL RENEWAL PLAN & FORM-BASED CODE, NORMAL, IL

Downtown Normal is home to Illinois State University, with a student and staff population of 22,000. Despite the presence of this large market for goods and services, the downtown has been in a prolonged state of decline, marked by reduced retail choices and deferred building maintenance. The preliminary \$211 million redevelopment plan is anchored by a urban design centerpiece circular plaza, an Amtrak multi-modal high speed rail facility, and a new children's museum.

ENVISION EIGHTH CHARRETTE & CORRIDOR PLAN, TRAVERSE CITY, MI

Eighth Street, an important cross-town connector in Traverse City, suffers from an identity crisis. It is overly wide, promoting speeding traffic through nodes of walkable development, mixed with small-scale strip centers and large front parking lots. Farr Associates led a week-long charrette process that helped unpack a controversial road diet implemented by the City the year prior. The charrette delivered a consensus-based plan for a new street section along the corridor with innovations for bikes, and a master plan for the land uses surrounding the corridor.

MAIN STREET FORM-BASED CODE, NORMAL, IL

To further the recommendations of the Town's Main Street Redevelopment Plan, Farr Associates was hired to create a form-based code for the Main Street Corridor. The Corridor is five miles long and stretches through two municipalities, two university campuses, and a large healthcare facility. While much of the Corridor is auto-oriented in nature, the community expressed strongly, through the adopted Main Street Plan, that the corridor should shift courses toward pedestrian-oriented development.

WEST EVANSTON FORM-BASED CODE, EVANSTON, IL

The City of Evanston hired Farr Associates to create an form-based overlay for the West Evanston neighborhood that was rapidly changing. After the City imposed a development moratorium in response to the community's disappointment with new development in the area, Farr Associates worked with the community to create a master plan and overlay that would attract more appropriate, pedestrian-oriented development.

DOWNTOWN NORTH IMPLEMENTATION PLAN, MUNDELEIN, IL

Building on the success of their recently adopted Station Area Plan, the Village turned its focus to the area immediately north. The Downtown North Implementation Plan has several strategic components— including visioning studies for catalytic redevelopment parcels, a streetscape redevelopment plan for the North Hawley, a major route through the study area, and a regional bike trail connection.

DOWNTOWN BLOOMINGTON MASTER PLAN, BLOOMINGTON, IL

Farr Associates developed a master plan for the historic downtown of Bloomington, Illinois. The City is regionally known for its intact historic downtown, so the plan balances the importance of preservation with the downtown's development pressures. The City was especially interested in infill redevelopment scenarios for several catalytic sites, which the plan illustrates with multiple options that respect the area's historic fabric.



GRANT HROMAS, LEED AP

PROJECT MANAGER

Grant joined Farr Associates in 2016 as an urban designer and planner. His priorities include designing more attractive, economically and environmentally sustainable communities that create lasting connections between place and people. A background in architecture, as well as streetscape and corridor design, program development, town planning, and zoning and feasibility analysis, round out his diverse experience.

AFFILIATIONS

LEED Accredited Professional,
Neighborhood Development

Urban Land Institute (ULI) Chicago

Congress for the New Urbanism (CNU)

AWARDS & SCHOLARSHIPS

2017 NAREIM Executive Meeting Fellow

Real Estate Center Scholarship

Dr. Charles Wurtzbech & Susan
Marshall Travel Scholarship

2016 AIA Emerging Professionals Exhibit

2016 Better Philadelphia Challenge
Professional | First Place Winners, Build
Your Own Mantua

Metrocenter YMCA Get Engaged
representative on the Seattle Design
Commission

ULI | Gerald D.. Hines Student Urban
Design Competition '1st Runners-Up'

Selected as a University of Oklahoma
College of Architecture Ambassador

Bockus-Payne Scholarship and David L.
Boren Award Scholarship recipient

EDUCATION

DePaul University (in-progress)
Chicago, IL, MS in Real Estate

Washington University in St. Louis
St. Louis, MO, Master of Urban Design

Tongji University WUSTL Global
Urbanisms Studio, Shanghai, China

The University of Oklahoma
Norman, OK, Bachelor of Architecture

SELECTED EXPERIENCE

"ENVISION EIGHTH" CORRIDOR MASTER PLAN & FORM-BASED CODE, TRAVERSE CITY, MI

Eighth Street, an important cross-town connector in Traverse City, suffers from an identity crisis. It is overly wide, promoting speeding traffic through nodes of walkable development, mixed with small-scale strip centers and large front parking lots. Farr Associates led a week-long charrette process that helped unpack a controversial road diet implemented by the City the year prior. The charrette delivered a consensus-based plan for a new street section along the corridor with innovations for bikes, and a master plan for the land uses surrounding the corridor.

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Building on the success of their recently adopted Station Area Plan, the Village turned its focus to the area immediately north. The Downtown North Implementation Plan has several strategic components— including visioning studies for catalytic redevelopment parcels, a streetscape redevelopment plan for the North Hawely, a major route through the study area, and a regional bike trail connection.

TINLEY PARK 80TH STREET TOD REDEVELOPMENT PLAN, TINLEY PARK, IL

Farr Associate was retained by the Client of Tinley Park to create a redevelopment plan for a 280-acre site of a former State of Illinois Mental Health Campus that was vacated in 2011. The site, which sits directly adjacent to the 108th Street Metra Station, offers a rare opportunity to pursue TOD on a large-scale blank canvas in the mostly built-out client. The plan proposes three different walkable neighborhood schemes that each feature access to nature via stormwater parks and habitat areas, active living through trails, and community engagement through mixed use centers..

CENTRAL-MAIN STREET AREA PLAN UPDATE, WEST CHICAGO, IL

Farr Associates is working with the City of West Chicago to update their 2007 Central-Main Street Redevelopment Plan, which sits at the heart of their commuter rail station area. Launching into a recession-impacted real estate market, the plan stalled on several catalyst site redevelopments. The Plan Update will look at how to leverage City investments that were implemented, like a new station area streetscape, to interest area residential and commercial developers.

TOLEDO CIVIC CENTER CHARRETTE, TOLEDO, OH

U.S. EPA retained Farr Associates to lead a three-day charrette to develop a sustainable redevelopment vision for Toledo's 30-acre Civic Center based on new GSA building projects for the site. The charrette explored various design options for green infrastructure, site circulation, public art and programming.



SYDNEY VANKUREN

ASSOCIATE

Sydney VanKuren joined Farr Associates in 2015, focusing on sustainable urbanism projects. Sydney has professional experience in biology, research analysis, science communication, and environmental planning and policy. She holds a bachelor's degree in Natural Resources as well as a master's degree in Urban Planning and Policy. She is an EcoDistricts Accredited Professional.

AFFILIATIONS

- American Planning Association
- Congress for the New Urbanism
- EcoDistrict Accredited Professional
- Biomimicry Chicago

EDUCATION

- Master of Urban Planning & Policy, University of Illinois-Chicago
- Bachelor of Science, University of Chicago

SELECTED EXPERIENCE

DETROIT FUTURE CITY, DETROIT, MI

Farr Associates worked with NRDC and DFC in 2015 to determine the viability of various long term open space types related to the Detroit Future City Plan. The study compiled unique data pertaining to potential land uses to beautify and increase productivity on Detroit's vacant land. The findings will inform the next step in the process, which is a Comprehensive Open Space Plan for Detroit.

DETROIT MIX TAPE ZONING, DETROIT, MI

Farr Associates is leading a design team competitively chosen by the City of Detroit in this one-of-a-kind initiative to reduce red tape in development projects. In three strategic corridors in the city, the team is crafting an innovative redevelopment vision, then testing those ideas against the City's existing approval processes.

DOWNTOWN DEARBORN REDEVELOPMENT PLAN, DEARBORN, MI

Farr Associates worked with Conservation Design Forum on redevelopment plans for several large Downtown surface parking lots. A multi-day charrette was convened with stakeholders to develop and test plan ideas.

UPTOWN MASTER PLAN UPDATE NORMAL, IL - LIVING COMMUNITY CHALLENGE PILOT

After a successful master planning effort of the Uptown area in Normal led by Farr Associates in 2001 that saw over \$211 million in public and private sector investment, the Town hired Farr Associates to develop a plan for the area directly south of Uptown— currently cut off from the area by high speed rail tracks. The plan focuses on how to bring the benefits of Uptown investment south of the tracks through urban design strategies and a centerpiece underpass.

"ENVISION EIGHTH" CORRIDOR MASTER PLAN, TRAVERSE CITY, MI

Eighth Street, an important cross-town connector in Traverse City, suffers from an identity crisis. It is overly wide, promoting speeding traffic though nodes of walkable development, mixed with small-scale strip centers and large front parking lots. Farr Associates led a week-long charrette process that helped unpack a controversial road diet implemented by the City the year prior. The charrette delivered a consensus-based plan for a new street section along the corridor with innovations for bikes, and a master plan for the land uses surrounding the corridor.

WESTLAKE EXTENSION TOD PLANS, HAMMOND, MUNSTER, & DYER, IN

Farr Associates is currently working with the Northwest Indiana Regional Development Authority (RDA) and the Northwest Indiana Commuter Transportation District (NICTD) on the expansion of the commuter South Shore Line into three new communities. Four new stations are proposed, with Farr Associates completing transit-oriented development plans for the 1/2 mile radius around each station. These plans are illustrating how new land uses like residential, commercial, and offices can leverage the new transit service.



ALY ANDREWS, AICP, LEED GA

DESIGNER

With a background in architecture, urban planning & design, Aly has mastered the ability to work at multiple scales. Her experience includes working for state and local governments, as well as the private sector. Her project work includes developing community engagement tools, affordable housing, workforce development, pedestrian and bike mobility, resilient neighborhoods, urban agriculture, and vertical cities.

AFFILIATIONS

LEED, Green Associate

American Planning Association

Congress for the New Urbanism

National Charrette Institute Certified Planner

AWARDS & SCHOLARSHIPS

Michigan Association of Planning
Daniel P. Burnham Award for a
Comprehensive Plan - 2016
Jackson Community Master Plan
Jackson, MI

Michigan Association of Planning
Planning Excellence Award for
Outstanding Student Project - 2015
Forging a Future: Recommendations
for Strengthening Detroit's Mt. Elliot
Employment District

HUD Innovation in Affordable Housing
Student Design & Planning Competition
2014 - Finalist

EDUCATION

Master of Urban & Regional Planning,
University of Michigan

Bachelor of Architecture, University of
Michigan

SELECTED EXPERIENCE

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ROCKFORD DOWNTOWN STRATEGIC ACTION PLAN, ROCKFORD, IL

Farr Associates worked with the City of Rockford to create a Downtown Strategic Action Plan that combines the goals and recommendations of multiple planning efforts in the area over the past decade. The results of these prior plans, focused on issues like adding downtown housing, linking open space, and improving mobility choices, often resulted in recommendations that were resource intensive, investment heavy, and had time lines of 15-20 years. A T[actical], L[ean], C[limax] approach proposes shorter-term implementation tactics that ultimately lead to high-investment climax conditions.

"ENVISION EIGHTH" CORRIDOR MASTER PLAN, TRAVERSE CITY, MI

Eighth Street, an important cross-town connector in Traverse City, suffers from an identity crisis. It is overly wide, promoting speeding traffic through nodes of walkable development, mixed with small-scale strip centers and large front parking lots. Farr Associates led a week-long charrette process that helped unpack a controversial road diet implemented by the City the year prior. The charrette delivered a consensus-based plan for a new street section along the corridor with innovations for bikes, and a master plan for the land uses surrounding the corridor.

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TINLEY PARK 80TH STREET REDEVELOPMENT PLAN, TINLEY PARK, IL

Farr Associate was retained by the Village of Tinley Park to create a redevelopment plan for a 280-acre site of a former State of Illinois Mental Health Campus that was vacated in 2011. The site, which sits directly adjacent to the 108th Street Metra Station, offers a rare opportunity to pursue TOD on a large-scale blank canvas in the mostly built-out village.

TOLEDO CIVIC CENTER CHARRETTE, TOLEDO, OH

U.S. EPA retained Farr Associates to lead a three-day charrette to develop a sustainable redevelopment vision for Toledo's 30-acre Civic Center based on new GSA building projects for the site. The charrette explored various design options for green infrastructure, site circulation, public art and programming.

2 PREVIOUS PROJECT SUMMARIES





UPTOWN NORMAL MASTER PLAN & FORM-BASED CODE

NORMAL, ILLINOIS

TOWN OF NORMAL

LEED NEIGHBORHOOD SILVER
LIVING COMMUNITY CHALLENGE- PILOT
2011 U.S. EPA SMART GROWTH – BEST CIVIC SPACE

Normal's downtown, known as Uptown, had been in a prolonged state of decline, marked by reduced retail choices and deferred building maintenance. An ambitious plan was undertaken to create a sense of place downtown, where there previously had been none. The plan was built around a new traffic circle and plaza anchored by an existing Amtrak facility.

Well into its implementation phase, the redevelopment plan has far exceeded initial goals. The centerpiece Uptown Circle has become a major civic attraction, with the added benefit of on-site stormwater treatment. Thanks to a TIGER federal grant, a new multi-modal high speed rail facility replaced the undersized Amtrak station in 2012. A new hotel/conference facility and a LEED Silver certified children's museum located downtown. This redevelopment activity has spurred \$200 million in new private sector investment throughout the area.

Implementation has been aided by a form-based code for the area. The code requires high levels of ground floor transparency, entrances on the street, limits required off-street parking, and requires properties adjacent to the Circle feature a pedestrian arcade.

KEY STAFF
Doug Farr
Aly Andrews



UPTOWN REGULATING PLAN



FARR ASSOCIATES



MAIN STREET FORM-BASED CODE

NORMAL, ILLINOIS

TOWN OF NORMAL

To further the recommendations of the Town's Main Street Redevelopment Plan, Farr Associates was hired to create a form-based code for the Main Street Corridor. The Corridor is five miles long and stretches through two municipalities, two university campuses, and a large healthcare facility. While much of the Corridor is auto-oriented in nature, the community expressed strongly, through the adopted Main Street Plan, that the corridor should shift courses toward pedestrian-oriented development.

The form-based code focuses on preserving existing residential neighborhoods while encouraging commercial development that is walkable and aesthetically appealing. To accomplish this goal, ten districts and nine building types specific to the area were created. The form-based code also includes permitted uses as well as parking, landscape, and signage standards.

Since adoption in 2010, mixed use buildings and commercial buildings have been developed in an area that had previously been auto-oriented strip center development. The urban design of these new buildings help to re-balance Main Street from a heavily trafficked auto corridor, to an area where large numbers of nearby Illinois State University students like to walk, live, and shop.



The regulating plan for the form-based code defines ten new districts created specifically to address urban design issues along the Corridor. Each district allows a unique mix of permitted building types and uses to accomplish the goals of the district.



This new corner commercial building was designed to hold the corner, with parking located in the rear. Medium depth setbacks were used to buffer traffic and lack of on street parking. Patios or other landscaping treatments are required in these setback area.

KEY STAFF
Doug Farr

FARR ASSOCIATES



MUNDELEIN DOWNTOWN NORTH IMPLEMENTATION PLAN

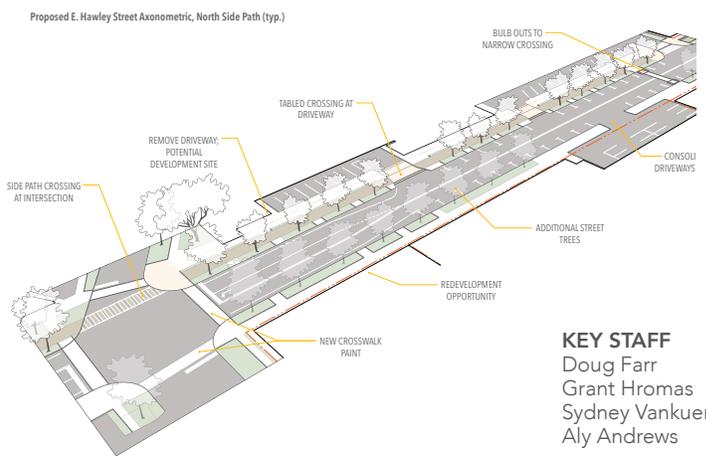
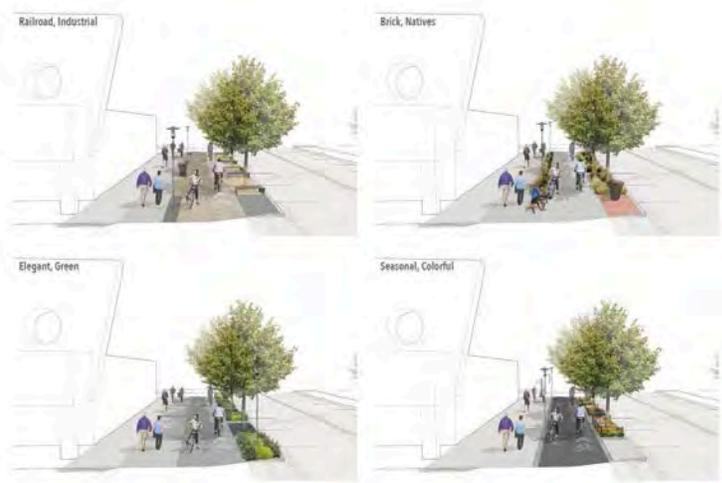
MUNDELEIN, ILLINOIS

VILLAGE OF MUNDELEIN

As the Village of Mundelein seeks to distinguish itself from other North and Northwest Chicago suburban communities, it has recently undergone a series of planning efforts to help improve and revitalize its downtown and adjacent areas. While Downtown Mundelein is mostly occupied, multiple vacant parcels and obsolete structures have created large areas of little or no activity. In an effort to attract new residents and businesses to the Village, the Downtown North Implementation Plan prioritizes and focuses on six strategic, incremental strategies that foster development opportunities of all scales that offer best practices for urban density, walkability, and parking requirements.

Understanding that transitioning industrial uses and large residential or mixed use redevelopments can only happen as fast as the market dictates, the Downtown North Plan actively builds on the Village's existing assets and takes advantage of incremental improvements—such as tactical infrastructure like parklets and programming for temporary events that draw residents into downtown for food, drinks, and entertainment.

An asset in downtown Mundelein is its small-block street grid and diagonal streets, introduced by the geometry of the rail tracks. However, multiple ROWs within downtown are in need of updates to transition from industrial to mixed-use, commercial, and residential land uses. The plan provides options for improving the streetscape to incorporate on-street parking, improved sidewalks, and new bike infrastructure.



KEY STAFF
 Doug Farr
 Grant Hromas
 Sydney Vankuen
 Aly Andrews



DOWNTOWN FERGUSON FORM-BASED DISTRICTS

KEY STAFF
Doug Farr

FERGUSON, MO

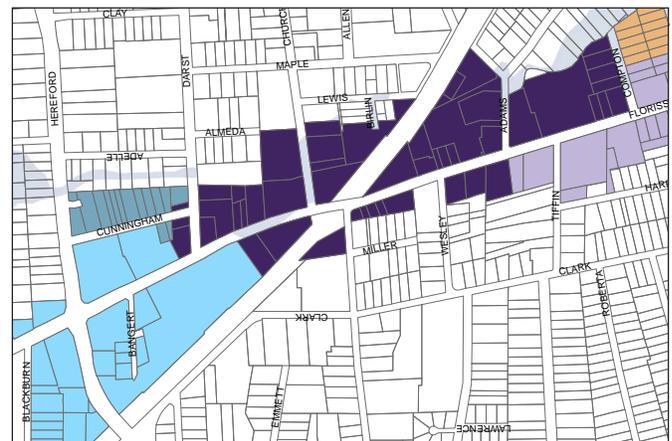
CITY OF FERGUSON

The City of Ferguson has made walkability a priority in their community, despite a four-lane state highway running through Downtown. To ensure new development be a pedestrian-friendly as possible, Farr Associates developed a form-based districts for their downtown and adjacent residential areas for what is known as the Citywalk District.

Building off their many downtown civic investments in recent years, including a new fire station, farmers market, and civic plaza, the code ensures that buildings have entrances on the street, and parking behind buildings. Due to the lack of on street parking and four travel lanes on Florissant Road, the code requires a build-to-zone set back at least seven feet from the street to provide a buffer to pedestrians with a wider sidewalk.

Also challenging were Downtown's two large creeks which flood yearly. Form regulations considered how to comfortably mix the need for raised first floors in flood-prone areas, while still being inviting to pedestrians.

FARR ASSOCIATES



CITYWALK REGULATING PLAN



NEW MIXED USE DEVELOPMENT UNDER CONSTRUCTION



ENVISION 8TH CORRIDOR MASTER PLAN & FORM-BASED CODE

TRAVERSE CITY, MICHIGAN

KEY STAFF
 Doug Farr
 Grant Hromas
 Sydney Vankuen
 Aly Andrews

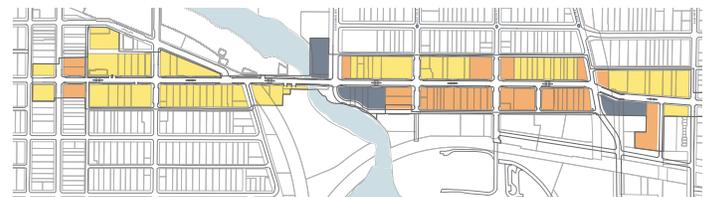
CITY OF TRAVERSE CITY

8th Street, an important cross-town connector in Traverse City, was a wide street, promoting speeding traffic through nodes of walkable development, mixed with strip centers and parking lots. The area was also confusing to cyclists looking for connections to nearby off-road trails. In contrast to the City's adjacent successful pedestrian-friendly downtown, 8th Street had become a street with no identity.

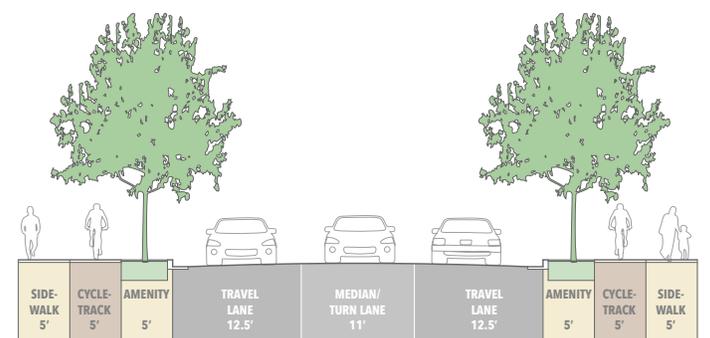
In late 2014, the City took action, implementing a road diet that shrunk the street from four lanes to three, with added on-street bike lanes. Community opinion splintered immediately. Those in favor enjoyed slowed traffic and less noise, and those against were upset with perceived new congestion and the addition of confusing bike lanes.

Farr Associates was hired in 2016 to lead a week-long charrette process to help unpack the controversial road diet and lead the community through a visioning process for the corridor. The charrette delivered a consensus-based plan for a new street section along the corridor to be implemented in 2018. It keeps three traffic lanes coupled with an extremely popular off-street cycle track—a first for Traverse City. The process also solidifies the community's desire for the area to become more walkable.

A form-based code was developed to implement the project which focuses density at two nodes and ensures new walkable development along the corridor's length.



8TH STREET REGULATING PLAN



8TH STREET PREFERRED SECTION



FARR ASSOCIATES

REFERENCES

UPTOWN NORMAL MASTER PLAN MAIN STREET FORM-BASED CODE

Mercy Davison, AICP
Town Planner, Town of Normal, IL
(309) 454-9590
mdavison@normal.org

MUNDELEIN NORTH IMPLEMENTATION PLAN

Amanda M. Orenchuk, AICP
Director of Community Development, Village of Mundelein
847-949-3282
aorechuk@mundelein.org

ENVISION 8TH STREET

Russ Soyering, AICP
Director of Planning
(231) 922-4465
rsoyering@traversecitymi.gov

3 METHODOLOGY PROJECT SCHEDULE PROJECT FEES



METHODOLOGY

APPROACH

Fresh off the award-winning Yorkville Plan, the City is ready to begin work on the Downtown planning initiatives. The work for this project will build off the parking study, Courthouse Hill, and wayfinding projects already underway.

ANCHORING YORKVILLE

A major goal of The Yorkville Plan was creating a shared identity and sense of belonging among residents, many of whom live outside the historic core of the City in new developments. Promoting and enhancing downtown as the civic anchor of the City is a strong strategy to help with this. Giving residents a strong, positive vision of downtown that they can identify with will be the emphasis of our work.

DISTINCTIVE URBAN DESIGN THAT FOSTERS A WALKABLE SENSE OF PLACE

Our team excels at creating walkable, pedestrian-scaled places, and we will develop specific strategies for creating an active and walkable area throughout the Downtown. Our expertise comes from knowing the fine-grain principles of walkability—appropriate sized blocks, locating parking well, and creating engaging ground floor facades with people-scaled setbacks, that we will design in the redevelopment scenarios. Our proposed plans will foster a sense of place on the site, integrating it with surrounding areas.

PLACEMAKING

Farr Associates' design practice has been increasingly focused on placemaking. While it can have different results depending on the project, it seeks to create quality spaces that contribute to people's health, happiness, well being, and feeling of connection. We utilize several approaches to placemaking— including the development of a central gathering place and creating a variety of walk-to destinations for meals, entertainment, and daily services.

A HIERARCHY OF STREETS

Part of successful urban walkability is understanding that not all streets are created equal when it comes to design aesthetics. For every pristine, walkable street, downtowns will always need streets for parking, loading, and higher volumes of traffic. An important part of planning for streetscapes or writing codes is determining this hierarchy. We will work with the City

and the community to determine Downtown's A Streets and B Streets, looking several years into the future.

"A" STREETS

A streets are the heart of the downtown focus area, along which retail and active uses are located. These streets contain a significant number of retail establishments, and have a number of destinations fronting them or within a block of them.

"B" STREETS

"B" streets are those that are located in close proximity to "A" streets, but may not be appropriate for a high concentration of retail uses due to fast-moving traffic or other constraints. These streets are often more conducive to parking, office, and residential uses. These streets still deserve a high level of care and amenities like sidewalks, good lighting, and shade should still be provided.

DEVELOPING THE RIGHT TOOLS

The RFP outlines several priorities that center around providing an engaging public realm and predictable, high quality development. We propose to deliver these results with two deliverables:

STREETSCAPE VISION PLAN

We will develop a Streetscape Vision Plan for the Downtown Study Area, which will include a physical design vision for Downtown and identify opportunities for streetscape design improvements to beautify the corridor and boost economic development. Much of this information will be codified into the Downtown Overlay District, but this document will include information that would not typically appear in a code document.

DOWNTOWN FORM-BASED OVERLAY DISTRICT

We will develop form-based code overlay for the Downtown Study Area. The resulting regulations will be concise, clearly narrated and organized, and extensively illustrated, using graphics and tables for clarity.

SCOPE OF WORK

TASK 1: PROJECT ORIENTATION

The initial phase of the project serves to familiarize us with Downtown Yorkville, key planning documents, and existing zoning. This will be accomplished through detailed review of plans, codes, other documents, and a physical survey of the existing conditions.

Task 1.1 Project Kickoff Meeting

The consultant team will attend a Kickoff Meeting with City staff. The meeting will set a common base of understanding for the project's goals, perceptions, and schedule. During this meeting, zoning concerns as well as opportunities and constraints related to the new code will be discussed.

Task 1.2 Review Existing Plans & Codes

Farr Associates will thoroughly review The Yorkville Plan, existing zoning regulations for the community, and any relevant neighborhood and special area plans. This review will give us a base of knowledge upon which to begin our more detailed design analysis and code development.

Task 1.3 Site Survey

Farr Associates will inventory and assess the Downtown study area existing conditions to become familiar with physical details and patterns of development. We will photographically survey the area and take any necessary measurements.

Task 1.4 Generate Necessary Background Maps

The City has indicated they have a large data set of GIS information that we will ask to be shared with us, including parcel, building, and curb lines, along with property ownership and any existing zoning information. We will then compile this digital information into a base map, which will be used throughout the project as a common graphic image.

TASK 2: PUBLIC INVOLVEMENT

Effective public participation is critical to the success of any planning process. We will work closely with the City to develop an agenda that maximizes the opportunity for public input.

Task 2.1 Project Website

Farr Associates will create a user-friendly and interactive project website. The design and content of

the site will ensure that all visitors, regardless of their background, understand the of the urban design vision for Downtown and the impacts of the proposed zoning overlay. We envision a fully interactive and updatable website built on a WordPress platform. Farr Associates will work with the City to approve the website design, and test the site before it posted for the public.

The website features include an interactive mapping tool, web-based Image Preference Survey, calendar, news updates, and document downloads.

Task 2.2 Stakeholder Interviews / Focus Groups

A day or interviews/focus groups will be conducted to get the firsthand insight of those most invested in the study area. We will work with the City identify and schedule these meetings.

Task 2.3 Public Workshop #1: Kickoff Meeting

A project kick off meeting will be held for residents that will introduce the project and goals of the City for the area. We also will seek their ideas for creating a vision for the ultimate physical development of the corridor. We will likely lead two input exercises:

Input Activity 1: Keypad Polling

Keypad polling is a wireless technology that allows for instantaneous polling of a room of people on a set of questions. The polling technology can be used to pose yes-no, either-or or multiple-choice questions pertaining to any aspect of the project.

Input Activity 2: Image Preference Survey

The IPS is a powerful tool that we often make use of to elicit group preferences on community character and appearance, especially for inclusion into zoning codes and development guidelines. In an IPS, participants are shown a series of image slides, each containing photographs of building types and streetscape related to appropriate categories. To offer a full range of options, contemporary images are typically drawn from local, regional, and national examples. The key, however, is a qualitative discussion of the results at the end of the meeting. The results of this process are used to establish preferred development types and mandatory or recommended design standards for new development in the neighborhood. Once the quantitative results are tallied and combined with documentation of the qualitative discussion for each image, a clear picture of consensus community desires is revealed.

The results of the public workshop will be tallied and reported back to the City and ultimately informs the final code document. Summary sheets with brief descriptions will be provided in digital format to be posted to the project website.

Task 2.4 Public Meeting #2: Open House

After the has have been drafted and initially revised, the consultant team and City will hold a Public Open House. A brief formal presentation of the code will be made by Farr Associates. The consultant/client team will then “staff” stations around the room and record community input and reactions. These comments will be recorded for the City to review and choose to incorporate or not.

TASK 3: STREETScape VISION PLAN

We will develop a Streetscape Vision Plan for the Downtown Study Area. Much of this information will be codified into the Downtown Overlay District, but this document will include more information about the Downtown vision and illustrated urban design best practices that would not appear in a code document. The results of the tasks in this phase will be combined into a highly graphic document to illustrate the vision for Downtown and streetscape improvements.

Task 3.1 Establish the Downtown Urban Design Vision

Based on the results from the public workshop and priorities and goals from The Yorkville Plan, the team will establish a vision for the for the ultimate physical development of the corridor. This will include the work of establishing the A and B streets and aesthetic characteristics.

Task 3.2 Illustrated Urban Design Best Practices

The team will illustrate urban design best practices for Downtown which may include photos or graphical illustrations of examples for strategies such as:

- Massing examples
- Pavement improvements
- Parkway/planting zone treatments
- Building orientation
- Parking availability
- Pedestrian improvements
- Downtown-scaled open space
- Seasonal strategies for our four-season climate
- Street furniture
- Passive or active green space
- Water features or other public art features

Task 3.3 Streetscape Master Plan

A Streetscape Master Plan will identify opportunities for enhancements to beautify the corridor and improve economic development. This includes material recommendations, color palettes, public art, signage, and public spaces.

TASK 4: DRAFT DOWNTOWN OVERLAY DISTRICT

Task 4.1 Draft Form-Based Downtown Overlay District Standards

Based on the development goals and information collected during the public workshop, Farr Associates will develop form-based code overlay for the study area. The resulting regulations will be concise, clearly narrated and organized, and extensively illustrated, using graphics and tables for clarity. The Downtown Overlay District will contain the following chapters:

REGULATING PLAN

The regulating plan created for this area will fold easily into the respective City’s existing map.

USE STANDARDS

Land use is a critical consideration when developing codes for any community. We will review existing land uses, and make recommendations as needed to fit the desired character for the area.

BUILDING FORM STANDARDS

We will develop an appropriate variety of building types for the study area. In this way, we ensure that the scale of development is appropriate for the surrounding area. For each building type, the code will establish standards for elements like building placement and height, window placement and quantity, entrance placement and quantity, building access design, facade proportioning, entrances, parking, vehicular access, service, use, and special design features.

STREET STANDARDS

Street types will be defined, illustrated, and mapped to ensure that the streets are not developed or redeveloped outside the district context. A and B Streets will be identified. For each street type, the code will establish standards for sidewalks, planting or furnishings zones, travel lane widths, bike traffic, parking, curb geometry, trees, and/or lighting.

LANDSCAPE STANDARDS

Landscape standards will be developed that foster aesthetically pleasing developments, minimize adverse visual impacts, and to improve the appearance of the public right-of-way.

PARKING STANDARDS

Parking standards are crafted reflect the realities of Downtown Yorkville. The area features on-street parking and public parking, we will analyze how this available parking supply may affect off-street parking requirements.

SIGNAGE STANDARDS

Signage can have a large impact on the visual quality and scale of a district. We will include signage types appropriate for Downtown Yorkville.

SUPPLEMENTAL DESIGN GUIDELINES

While form-based regulations include many design requirements, often there is an additional level of design that may require some flexible for implementation. Design guidelines can be an important element of a code that affect building appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood. Farr Associates will draft design guidelines that may include elements like facade materials, window treatment, awnings, shutters, balconies, and building variety.

Task 4.2 1st Draft Code Review & Revision

Farr Associates will present the Draft Downtown Overlay to the City. The City will be responsible for collecting comments, suggestions, and questions from this meeting and subsequent staff reviews and consolidating them into a series of clear action items for revision or response by the consultant.

Task 4.3 2nd Draft Code Review & Revision

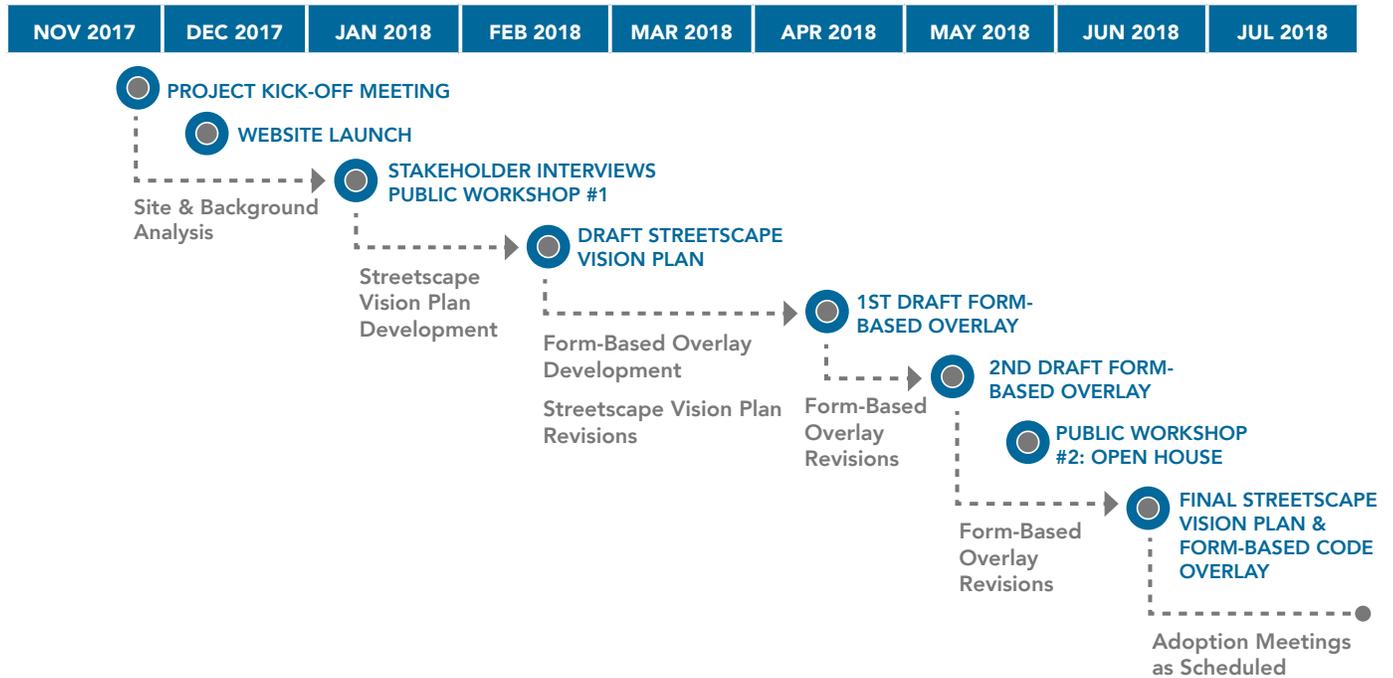
Upon making the revisions, a complete second draft of the code will be provided to the City, as well as the public via on-line posting for additional review and discussion. Changes to the document will be highlighted and color-coded for ease of review. Once again, the City will be responsible for collecting comments, suggestions, and questions from these meetings and consolidating them into a series of clear action items for revision or response by Farr Associates.

TASK 5: ADOPTION

5.1 Downtown Streetscape Vision Plan & Overlay District Adoption

The team will work with City staff to determine what involvement will be necessary during adoption proceedings. Farr Associates will present and attend up to three meetings with the Plan Commission and City Council.

PROJECT SCHEDULE



PROJECT FEES

FIXED FEE PROPOSAL

TASK	PERSON HOURS	FEES
Task 1: Project Orientation	43	\$6,500
Task 2: Public Involvement	80	\$12,000
Task 3: Streetscape Vision Plan	139	\$20,800
Task 4: Downtown Overlay District	189	\$28,400
Task 5: Adoption	40	\$6,000
Total	491	\$73,700
<i>Expenses</i>		\$700
GRAND TOTAL		\$74,400

Hourly Rates

Doug Farr, Principal	\$215/hour
Grant Hromas, Project Manager	\$165/hour
Sydney VanKuren, Associate	\$142/hour
Aly Andrews, Associate	\$105/hour

**AGREEMENT BETWEEN
THE UNITED CITY OF YORKVILLE, ILLINOIS,
AND FARR ASSOCIATES ARCHITECTURE AND URBAN DESIGN, P.C.**

This AGREEMENT made and entered into this ____ day of November, 2017, by and between the United City of Yorkville, an Illinois municipality with offices at 800 Game Farm Road, Yorkville, Illinois 60560, hereinafter referred to as the "CITY" and Farr Associates Architecture and Urban Design, P.C., an Illinois corporation with offices at 53 West Jackson Boulevard, Suite 650, Chicago, Illinois 60604, hereinafter referred to as the "CONSULTANT".

WITNESSETH:

WHEREAS, the CITY sought proposals for the creation of a downtown overlay zoning district and façade design guidelines with an emphasis in streetscape planning and form-based code criteria; and,

WHEREAS, after a thorough review of the proposals received, the CITY has determined that the proposal presented by CONSULTANT is in the best interest of the CITY and the CITY and CONSULTANT mutually agree as follows:

1. Scope of Consultant's Services

The CONSULTANT agrees to commence work upon execution of this AGREEMENT, and to perform those services outlined in the CITY's Request For Proposals attached hereto and made apart hereof as Exhibit A (the "RFP") and the Proposal submitted by CONSULTANT attached hereto and made a part hereof as Exhibit B (the "Proposal"), which are incorporated in this Agreement, utilizing the degree of skill and care exercised by practicing professionals performing similar services under similar conditions.

2. Compensation

The CONSULTANT shall be compensated for services on a fixed fee proposal of not to exceed seventy four thousand four hundred dollars (\$74,400.00).

3. Method of Payment

The CONSULTANT shall submit monthly invoices for costs incurred during the billing period. Invoices shall be paid by the CITY pursuant to the Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

4. Time of Performance

Work shall proceed in a timely manner according to the Project Schedule stated in the Proposal or as otherwise agreed to between the CITY and CONSULTANT with a completion date of August 1, 2018.

5. Excusable Delays

The CONSULTANT shall not be in default by reason of any failure in performance of this Agreement in accordance with its terms (including any failure by the CONSULTANT to make progress in the prosecution of the work hereunder which endangers such performance) if such failure arises out of causes beyond the reasonable control and without the fault or negligence of the CONSULTANT. Such causes may include, but are not limited to, acts of God, or of the public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, illness, accidents, and unusually severe weather, but in every case the failure to perform must be beyond the control and without the fault or negligence of the CONSULTANT.

6. Conflict of Interest

The CONSULTANT certifies that to the best of his knowledge, no CITY's employee or agent interested in the Agreement has any pecuniary interest in the business of the CONSULTANT or the Agreement, and that no person associated with the CONSULTANT has any interest that would conflict in any manner or degree with the performance of the Agreement.

7. Changes

The CITY may, from time to time, require or request changes in the scope or deadline of services of the CONSULTANT to be performed hereunder. Such changes, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated in written amendments to this Agreement.

9. Insurance

Consultant shall procure and maintain, for the duration of the Agreement, 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 CONSULTANT, 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.
- 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.

2. **MINIMUM LIMITS OF INSURANCE** CONSULTANT 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.
 - 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.

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 CONSULTANT's work, including activities performed by or on behalf of the CONSULTANT; products and completed operations of the CONSULTANT; premises owned, leased, or used by the CONSULTANT; or automobiles owned, leased, hired, or borrowed by the CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officials, agents, employees, and volunteers.
- 2. The CONSULTANT'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 CONSULTANT's insurance and shall not contribute with it.
- 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 CONSULTANT's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that CONSULTANT'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 CONSULTANT 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**

CONSULTANT 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.

8. ASSUMPTION OF LIABILITY

The CONSULTANT assumes liability for all injury to or death of any person or persons including employees of the CONSULTANT, 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 CONSULTANT 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 CONSULTANT, 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 CONSULTANT 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 CONSULTANT shall, at its own expense, satisfy and discharge the same.

CONSULTANT expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the CONSULTANT, 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. Third part reliance

This Agreement is intended for the mutual benefit of the CITY and CONSULTANT and no third party rights are intended or implied.

11. Ownership of Documents

The City shall retain ownership of all work products and deliverables created by CONSULTANT pursuant to this Agreement and the CITY shall retain sole and exclusive rights to receive and use such documents in such manner and for such purposes as the CITY determines. The CONSULTANT shall have the right to include representation of the design of the guidelines and criteria among the CONSULTANT'S promotional and professional materials including photographs of the resulting improvements.

12. Suspension of Services

The CITY may at any time by written order to CONSULTANT require CONSULTANT to stop all or any part of the services required by this Agreement. Upon receipt of such an order, CONSULTANT shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. The CITY shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for resumptions of the services upon expiration of the suspension order.

13. Termination

This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by the CITY under the same terms whenever the CITY shall determine that termination is in its best interests. Work completed to the date of termination and costs of termination incurred by CONSULTANT either before or after the termination dates shall be reimbursed by the CITY.

12. Certifications by CONSULTANT:

A. Certifies that it is not barred from bidding or contracting with the City as a result of a violation of either Paragraph 33E-3 or 33E-4 of Act 5, Chapter 720 of the Illinois Compiled Statutes regarding criminal interference with public contracting, and

B. Swears under oath that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue as required by Chapter 65, Act 5, paragraph 11-42.1 of the Illinois Compiled Statutes, and

C. States that it has a written sexual harassment policy as required by the Illinois Human Rights Act (775 ILCS 5/2-105(A) (4) a copy of which shall be provided to the City upon request, and

D. Agrees to comply with the requirements of the Illinois Human Rights Act regarding Equal Employment Opportunities as required by Section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105)

D. Agrees to comply with the civil rights standards set forth in Title VII of the Civil Rights Act as mandated in Executive Order No. 11246, U.S.C.A. Section 2000e n.114 (September 24, 1965)

E. All work under this contract shall be executed in accordance with all applicable federal, state, and City laws, ordinances, rules and regulations which may in any manner affect the performance of this contract.

13. The CONSULTANT is an independent contractor and neither the CONSULTANT, nor any employee or agent thereof, shall be deemed to be an employee or agent of the CITY.

13. The CONSULTANT agrees to not assign this Agreement in whole or in part without the prior written approval of the CITY.

13. This Agreement shall be construed under and governed by the laws of the State of Illinois.

14. This Agreement and any amendments may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

15. The person or persons executing this Agreement on behalf of the CONSULTANT represents and warrants that he/she/they has/have the authority to so execute this Agreement and to bind the CONSULTANT.

16. Notice

Any notice under this Agreement shall be in writing and shall be deemed sufficient when personally served or sent pre-paid first class United States mail as follows:

To the CITY:
Village Administrator
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

To the CONSULTANT:
Farr Associates
53 West Jackson Boulevard, Suite 650
Chicago, Illinois 60604

IN WITNESS WHEREOF, the CITY and CONSULTANT have executed by their duly authorized officials, this Agreement as of the day and year first above written:

The United City of Yorkville

Mayor

Attest:

City Clerk

Date: _____

Farr Associates Architecture and Urban
Design, P.C.

President

Print name
Date: _____



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.

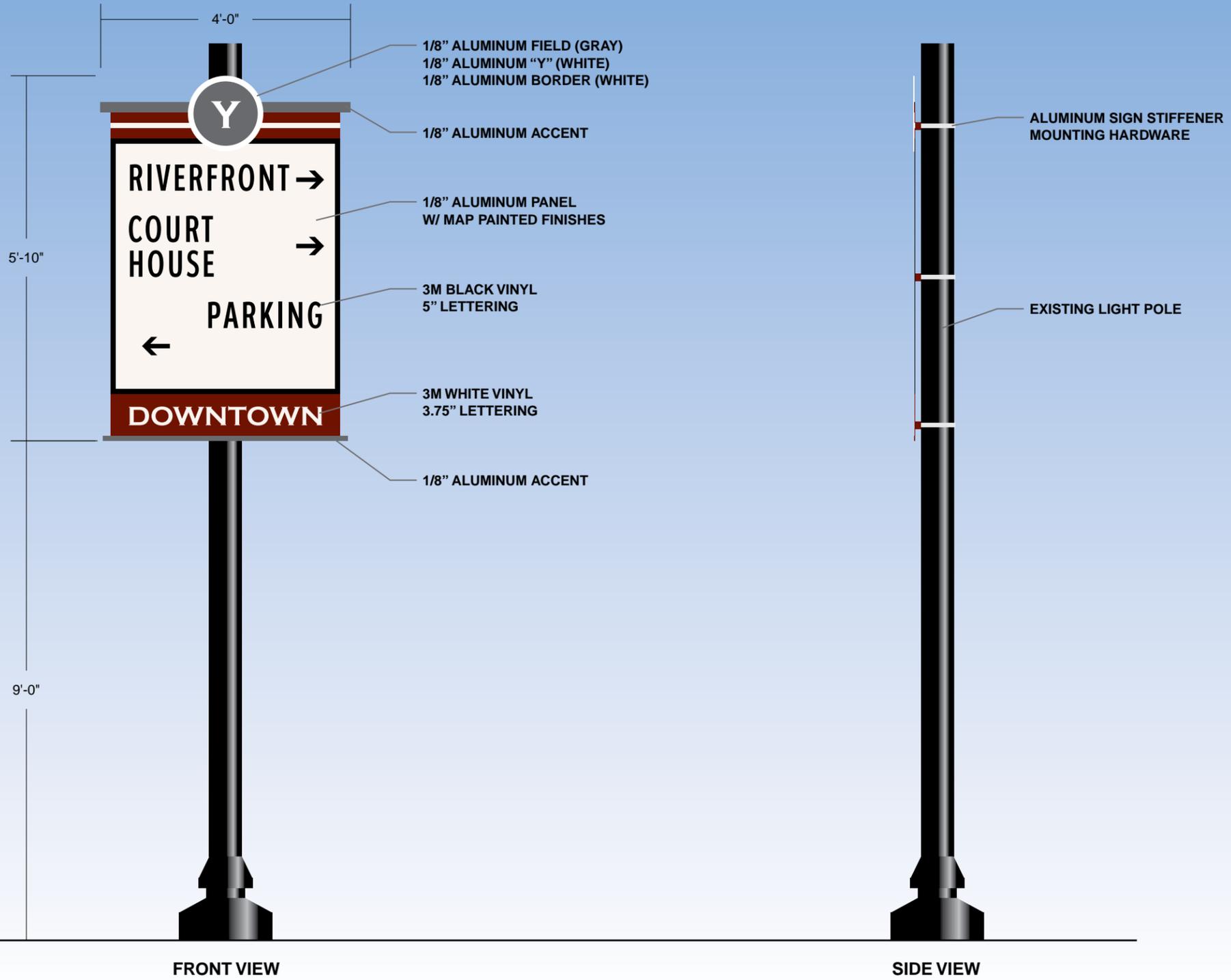
Additionally, there may be an opportunity to update the signage to include branding elements for the downtown based upon the recommendations from the City's Downtown Overlay District's planning consultant, Farr and Associates. It is expected that Farr and Associates will be underway with the branding 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.

CITY OF YORKVILLE

VEHICULAR WAYFINDING



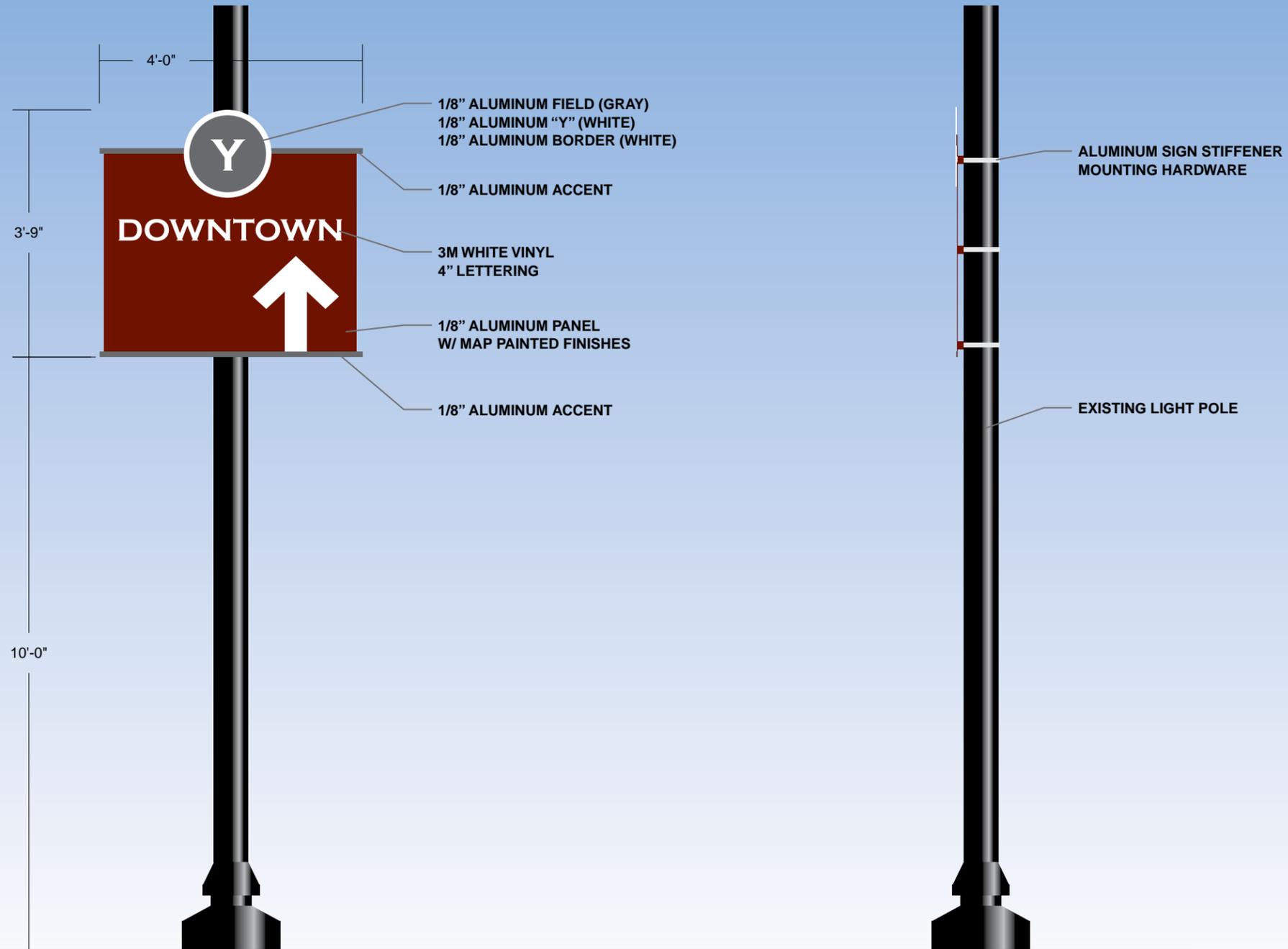
PH: (262) 554-6066
TOLL FREE: (800) 554-8110

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): <input checked="" type="checkbox"/> MAP BLACK <input type="checkbox"/> MAP WHITE <input type="checkbox"/> TBD <input type="checkbox"/> TBD <input type="checkbox"/> TBD <input type="checkbox"/> _____ <input type="checkbox"/> _____	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> 3M WHITE <input checked="" type="checkbox"/> 3M BLACK <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Client Signature: _____
	Drawing #: 1(0)	△	△	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: -		Signature _____ Date _____
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

DOWNTOWN DIRECTIONAL



FRONT VIEW

SIDE VIEW



"We Project Your Image"

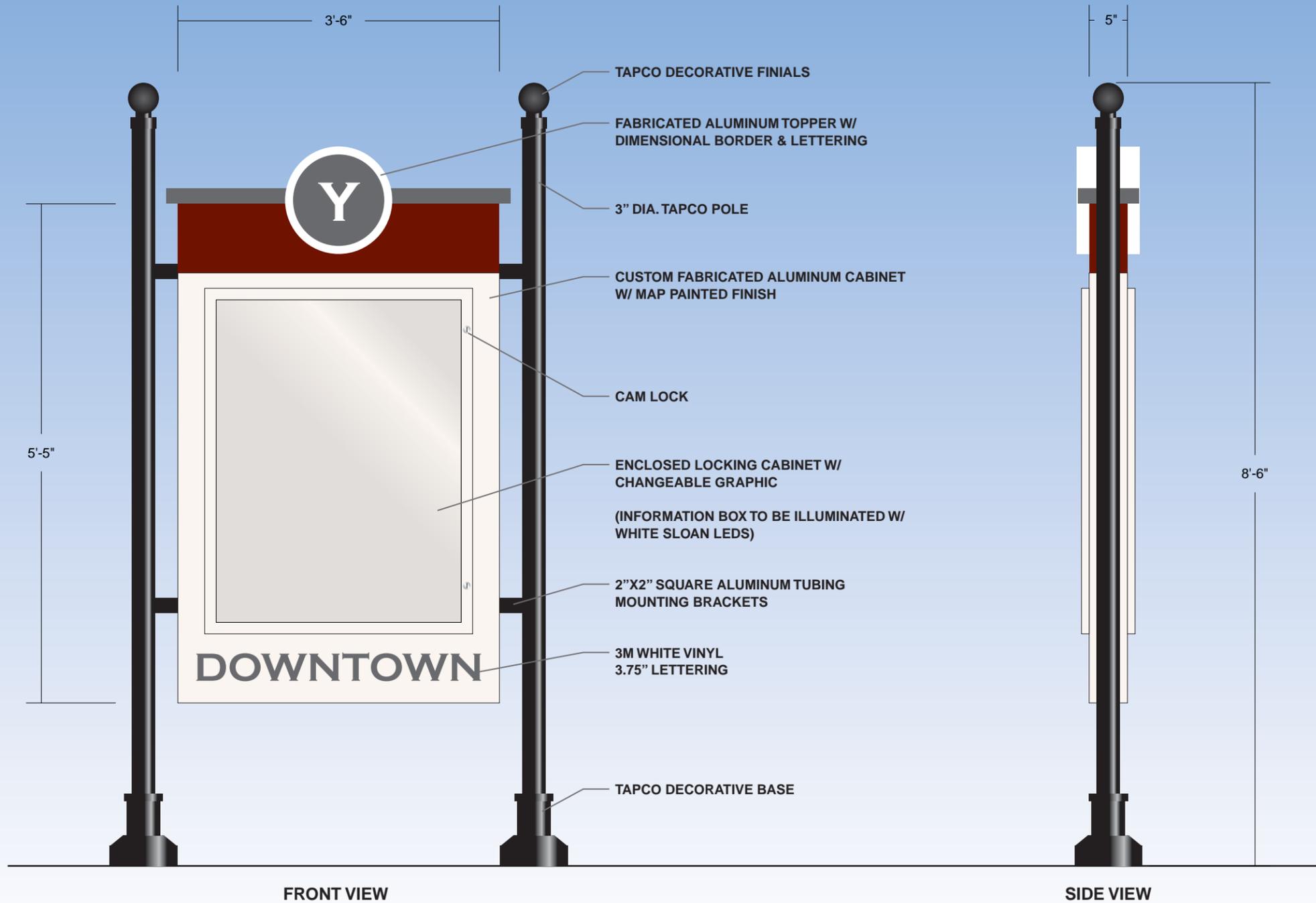
PH: (262) 554-6066
TOLL FREE: (800) 554-8110

Client: CITY OF YORKVILLE Address: - City, State: YORKVILLE, IL Sales Rep: BILL PFISTER	Date: 11-7-17	REVISION		Illumination: <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> TYPE _____	<input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input type="checkbox"/> TBD <input type="checkbox"/> MAP WHITE <input checked="" type="checkbox"/> TBD <input type="checkbox"/> TBD	Vinyl Film Colors (3M Scotchcal): <input checked="" type="checkbox"/> 3M WHITE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Client Signature: _____ Signature Date	
	Drawing #: 2(0)	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: -	Sign Specifications: NOTED ABOVE			NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS
	Sheet: 1 of 1	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Scale: 1/2"=1'					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.
	Designer: KD	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Scale: 1/2"=1'					
	Designer: KD	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Scale: 1/2"=1'					

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 Address: - City, State: YORKVILLE, IL Sales Rep: BILL PFISTER	Date: 11-7-17 Drawing #: 3(0)	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 Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: - Sign Specifications: NOTED ABOVE	Paint Colors (AkzoNobel): <input checked="" type="checkbox"/> MAP BLACK <input type="checkbox"/> MAP WHITE <input type="checkbox"/> TBD <input type="checkbox"/> TBD <input type="checkbox"/> TBD <input type="checkbox"/> TBD	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> GRAY TBD <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Client Signature: Signature _____ Date _____ 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.
	Sheet: 1 of 1 Scale: 3/4"=1'	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
	Designer: KD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					

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.

DRAFT General Project Information

Submittal Date:	11/12/2017	ITEP#	DRAFT - DO NOT SUBMIT
		GATA Registration Number:	686701
Project Sponsor:	Yorkville	Project Title:	Yorkville - Downtown Hill Streetscaping
IDOT District Number(s)	3	Metropolitan Planning Organization (MPO)	Chicago Metropolitan Agency for Planning
Mayoral Council (s):	Kane	Located In:	United City of Yorkville
County(ies):	Kendall	Transportation Management Area:	None
Congressional District(s):	14-Randy Hultgren		
Representative:	50-Keith Wheeler		
Senate:	25-Jim Oberweis		

Sponsor Information

Agency Type: Local Government

Sponsor: City

Project Sponsor: Yorkville

Contact Person Details

Position Title: City Engineer

Salutation: Mr.

First Name: Bradley

M.I.: P

Last Name:

Sanderson

Address: 52 Wheeler Road

City: Sugar Grove

Zip: 60554

Phone Number: (630) 466-6700
Ext:

Fax: (630) 466-6701

Email Address:

bsanderson@eeiweb.com

Co-Sponsor(s):

Mayor/Village President Details

Position Title: Mayor

Salutation: Mr.

First Name: Gary

M.I.: J

Last Name: Golinski

Address: 800 Game Farm
Road

City: Yorkville

Zip: 60560

Phone Number: (630) 553-8519
Ext:

Fax:

Email Address:

ggolinski@yorkville.il.us

Project Category

Landscape/Streetscape and Other Scenic Beautification

- Located on publicly owned and operated property

Project Costs

Cost Estimates Prepared By: Colleen Jaltuch

Phone No: (630) 466-6751

Agency/Firm: Engineering Enterprises, Inc.

Type of Work	Federal Share	Sponsor Share (Local Match)	Ineligible Items	Totals
Preliminary Engineering I	\$0	\$0	\$0	\$0
Preliminary Engineering II	\$50,530	\$12,640	\$0	\$63,170
Right-of-Way Acquisition (50/50)	\$0	\$0	\$0	\$0
Street Lighting (50/50)	\$0	\$0	\$0	\$0
Utility Relocations	\$0	\$0	\$0	\$0
Construction	\$404,250	\$101,070	\$60,720	\$566,040
Construction Engineering	\$40,430	\$10,110	\$0	\$50,540
Total Project Costs	\$495,210	\$123,820	\$60,720	\$679,750

Do you qualify for credits under the Local Agency Federal Flexible Match Program?(Refer to Section C and Appendix 6 of the Guidelines Manual.)

- Yes
 No

Anticipated Eligible Amount:

If you have or will be applying for funding through other programs or state agencies for the proposed enhancement project or for the sponsor match, please provide the following information: the agency, type of program and amount of funds.

Project Description

Provide a brief description of the project:

The United City of Yorkville will construct streetscape and landscape treatments for a key visible open space along the Illinois Route 47 Corridor in downtown Yorkville which beautifies and improves the visual character of the corridor and downtown, simplifies maintenance and contributes to an overall sense of place for Yorkville.

Project Relationship to Surface Transportation:

The Downtown Hill Streetscape Project will improve the visual character of the Illinois Route 47 Corridor in downtown Yorkville and will enhance the pedestrian and bicyclist use of the downtown area by providing alternative paths, seating, and lighting fixtures.

Project Location:

The Downtown Hill Streetscape Project is located along Illinois Route 47/Bridge Street in the downtown area of Yorkville, east of the Kendall County Courthouse and south of the Fox River.

Project Limits:

This project will provide streetscape enhancement of an embankment of approximately 75' wide, 560' long and 20' tall, on the west side of Illinois Route 47/Bridge Street, beginning at the southwest corner of Illinois Route 47 and East Van Emmon Street and continuing south.

Project Length:

560 ft

Project Scope Of Work:

The streetscape improvements will consist of constructing within existing right of way a landscaped natural area with trees, shrubs, and xeriscaped perennial beds, a seating area with interpretive signs, a decorative city sign, a scenic overlook, a sidewalk along Jefferson Street, ADA detectable warning devices, erosion control, and pedestrian lighting. These off-road lighting improvements will further enhance the street lighting improvements installed under the ITEP-funded Illinois Route 47 Streetlights and Streetscape project (constructed 2016). That streetlighting spanned from Illinois Route 126 to Somonauk Street.

Anticipated Benefits:

Streetscape design along this highly traveled arterial roadway can create a safe built environment for pedestrians, landmark or focal point feature, and spur economic activity for the nearby business community as a result of the improvements. Site furnishings, light fixtures, waste receptacles, seating areas, paving patterns and planting areas are all elements proposed in the project's design plan. The proposed design promotes reduced water runoff by facilitating natural storm water filtration. The streetscape design would provide aesthetic benefit to the City of Yorkville and to all regional users of Illinois Route 47 Corridor.

Describe how the project will improve safety for transportation facility users:

Project Status

Project Relationship

What relationship does your project have with other planned improvements?

- Project is a stand-alone project
- Project is proposed to be developed and implemented with another project
- Project is a part of a larger project (not being implemented at the same time)
- Project is an extension of a completed project
- Project completes a previously ITEP-funded project

Have funds from the ITEP been previously committed to the proposed enhancement project?

- Yes
- No

Amount Received:

(if yes, list amount of funds and provide explanation for resubmittal.)

Description:

Have funds from the ITEP been previously committed to any projects related to the proposed enhancement project?

- Yes
- No

Amount Received:

Description:

What is the predicted usage of the facility?

Drivers along the Illinois Route 47 Corridor will enjoy the enhanced views; pedestrians, bicyclists, and downtown patrons will utilize the walkways, seating areas, and scenic overlook.

For projects that involve buildings such as a historic train depot, please identify who will own and operate the facility.

Land Acquisition and Easements

(All applications must have a Right-of-Way/Easement Status box marked)

- No additional right-of-way or easements are required for project construction
- Right-of-way or easements will be required. (Please answer the following if this box is checked.)

Who currently owns the property to be acquired or leased?

How much property will be purchased or leased? (List by acreage / number of parcels / Square footage as appropriate)

Project Readiness

- PE I has been completed
- PE II has been completed
- Plans have been approved by appropriate agency

- All ROW secured (if there are parcels not yet secured, do not check box)
- Local match has been secured

If PE1 has been completed, please enter Project Development Report (PDR) approval date/information

When do you anticipate construction to begin? (Refer to Sunset Clause - Section H)

Month: April **Year:** 2019

Public Involvement

Do you have a governmental resolution in support of the project?

- Yes
- No

Have public meetings been held about this project?

- Yes
- No

Are there any adverse impacts?

- Yes
- No

Does this project have a statement(s) of support or letters of recommendation?

- Yes
- No

Project Maintenance Plantenance Plan

IDOT requires a maintenance agreement to be included in all enhancement project agreements. To demonstrate project readiness, the following questions must be answered.

Do you currently have a maintenance plan for this project?

- Yes
 No

Do you currently have the proper equipment to provide needed maintenance?

- Yes
 No

Will maintenance be provided by municipal employees or volunteers?

- Municipal Employees
 Volunteers
 Others (please explain)

How is the maintenance plan funded? Funds appropriated on an annual basis

How many years does the maintenance plan cover? Perpetuity

Attachments

Mapping

ID Description

Features

Loading...

Uniform Application for State Grant Assistance

Agency Completed Section

1.	Type of Submission	<input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed / Corrected Application
2.	Type of Application	<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation (i.e. multiple year grant) <input type="checkbox"/> Revision (modification to initial application)
3.	Date / Time Received by State	Completed by State Agency upon Receipt of Application
4.	Name of the Awarding State Agency	Illinois Department of Transportation
5.	Catalog of State Financial Assistance (CSFA) Number	494-00-1000
6.	CSFA Title	Illinois Transportation Enhancement Program
Catalog of Federal Domestic Assistance (CFDA) <input type="checkbox"/> Not applicable (No federal funding)		
7.	CFDA Number	20.205
8.	CFDA Title	Illinois Transportation Enhancement Program
9.	CFDA Number	
10.	CFDA Title	
Funding Opportunity Information		
11.	Funding Opportunity Number	2018 Cycle 13
12.	Funding Opportunity Title	Illinois Transportation Enhancement Program
Competition Identification <input checked="" type="checkbox"/> Not Applicable		
13.	Competition Identification Number	
14.	Competition Identification Title	

Applicant Completed Section

Applicant Information

15.	Legal Name	United City of Yorkville
16.	Common Name (DBA)	United City of Yorkville
17.	Employer / Taxpayer Identification Number (EIN, TIN)	36-6006169
18.	Organizational DUNS number	112382973
19.	SAM Cage Code	7VUG5
20.	Business Address	Street address: 800 Game Farm Road City: Yorkville State: IL County: Kendall Zip + 4: 60560-9043

Applicant's Organizational Unit

21.	Department Name	United City of Yorkville
22.	Division Name	Public Works

Applicant's Name and Contact Information for Person to be Contacted for *Program* Matters involving this Application

23.	First Name	Bradley
24.	Last Name	Sanderson
25.	Suffix	
26.	Title	City Engineer
27.	Organizational Affiliation	Engineering Enterprises, Inc., City Engineer for United City of Yorkville
28.	Telephone Number	630-466-6700
29.	Fax Number	630-466-6701
30.	Email address	bsanderson@eeiweb.com

Applicant's Name and Contact Information for Person to be Contacted for *Business/Administrative Office* Matters involving this Application

31.	First Name	Bart
32.	Last Name	Olson
33.	Suffix	
34.	Title	City Administrator
35.	Organizational Affiliation	United City of Yorkville
36.	Telephone Number	630-553-4350
37.	Fax Number	630-553-7575
38.	Email address	bolson@yorkville.il.us

Areas Affected		
39.	Areas Affected by the Project (cities, counties, state-wide)	Add Attachments (e.g., maps) City of Yorkville, Kendall County
40.	Legislative and Congressional Districts of Applicant	14 th Congressional District – Randy Hultgren (R) IL-50 – Keith Wheeler (R), IL-75 – David A. Welter IL-25 – Jim Oberweiss (R), IL-38 – Sue Rezin
41.	Legislative and Congressional Districts of Program / Project	14 th Congressional District – Randy Hultgren (R) IL-50 – Keith Wheeler (R), IL-75 – David A. Welter IL-25 – Jim Oberweiss (R), IL-38 – Sue Rezin
Applicant's Project		
42.	Description Title of Applicant's Project	Yorkville – Downtown Hill Streetscaping Project
43.	Proposed Project Term	Start Date: May 2018 End Date: October 2019
44.	Estimated Funding (include all that apply)	<input checked="" type="checkbox"/> Amount Requested from the State: \$494,830 <input type="checkbox"/> Applicant Contribution (e.g., in kind, matching): <input checked="" type="checkbox"/> Local Contribution: \$184,530 <input type="checkbox"/> Other Source of Contribution: <input type="checkbox"/> Program Income: <p style="text-align: right;">Total Amount \$679,260</p>
<p>Applicant Certification:</p> <p>By signing this application, I certify (1) to the statements contained in the list of certifications* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil or administrative penalties. (U.S. Code, Title 18, Section 1001)</p> <p>(*) The list of certification and assurances, or an internet site where you may obtain this list is contained in the Notice of Funding Opportunity. If a NOFO was not required for the award, the state agency will specify required assurances and certifications as an addendum to the application.</p> <p style="text-align: center;"><input checked="" type="checkbox"/> I agree</p>		
Authorized Representative		
45.	First Name	Bart
46.	Last Name	Olson
47.	Suffix	
48.	Title	City Administrator
49.	Telephone Number	630-553-4350
50.	Fax Number	630-553-7575
51.	Email Address	bolson@yorkville.il.us
52.	Signature of Authorized Representative	
53.	Date Signed	



State of Illinois UNIFORM GRANT BUDGET TEMPLATE

State Agency: Illinois Department of Transportation

Organization Name: United City of Yorkville

Notice of Funding
Opportunity (NOFO) Number: 18-1000-13

Data Universal Number System (DUNS) Number (enter numbers only) : 112382973

Catalog of State Financial Assistance (CSFA) Number:

CSFA Short Description:

Section A: State of Illinois Funds

Fiscal Year:

REVENUES			Total Revenue
State of Illinois Grant Requested		\$	495,220.00
Budget Expenditure Categories	OMB Uniform Guidance Federal Awards Reference 2 CFR 200		Total Expenditures
1. Personnel (Salary and Wages)	200.430	\$	
2. Fringe Benefits	200.431	\$	
3. Travel	200.474	\$	
4. Equipment	200.439	\$	
5. Supplies	200.94	\$	
6. Contractual Services and Subawards	200.318 & 200.92	\$	
7. Consultant (Professional Service)	200.459	\$	90,960.00
8. Construction		\$	404,260.00
9. Occupancy (Rent and Utilities)	200.465	\$	
10. Research and Development (R&D)	200.87	\$	
11. Telecommunications		\$	
12. Training and Education	200.472	\$	
13. Direct Administrative Costs	200.413 (c)	\$	
14. Miscellaneous Costs		\$	
15. A. Grant Exclusive Line Item(s)		\$	
15. B. Grant Exclusive Line Item(s)			
16. Total Direct Costs (add lines 1-15)	200.413	\$	495,220.00
17. Total Indirect Costs	200.414	\$	
Rate %: <input style="width: 100px;" type="text"/>			
Base: <input style="width: 100px;" type="text"/>			
18. Total Costs State Grant Funds (Lines 16 and 17) MUST EQUAL REVENUE TOTALS ABOVE		\$	495,220.00

Instructions
found at end of
document.



State of Illinois UNIFORM GRANT BUDGET TEMPLATE

Organization Name: United City of Yorkville

NOFO Number: 18-1000-13

SECTION A - Continued - Indirect Cost Rate Information

If your organization is requesting reimbursement for indirect costs on line 17 of the Budget Summary, please select one of the following options

1. Our Organization receives direct Federal funding and currently has a Negotiated Indirect Cost Rate Agreement (NICRA) with our Federal Cognizant Agency. A copy of this agreement will be provided to the State of Illinois' Indirect Cost Unit for review and documentation before reimbursement is allowed. This NICRA will be accepted by all State of Illinois agencies up to any statutory, rule-based or programmatic restrictions or limitations. **NOTE: (If this option is selected, please, provide basic Negotiated Indirect Cost Rate Agreement in area designated below.)**

Your organization may not have a Federally Negotiated Cost Rate Agreement. Therefore, in order for your organization to be reimbursed for the Indirect Costs from the State of Illinois your organization must either:

- a. Negotiate an Indirect Cost Rate with the State of Illinois' Indirect Cost Unit with guidance from your State Cognizant Agency on an annual basis;
- b. Elect to use the de minimis rate of 10% modified for total direct costs (MTDC) which may be used indefinitely on State of Illinois awards; or
- c. Use a Restricted Rate designated by programmatic or statutory policy (see Notice of Funding Opportunity for Restricted Rate Programs).

- 2a. Our Organizations currently has a Negotiated Indirect Cost Rate Agreement (NICRA) with the State of Illinois that will be accepted by all State of Illinois agencies up to any statutory, rule-based or programmatic restrictions or limitations. Our Organization is required to submit a new Indirect Cost Rate Proposal to the Indirect Cost Unit within 6 months after the close of each fiscal year [2 CFR 200, Appendix IV(C)(2)(c)]. **NOTE: (If this option is selected, please provide basic Indirect Cost Rate information in area designated below.)**

- 2b. Our Organization currently does not have a Negotiated Indirect Cost Rate Agreement (NICRA) with the State of Illinois. Our organization will submit our initial Indirect Cost Rate Proposal (ICRP) immediately after our Organization is advised that the State award will be made no later than three (3) months after the effective date of the State award [2 CFR 200 Appendix (C)(2)(b)]. The initial ICRP will be sent to the State of Illinois Indirect Cost unit. **Note: (Check with you State of Illinois Agency for information regarding reimbursement of indirect costs while your proposal is being negotiated.)**

3. Our Organization has never received a Negotiated Indirect Cost Rate Agreement from either the Federal government or the State or Illinois and elects to charge the de minimis rate of 10% modified total direct cost (MTDC) which may be used indefinitely on State of Illinois awards [2 CFR 200.414 (C)(4)(f) and 200.68.] **[Note: Your Organization must be eligible, see 2 CFR 200.414 (f), and submit documentation on the calculation of MTDC within your Budget Narrative under Indirect Costs.]**

4. For Restricted Rate Programs, our Organization is using a restricted indirect cost rate that:
- is included as a "Special Indirect Cost Rate" in the NICRA, pursuant to 2 CFR 200 Appendix IV(5); or
 - complies with other statutory policies.
- The Restricted Indirect Cost Rate is: _____ %

5. No reimbursement of Indirect Cost is being requested. (Please consult your program office regarding possible match requirements.)

Basic Negotiated Indirect Cost Rate Information (Use only if option 1 or 2(a), above is selected.)

Period Covered by NICRA: From: To: Approving Federal or State Agency:

Indirect Cost Rate: % The Distribution Base Is:



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

Organization Name: United City of Yorkville

NOFO Number: 18-1000-13

Section B: Non-State of Illinois Funds

Fiscal Year: 01/01/2018

REVENUES			Total Revenue
Grantee Match Requirement %:	20	(Agency to Populate)	
b) Cash		\$	184,530.00
c) Non-Cash		\$	
d) other Funding and Contributions		\$	
Total Non-State Funds (lined b through d)		\$	184,530.00

Budget Expenditure Categories	OMB Uniform Guidance Federal Awards Reference 2 CFR 200		Total Expenditures
1. Personnel (Salaries and Wages)	200.430	\$	
2. Fringe Benefits	200.431	\$	
3. Travel	200.474	\$	
4. Equipment	200.439	\$	
5. Supplies	200.94	\$	
6. Contractual Services and Subawards	200.318 & 200.92	\$	
7. Consultant (Professional Services)	200.459	\$	22,740.00
8. Construction		\$	161,790.00
9. Occupancy (Rent and Utilities)	200.465	\$	
10. Research and Development (R&D(200.87	\$	
11. Telecommunications		\$	
12. Training and Education	200.472	\$	
13. Direct Administrative Costs	200.413 (c)	\$	
14. Miscellaneous Costs		\$	
15. A. Grant Exclusive Line Item(s)		\$	
15. B. Grant Exclusive Line Item(s)		\$	
16. Total Direct Costs (add lines 1-15)	200.413	\$	184,530.00
17. Total indirect Costs	200.414	\$	
Rate %:	<input type="text"/>		
Base:	<input type="text"/>		
18. Total Costs State Grant Funds (Lines 16 and 17) MUST EQUAL REVENUE TOTALS ABOVE		\$	184,530.00



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

Organization Name: United City of Yorkville

NOFO Number: 18-1000-13

Data Universal Number System (DUNS) Number (enter numbers only) : 112382973

Fiscal Year: 01/01/2018

Catalog of State Financial Assistance (CSFA) Number: 494-00-1000

CSFA Short Description: ITEP

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete and accurate and that any false, fictitious or fraudulent information or the omission of any material fact could result in the immediate termination of my grant award(s).

United City of Yorkville

Institution/Organization Name:

Title (Chief Financial Officer or equivalent):

Printed Name (Chief Financial Officer or equivalent):

Signature (Chief Financial Officer or equivalent):

Date of Execution (Chief Financial Officer):

United City of Yorkville

Institution/Organization Name:

Title (Executive Director or equivalent):

Printed Name (Executive Director or equivalent):

Signature (Executive Director or equivalent):

Date of Execution (Executive Director):

Note: The State Awarding Agency may change required signers based on the grantee's organizational structure. The required signers must have the authority to enter onto contractual agreements on the behalf of the organization.



State of Illinois UNIFORM GRANT BUDGET TEMPLATE

1). Personnel (Salaries and Wages) (2 CFR 200.430)

List each position by title and name of employee, if available. Show the annual salary rate and the percentage of time to be devoted to the project and length of time working on the project. Compensation paid for employees engaged in grant activities must be consistent with that paid for similar work within the applicant organization. Include a description of the responsibilities and duties of each position in relationship to fulfilling the project goals and objectives in the narrative space provided below. Also, provide a justification and description of each position (including vacant positions). Relate each position specifically to program objectives. Personnel cannot exceed 100% of their time on all active projects.

Name	Position	Salary or Wage	Basis (Yr./Mo./Hr.)	% of Time	Length of Time	Personnel Cost	Add/Delete Row
				%			Add Delete
State Total							
				%			Add Delete
NON-State Total							
Total Personnel							
Personnel Narrative (State):							
Personnel Narrative (Non-State): (i.e. "Match" or "Other Funding")							



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

2). Fringe Benefits (2 CFR 200.431)

Fringe benefits should be based on actual known costs or an established formula. Fringe benefits are for the personnel listed in category (1) direct salaries and wages, and only for the percentage of time devoted to the project. Provide the fringe benefit rate used and a clear description of how the computation of fringe benefits was done. Provide both the annual (for multiyear awards) and total. If a fringe benefit rate is not used, show how the fringe benefits were computed for each position. The budget justification should be reflected in the budget description. Elements that comprise fringe benefits should be indicated.

Name	Position(s)	Base	Rate (%)	Fringe Benefit Cost	Add/Delete Rows
			%		Add
					Delete
State Total					
			%		Add
					Delete
Non-State Total					
Total Fringe Benefits					

Fringe Benefits Narrative (State):

Fringe Benefits Narrative (Non-State): (i.e. "Match" or "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

3). Travel (2 CFR 200.474)

Travel should include: origin and destination, estimated costs and type of transportation, number of travelers, related lodging and per diem costs, brief description of the travel involved, its purpose, and explanation of how the proposed travel is necessary for successful completion of the project. In training projects, travel and meals for trainees should be listed separately. Show the number of trainees and unit cost involved. Identify the location of travel, if known; or if unknown, indicate "location to be determined." Indicate source of Travel Policies applied, Applicant or State of Illinois Travel Regulations. NOTE: Dollars requested in the travel category should be for staff travel only. Travel for consultants should be shown in the consultant category along with the consultant's fee. Travel for training participants, advisory committees, review panels and etc., should be itemized the same way as indicated above and placed in the "Miscellaneous" category.

Purpose of Travel/Items	Location	Cost Rate	Basis	Quantity	Number of Trips	Travel Cost	Add/Delete Row
							Add
							Delete
State Total							
							Add
							Delete
NON-State Total							
Total Travel							

Travel Narrative (State):

Travel Narrative (Non-State): (i.e..e "Match" of "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

4). Equipment (2 CFR 200.439)

Provide justification for the use of each item and relate them to specific program objectives. Provide both the annual (for multiyear awards) and total for equipment. Equipment is defined as an article of tangible personal property that has a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or \$5,000. An applicant organization may classify equipment at a lower dollar value but cannot classify it higher than \$5,000. (Note: Organization's own capitalization policy for classification of equipment can be used). Applicants should analyze the cost benefits of purchasing versus leasing equipment, especially high cost items and those subject to rapid technical advances. Rented or leased equipment costs should be listed in the "Contractual" category. Explain how the equipment is necessary for the success of the project. Attach a narrative describing the procurement method to be used.

Item	Quantity	Cost Per Item	Equipment Cost	Add/Delete Rows
				Add
				Delete
State Total				
				Add
				Delete
Non-State Total				
Total Equipment				

Equipment Narrative (State):

Equipment Narrative (Non-State): (i.e. "Match" or "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

5). Supplies (2 CFR 200.94)

List items by type (office supplies, postage, training materials, copying paper, and other expendable items such as books, hand held tape recorders) and show the basis for computation. Generally, supplies include any materials that are expendable or consumed during the course of the project.

Item	Quantity/Duration	Cost Per Item	Supplies Cost	Add/Delete Rows
				Add
				Delete
State Total				
				Add
				Delete
Non-State Total				
Total Supplies				

Supplies Narrative (State):

Supplies Narrative (Non-State): (i.e. "Match" or "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

6). Contractual Services (2 CFR 200.318) & Subawards (200.92)

Provide a description of the product or service to be procured by contract and an estimate of the cost. Applicants are encouraged to promote free and open competition in awarding contracts. A separate justification must be provided for sole contracts in excess of \$150,000 (See 2 CFR 200.88). NOTE : this budget category may include **subawards**. Provide separate budgets for each subaward or contract, regardless of the dollar value and indicate the basis for the cost estimates in the narrative. Describe products or services to be obtained and indicate the applicability or necessity of each to the project.

Please also note the differences between subaward, contract, and contractor (vendor):

- 1) Subaward (200.92) means an award provided by a pass-through entity to a sub-recipient for the sub-recipient to carry out part of a Federal/State award, including a portion of the scope of work or objectives. It does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal/State program.
- 2) Contract (200.22) means a legal instrument by which a non-Federal entity purchases property or services needed to carry out the project or program under a Federal award. The term as used in this part does not include a legal instrument, even if the non-Federal entity considers it a contract, when the substance of the transaction meets the definition of a Federal award or subaward.
- 3) "Vendor" or "Contractor" is generally a dealer, distributor or other seller that provides supplies, expendable materials, or data processing services in support of the project activities.

	Contractual Services Cost	Add/Delete Rows
Item		Add Delete
State Total		Add Delete
Non-State Total		
Total Contractual Services		

Contractual Services Narrative (State):

Contractual Services Narrative (Non-State): (i.e. "Match" or "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

7). Consultant Services and Expenses (2 CFR 200.459)

Consultant Services (Fees): For each consultant enter the name, if known, service to be provided, hourly or daily fee (8-hour day), and estimated time on the project.

Consultant Expenses: List all expenses to be paid from the grant to the individual consultant in addition to their fees (i.e., travel, meals, lodging, etc.) Consultant-Indicate whether applicant's formal, written Procurement Policy or the Federal Acquisitions Policy is used.

Consultant Services (Fees)	Services Provided	Fee	Basis	Quantity	Consultant Services (Fee) Cost	Add/Delete Row
Engineering Enterprises, Inc.	Preliminary Engineering I & II	\$50,530.00	12.5% cons cost	1	\$50,530.00	Add
						Delete
	Construction Engineering	\$40,430.00	10% const cost	1	\$40,430.00	Add
						Delete
State Total					\$90,960.00	
Engineering Enterprises, Inc.	Preliminary Engineering I & II	\$12,630.00	12.5% cons cost	1	\$12,630.00	Add
						Delete
	Construction Engineering	\$10,110.00	10% const cost	1	\$10,110.00	Add
						Delete
NON-State Total					\$22,740.00	
Total Consultant Services (Fees)					\$113,700.00	

Consultant Services Narrative (State):
State Funding request for Consulting Engineering Services including Preliminary Engineering I (PDR), Preliminary Engineering II (Design), and Construction Engineering.

Consultant Services Narrative (Non-State):
Local Funding for Consulting Engineering Services including Preliminary Engineering I (PDR), Preliminary Engineering II (Design), and Construction Engineering.

Consultant Expenses - Items	Location	Cost Rate	Basis	Quantity	Number of Trips	Consultant Expenses Cost	Add/Delete Row
							Add
							Delete
State Total							
							Add
							Delete
NON-State Total							
Total Consultant Expenses							



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

7). Consultant Services and Expenses (2 CFR 200.459)

Consultant Expenses Narrative (State):
Consultant Expenses Narrative (Non-State): (i.e. "Match" or "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

8). Construction

Provide a description of the construction project and an estimate of the costs. As a rule, construction costs are not allowable unless with prior written approval. In some cases, minor repairs or renovations may be allowable. Consult with the program office before budgeting funds in this category. Estimated construction costs must be supported by documentation including drawings and estimates, formal bids, etc. As with all other costs, follow the specific requirements of the program, the terms and conditions of the award, and applicable regulations.

Purpose	Description of Work	Construction Cost	Add/Delete Rows
State Funds for Construction of Streetscape Project	Streetscaping Improvements	\$404,250.00	Add
			Delete
State Total		\$404,250.00	
Local Funds for Construction of Streetscape Project	Streetscaping Improvements	\$161,790.00	Add
			Delete
Non-State Total		\$161,790.00	
Total Construction		\$566,040.00	

Construction Narrative (State):
 State Funding request for construction costs for streetscaping project, including landscaping, hardscaping, irrigation, permanent fixtures, site preparation, and other appurtenant work.

Construction Narrative (Non-State): (i.e. "Match" or "Other Funding")
 Local Funding for construction costs for streetscaping project, including landscaping, hardscaping, irrigation, permanent fixtures, site preparation, lighting (local only), ornamental fence (local only), and other appurtenant work.



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

9). Occupancy - Rent and Utilities (2 CFR 200.465)

List items and descriptions by major type and the basis of the computation. Explain how rental and utility expenses are allocated for distribution as an expense to the program/service. For example, provide the square footage and the cost per square foot rent and utility, and provide a monthly rental and utility cost and how many months to rent. **NOTE:** This budgetary line item is to be used for direct program rent and utilities, all other indirect or administrative occupancy costs should be listed in the indirect expense section of the Budget worksheet and narrative. Maintenance and repair costs may be included here if directly allocated to program.

Description	Quantity	Basis	Cost	Length of Time	Occupancy Cost	Add/Delete Row
						Add
						Delete
State Total						
						Add
						Delete
NON-State Total						
Total Occupancy - Rent and Utilities						

Occupancy - Rent and Utilities Narrative (State):

Occupancy - Rent and Utilities Narrative (Non-State): (i.e. "Match" or "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

10). Research & Development (R&D) (2 CFR 200.87)

Definition: All research activities, both basic and applied, and all development activities that are performed by non-Federal entities directed toward the production of useful materials, devices, systems, or methods, including design and development of prototypes and processes. Provide a description of the research and development project and an estimate of the costs. Consult with the program office before budgeting funds in this category.

Purpose	Description of Work	Research and Development Cost	Add/Delete Rows
			Add
			Delete
State Total			
			Add
			Delete
Non-State Total			
Total Research and Development			

Research and Development Narrative (State):

Research and Development Narrative (Non-State): (i.e. "Match" or "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

11). Telecommunications

List items and descriptions by major type and the basis of the computation. Explain how telecommunication expenses are allocated for distribution as an expense to the program/service. NOTE: This budgetary line item is to be used for direct program telecommunications, all other indirect or administrative telecommunication costs should be listed in the indirect expense section of the Budget worksheet and narrative.

Description	Quantity	Basis	Cost	Length of Time	Telecommunications Cost	Add/Delete Row
						Add
						Delete
State Total						
						Add
						Delete
NON-State Total						
Total Telecommunications						

Telecommunications Narrative (State):

Telecommunications Narrative (Non-State): (i.e. "Match" or "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

12). Training and Education (2 CFR 200.472)

Describe the training and education cost associated with employee development. Include rental space for training (if required), training materials, speaker fees, substitute teacher fees, and any other applicable expenses related to the training. When training materials (pamphlets, notebooks, videos, and other various handouts) are ordered for specific training activities, these items should be itemized below.

Description	Quantity	Basis	Cost	Length of Time	Training and Education Cost	Add/Delete Row
						Add
						Delete
State Total						
						Add
						Delete
NON-State Total						
Total Training and Education						

Training and Education Narrative (State):

Training and Education Narrative (Non-State): (i.e. "Match" or "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

13). Direct Administrative Costs (2 CFR 200.413 (c))

The salaries of administrative and clerical staff should normally be treated as indirect (F&A) costs. Direct charging of these costs may be appropriate only if all of the following conditions are met: (1) Administrative or clerical services are integral to a project or activity; (2) Individuals involved can be specifically identified with the project or activity; (3) Such costs are explicitly included in the budget or have the prior written approval of the State awarding agency; and (4) The costs are not also recovered as indirect costs.

Name	Position	Salary or Wage	Basis (Yr./Mo./Hr.)	% of Time	Length of Time	Direct Administrative Cost	Add/Delete Row
				%			Add
							Delete
State Total							
				%			Add
							Delete
NON-State Total							
Total Direct Administrative Costs							

Direct Administrative Costs Narrative (State):

Direct Administrative Costs Narrative (Non-State): (i.e. "Match" or "Other Funding")



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

14). Other or Miscellaneous Costs

This category contains items not included in the previous categories. List items by type of material or nature of expense, break down costs by quantity and cost per unit if applicable, state the necessity of other costs for successful completion of the project and exclude unallowable costs (e.g., Printing, Memberships & subscriptions, recruiting costs, etc.)

Description	Quantity	Basis	Cost	Length of Time	Other or Miscellaneous Cost	Add/Delete Row
						Add
						Delete
State Total						
						Add
						Delete
NON-State Total						
Total Other or Miscellaneous Costs						

Other or Miscellaneous Costs Narrative (State):

Other or Miscellaneous Costs Narrative (Non-State): (i.e. "Match" or "Other Funding")



State of Illinois UNIFORM GRANT BUDGET TEMPLATE

15). GRANT EXCLUSIVE LINE ITEM

Grant Exclusive Line Item Description: _____

Costs directly related to the service or activity of the program that is an integral line item for budgetary purposes. To use this budgetary line item, an applicant must have Program approval. (Please cite reference per statute for unique costs directly related to the service or activity of the program). (Note: Use columns within table as needed for the item being reported. Leave blank those columns that are not applicable. This table does NOT auto-calculate each line. You must enter the line totals. The table will auto-calculate the State, Non-State, and Total Grant Exclusive Line Item amounts based on your line entries. The State, Non-State and Total Grant Exclusive Line Item amounts will NOT carry forward to the Budget Narrative Summary table. You will have to enter the State and Non-State Totals for ALL Grant Exclusive Line Items in the Budget Narrative Summary table. Use the "Add New Grant Exclusive Line Item" button below to add additional tables as needed.)

Description	Quantity	Basis	Cost	Length of Time	Grant Exclusive Line Item Cost	Add/Delete Row
						Add
						Delete
State Total						
						Add
						Delete
NON-State Total						
Total Grant Exclusive Line Item						

Grant Exclusive Line Item Narrative (State):

Grant Exclusive Line Item Narrative (Non-State): (i.e. "Match" or "Other Funding")

Add New Grant Exclusive Line Item	Delete Grant Exclusive Line Item
-----------------------------------	----------------------------------



**State of Illinois
UNIFORM GRANT BUDGET TEMPLATE**

16). Indirect Cost (2 CFR 200.414)

Provide the most recent indirect cost rate agreement information with the itemized budget. The applicable indirect cost rate(s) negotiated by the organization with the cognizant negotiating agency must be used in computing indirect costs (F&A) for a program budget. The amount for indirect costs should be calculated by applying the current negotiated indirect cost rate(s) to the approved base(s). After the amount of indirect costs is determined for the program, a breakdown of the indirect costs should be provided in the budget worksheet and narrative below.

Description	Base	Rate	Indirect Cost	Add/Delete Rows
				Add
				Delete
State Total				
				Add
				Delete
Non-State Total				
Total Indirect Costs				

Indirect Costs Narrative (State):

Indirect Costs Narrative (Non-State):



State of Illinois UNIFORM GRANT BUDGET TEMPLATE

Budget Narrative Summary--When you have completed the budget worksheet, transfer the totals for each category to the spaces below to the uniform template provided (SECTION A & B). Verify the total costs and the total project costs. Indicate the amount of State requested funds and the amount of non-State funds that will support the project.. (Note: The State, Non-State, and Total cost amounts for each line item below are auto-filled based upon the entries in the preceding budget tables 1-14 and 16. The State and Non-State Total amounts from Table 15 above, Grant Exclusive Line Item(s), must be entered into this table by hand due to the possibility of there being more than one Grant Exclusive Line Item table. Once the Grant Exclusive Line Item(s) amounts are entered into this table, the State Request amount, Non-State Amount and the Total Project Costs will be calculated automatically. It is imperative that the summary tables be completed accurately for the Budget Narrative Summary to be accurate.)

Budget Category	State	Non-State	Total
1. Personnel			
2. Fringe Benefits			
3. Travel			
4. Equipment			
5. Supplies			
6. Contractual Services			
7. Consultant (Professional Services)	\$90,960.00	\$22,740.00	\$113,700.00
8. Construction	\$404,250.00	\$161,790.00	\$566,040.00
9. Occupancy (Rent and Utilities)			
10. Research and Development (R & D)			
11. Telecommunications			
12. Training and Education			
13. Direct Administrative Costs			
14. Other or Miscellaneous Costs			
15. GRANT EXCLUSIVE LINE ITEM(S)			
16. Indirect Costs			
State Request	\$495,210.00		
Non-State Amount		\$184,530.00	
TOTAL PROJECT COSTS			\$679,740.00



State of Illinois
UNIFORM GRANT BUDGET TEMPLATE

For State Use Only

Grantee: United City of Yorkville
Data Universal Number System (DUNS) Number (enter numbers only) : 112382973
Notice of Funding Opportunity (NOFO) Number: 18-1000-13

Catalog of State Financial Assistance (CSFA) Number: 494-00-1000 CSFA Short Description: ITEP

Fiscal Year(s):

Initial Budget Request Amount:

Prior Written Approval for Expense Line Item:

Statutory Limits or Restrictions:

Checklist:

Final Budget Amount Approved:

Program Approval Name Program Approval Signature Date

Fiscal & Administrative Approval Name Fiscal & Administrative Approval Signature Date

Budget Revision Approved:

Program Approval Name Program Approval Signature Date

Fiscal & Administrative Approval Signature Fiscal & Administrative Approval Signature Date

§200.308 Revision of budget and program plans

(e) The Federal/State awarding agency may, at its option, restrict the transfer of funds among direct cost categories or programs, functions and activities for Federal/State awards in which the Federal/State share of the project exceeds the Simplified Acquisition Threshold and the cumulative amount of such transfers exceeds or is expected to exceed 10 percent or \$1,000 per detail line item, whichever is greater of the total budget as last approved by the Federal/State awarding agency. The Federal/State awarding agency cannot permit a transfer that would cause any Federal/State appropriation to be used for purposes other than those consistent with the appropriation.

Programmatic Risk Assessment Questionnaire

The purpose of this assessment is to evaluate the programmatic risk of the applicant. Limited program experience, protocols and internal control governing program delivery will increase an applicant's degree of risk but will not preclude the applicant from becoming a grantee. The applicant's degree of risk may require additional conditions to be incorporated into the grant award pursuant to 2 CFR 200.207.

Patterns or trends in programmatic risk will influence GATA training as well as the agency's monitoring plan. Appropriate support must be provided by GATU and the agency to build grantee capacity.

Process:

- A. The questionnaire (including the agency and/or grant-specific questions) is distributed to the applicant by the agency prior to an awarding decision.
- B. The applicant returns the completed questionnaire to the agency. The agency scores the questionnaire based on the responses provided by the applicant.
- C. The calculated responses equate to a risk profile for each of the 4 risk categories.
- D. The agency aligns the risk profile to the applicable specific condition(s) for medium and high risk applicants in each of the 4 risk categories.
- E. The agency communicates the applicable specific condition(s) within the Notice of State Award.

In response to the requirements of 2 CFR 200.205, the awarding agency is required to review the programmatic risk posed by applicants. Five risk categories are assessed through this questionnaire:

- 1. Quality of management systems and ability to meet the management standards**
- 2. History of performance**
- 3. Reports and findings from audits performed under Subpart F—Audit Requirements of this part or the reports and findings of any other available audit**
- 4. The applicant's ability to effectively implement statutory, regulatory, or other requirements imposed on awardees.**

1. Quality of management systems and ability to meet the management standards

- 1.1. Do you have written policies and procedures that guide program delivery on the topics of:
- a. Quality assurance YES/ NO
 - b. Outcome tracking and reporting mechanisms YES/ NO
 - c. Relevant documentation of services/goods delivered YES/ NO
 - d. Staff performance management policies and procedures YES/ NO
 - Personnel policies and procedures that include conflict of interest statements YES/ NO
 - e. Complaint/grievance resolution policies and procedures YES/ NO

- f. Governing body policies and procedures that include conflict of interest statements YES/ NO
- g. Safeguarding funds, property and other assets against loss from unauthorized use or disposition YES/ NO
- h. Management of grant term extensions, where applicable YES/ NO

1.2. Do you have internal controls that govern program delivery on the topics of:

- a. Quality assurance reporting YES/ NO
- b. Appropriate (to industry) supervision of staff YES/ NO
- c. Unit costs analysis and management YES/ NO
- d. Accreditation/licensing compliance program YES/ NO/ NOTAPPLICABLE

1.3. Does the organization have written standards of conduct covering real or perceived conflict of interest related to actions of employees engaged in the selection, award or administration of contracts supported by grant awards? YES/ NO

1.4. How many years of experience does the project leader have managing the scope of services required under this program?

- More than five years (low risk)
- One to five years (medium risk)
- Less than one year (high risk)

1.5. Does the organization have a time and effort system that:

- a. Records all time worked, including time not charged to awards? YES / NO
- b. Is signed-off by the employee and a supervisor? YES/ NO
- c. Includes an approved methodology? YES/ NO/ NOTAPPLICABLE

Question is not applicable because grants are based on a set rate or a per unit of service. Go to question 1.6.

1.6. Does the organization have controls for invoicing grants paid based on a rate or unit of service?

YES/ NO

1.7. Does the organization apply the same standard for match requirements as it does for expenses?

YES/ NO/ NOTAPPLICABLE - WE'VE NOT BEEN SUBJECT TO MATCH REQUIREMENTS

1.8. To what extent are you able to produce periodic grant status reports to inform stakeholders about program outcomes?

- Reports are an established part of grant management procedures (low risk)
- We're developing reports as part of grant management procedures (medium risk)
- We do not currently have established reports as part of grant management (high risk)

2. **History of performance** (The applicant's record in managing grant awards, if it is a prior recipient of awards, including timeliness of compliance with applicable reporting requirements, conformance to the terms and conditions of previous awards, and if applicable, the extent to which any previously awarded amounts will be expended prior to future awards)

2.1. How many years of experience does your organization have with grants of comparable scope and/or capacity?

- More than five years (low risk)
- One to five years (medium risk)
- Less than one year (high risk)
- No experience (high risk) GO TO QUESTION 3.3

2.2. If your organization has experience with grants of comparable scope and/or capacity, provide a brief description of similar project goals and outcomes; specify the applicable year: EWST Booser Pump Station and Water Main Improvements, \$500,000 IEPA "Build Illinois" Grant, a water supply system improvement project designed and constructed per IEPA regulations, constructed in 1985; Water Works System Improvements, \$950,246 State and Tribal Assistance Grant, a water supply improvement project designed and constructed per IEPA regulations, constructed in 2003; Fox Road Resurfacing, \$427,500 LAPP Grant, surface transportation improvement project designed and constructed per IDOT guidelines, constructed in 2009; City Sidewalks, \$280,000 SRTS Grant, sidewalk safety improvement project designed and constructed per IDOT and Federal guidelines, constructed in 2013; Cannonball Trail Resurfacing, \$300,000 LAFO Grant, surface transportation improvement designed and constructed per IDOT and federal guidelines, constructed in 2014; Mill Street Resurfacing, \$187,140 LAFO Grant, surface transportation improvement designed and constructed per IDOT and federal guidelines, constructed in 2016; City Street Lights, \$491,270 ITEP Grant, a roadside enhancement project designed and constructed per IDOT and Federal guidelines, constructed in 2016; Kennedy Road Shared-Use Path, \$1,387,280 ITEP Grant, a shared-use path designed and constructed per IDOT and Federal guidelines, constructed in 2017.

2.3. During your last two fiscal years, how frequently has your organization submitted project performance reports on time?

- Always (low risk)
- Reported late up to three times (medium risk)
- Reported late four or more times (high risk)
- Not applicable –not a requirement of awards previously received

2.4. Have there been any significant changes in your organization in the last fiscal year related to:

- a. Leadership change(s) YES/ NO
- b. Significant program / grant initiative(s) YES/ NO
- c. Structural changes YES/ NO
- d. Fiscal changes YES/ NO
- e. Statutory or regulatory requirements YES/ NO
- f. Other YES/ NO

2.5. Provide a brief explanation for all “YES” responses to question 2.4. (Text response)

2.6. Does the organization utilize a sub-grantee/sub-recipient / sub-award to manage, administer or complete a project? YES/ NO If NO, go to question 2.10.

2.7. What responsibilities does the sub-grantee/sub-recipient/sub-award perform?

- a. Participant eligibility determination YES/ NO
- b. Performance reporting YES/ NO
- c. Program delivery functions YES/ NO
- d. Financial reporting YES/ NO
- e. Other YES/ NO

2.8. What percentage of grant funds does the organization pass on to sub-grantees/sub-recipients/sub-awards?

- Less than 10% (low risk)
- 10-20% (medium risk)
- More than 20% (high risk)

2.9. Does your organization have an implemented policy for sub-grantee monitoring? YES/ NO

If NO, go to 2.10. If YES, does it include:

- on-site review (low risk)
- review of prior monitoring (low risk)
- desk / quantitative review (medium risk)

2.10 Do you obtain prior written approval from the funding agency when:

- a. The scope or objective of the program changes YES/ NO
 - b. Key personnel specified in the application change YES/ NO
 - c. The approved project director disengages for more than 3 months or reduces 25% of time devoted to the project YES/ NO
- Question is not applicable because organization has not been subject to these requirements

2.11 Does your organization have performance measurements that tie to financial data?

YES/ NO

3. Reports and findings from audits performed under Subpart F—Audit Requirements of this part or the reports and findings of any other available audit

3.1. During the last two fiscal years, has your organization been out of compliance with *programmatic* terms and conditions of awards?

- Organization has not been audited; Go to Question 3.6
- No occurrences of non-compliance; Go to Question 3.6 (low risk)

- One to three occurrences of non-compliance (medium risk)
- Four or more occurrences of non-compliance (high risk)

3.2. If your organization had at least one occurrence of non-compliance with programmatic terms and conditions, summarize each occurrence. (Text response)

3.3. Have corrective actions been implemented within the specified timeframe? YES/ NO

3.4. Provide explanation for any corrective actions that were not implemented within the timeframe specified and for any corrective actions that remain open. (Text response)

3.5. Have there been conflict of interest-related findings within the last two fiscal years? YES/ NO

- a. If NO, go to question 3.6. (low risk)
- b. If YES, specify the conflict of interest-related finding and your response to the finding. (Text response)

3.6. Has your organization been subject to conditional approvals due to program issues? YES/ NO

- a. If NO, to go question 4.1.
- b. If YES, specify the terms of the special condition and whether or not the special condition is still applicable. (Text response)

4. The applicant's ability to effectively implement statutory, regulatory, or other requirements imposed on awardees.

4.1. To what extent does your organization have policies to ensure programmatic expenses are reasonable, necessary and prudent (allowable)?

- Policies are implemented and followed (low risk)
- Policies are not fully implemented (high risk)
- The organization does not currently have these types of policies (high risk)

4.2. To what extent does your organization have policies to ensure programmatic activities are allowable?

- Policies are implemented and followed (low risk)
- Policies are not fully implemented (high risk)
- The organization does not currently have these types of policies (high risk)

4.3. To what extent is your organization able to comply with all statutory requirements of this program?

- Fully able to comply with all statutory requirements (low risk)
- With the following exception(s), the organization is able to comply: Text response of exception(s) (medium to high risk depending on the exceptions)

4.4. Has the organization been out of compliance with any statutory, regulatory or other requirements of grant funding within the last two fiscal years? YES/ NO

If YES, provide explanation. (Text response)

Certification Section - Add wording to validate that the responses provided are true and accurate and that all occurrence of non-compliance with programmatic requirements has been disclosed.

Authorized Signature

Date



Agreement No. _____

Employee or Officer Name Bart Olson

Position of Employee or Officer City Administrator

Grantee's disclosure of the information contained in this Form is required by the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards published in Title 2, Part 200 of the Code of Federal Regulations, 2 CFR 200.112, and 44 Ill. Admin Code 7000.40(b)(3). As an Employee or Officer of Grantee, I will remain bias-free before, during and after the award process of the Grant Agreement. Pursuant to the above referenced Uniform Guidance and Administrative Rules, I have identified below any relationship I have, or have had, of a family, political, financial, or social nature with any of Grantor's employees related to this Grant Agreement, and wait for direction from the Grants Unit Manager and the Department's Ethics Officer before proceeding to participate with Grantor in the award process. After submittal of this Disclosure to the Department's Bureau of Business Services, the Bureau of Business Services will provide this form to the Ethics Officer if a conflict is noted.

Check statement 1 or 2. If you check statement 1, please sign and date the form. If you check statement 2, please complete the information and then sign and date the form.

1. X I do not have, nor have I had, any relationship described above nor any other conflict of interest with any of Grantor's employees for this Grant Agreement.

2. I have, or have had, a relationship described above or other conflict of interest with the following employees of Grantor for this Grant Agreement.

_____ Name of Grantor's employee

_____ Nature of Potential Conflict

_____ Name of Grantor's employee

_____ Nature of Potential Conflict

_____ Name of Grantor's employee

_____ Nature of Potential Conflict

(The back side of this form may be used if additional space is needed.)

Signature of Employee

Date

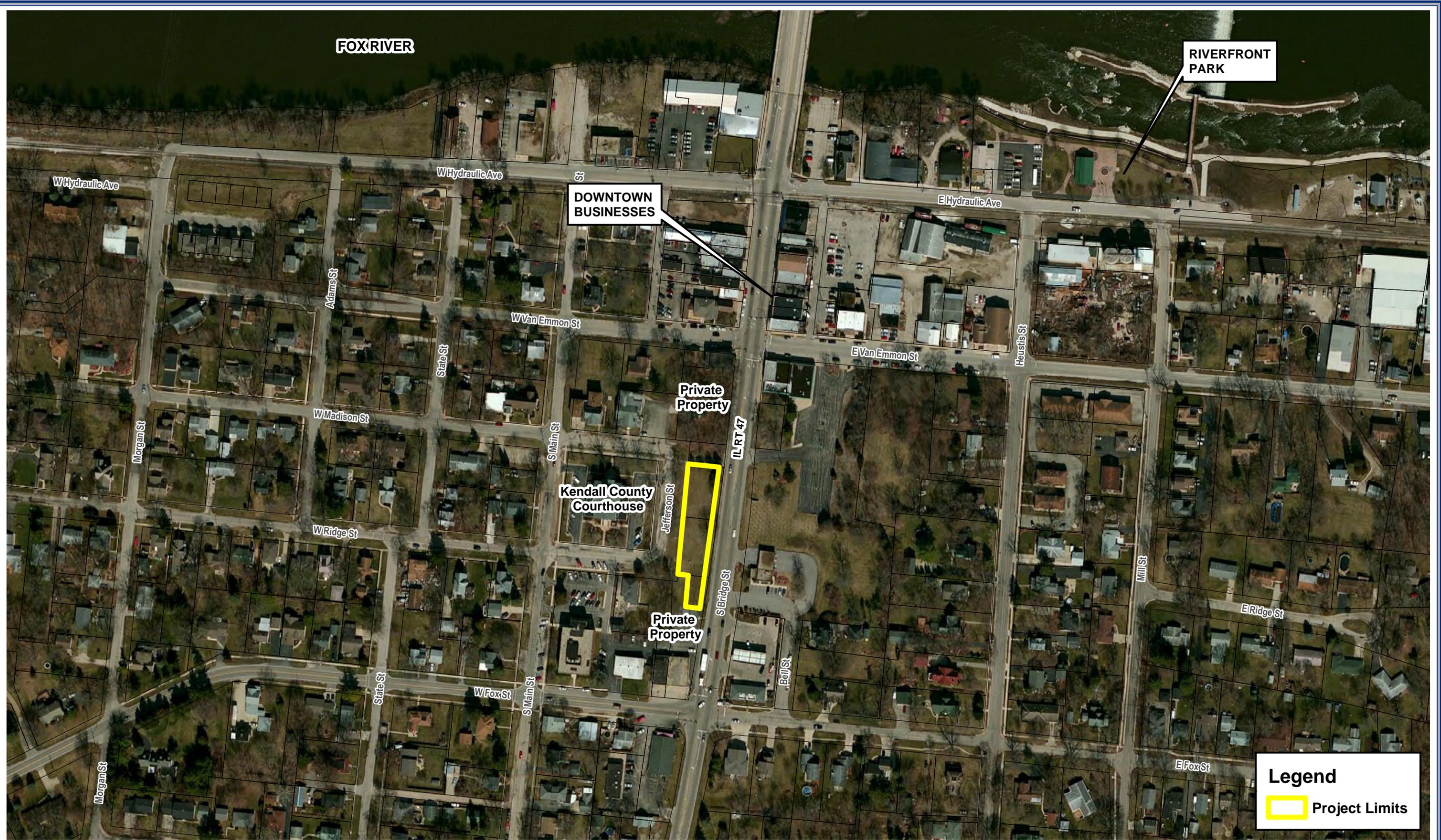


Engineering Enterprises, Inc.

52 Wheeler Road, Sugar Grove, IL 60554

JOB NO:	YO1736-C
DESIGNED:	HR Green Engineering Estimate updated by Engineering Enterprises
DATE:	11/11/2016 (updated 11/20/2017)
PROJECT TITLE:	Downtown Hill Landscaping

Preliminary Cost Estimate								
ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT	FEDERAL SHARE	LOCAL SHARE	ITEP INELIGIBLE
1	MOBILIZATION	LS	1	\$ 35,000.00	\$ 35,000.00	\$ 28,000.00	\$ 7,000.00	
2	DEMOLITION/TREE CLEARING/SITE PREP	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 500.00	
3	SHADE TREE, 2.5" CALIPER	EA	4	\$ 800.00	\$ 3,200.00	\$ 2,560.00	\$ 640.00	
4	ORNAMENTAL TREE, 6' HEIGHT	EA	12	\$ 600.00	\$ 7,200.00	\$ 5,760.00	\$ 1,440.00	
5	SHRUB, 24-48" HEIGHT	EA	100	\$ 120.00	\$ 12,000.00	\$ 9,600.00	\$ 2,400.00	
6	PERENNIAL, #1 CONTAINER	EA	240	\$ 30.00	\$ 7,200.00	\$ 5,760.00	\$ 1,440.00	
7	ORNAMENTAL GRASS, #1 CONTAINER	EA	135	\$ 25.00	\$ 3,375.00	\$ 2,700.00	\$ 680.00	
8	GROUND COVER, 10 FLAT	EA	0	\$ 10.00	\$ -	\$ -	\$ -	
9	SHREDDED HARDWOOD MULCH	CY	25	\$ 100.00	\$ 2,500.00	\$ 2,000.00	\$ 500.00	
10	HYDROSEED	SY	1,920	\$ 5.00	\$ 9,600.00	\$ 7,680.00	\$ 1,920.00	
11	TOPSOIL FURNISH & PLACE, 4" (SEEDLING)	CY	213	\$ 50.00	\$ 10,650.00	\$ 8,520.00	\$ 2,130.00	
12	AMENDED SOIL, FURNISH & PLACE, 6" (PERENNIALS)	CY	20	\$ 75.00	\$ 1,500.00	\$ 1,200.00	\$ 300.00	
13	AMENDED SOIL, FURNISH & PLACE, 12" (SHRUBS)	CY	34	\$ 80.00	\$ 2,720.00	\$ 2,180.00	\$ 550.00	
14	AMENDED SOIL, FURNISH & PLACE, 48" (TREES)	CY	47	\$ 100.00	\$ 4,700.00	\$ 3,760.00	\$ 940.00	
15	STONE VENEER RETAINING WALL +/- 4' EXPOSED	LF	250	\$ 780.00	\$ 195,000.00	\$ 156,000.00	\$ 39,000.00	
16	5" PCC SIDEWALK	SY	195	\$ 66.00	\$ 12,870.00	\$ 10,300.00	\$ 2,580.00	
17	PAVERS	SY	105	\$ 140.00	\$ 14,700.00	\$ 11,760.00	\$ 2,940.00	
18	STONE DRY CREEK	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 40,000.00	\$ 10,000.00	
19	LIMESTONE OUTCROPPINGS	EA	80	\$ 720.00	\$ 57,600.00	\$ 46,080.00	\$ 11,520.00	
20	LIGHTING (PER OWNER SELECTION)	LS	1	\$ 35,520.00	\$ 35,520.00		\$ 35,520.00	\$ 35,520.00
21	IRRIGATION (PER OWNER SELECTION)	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 16,000.00	\$ 4,000.00	
22	PERGOLA	EA	1	\$ 35,000.00	\$ 35,000.00	\$ 28,000.00	\$ 7,000.00	
23	INTERPRETIVE SIGNS	EA	3	\$ 3,000.00	\$ 9,000.00	\$ 7,200.00	\$ 1,800.00	
24	PERMANENT BENCH	EA	3	\$ 3,000.00	\$ 9,000.00	\$ 7,200.00	\$ 1,800.00	
25	ORNAMENTAL FENCE	LF	210	\$ 120.00	\$ 25,200.00		\$ 25,200.00	\$ 25,200.00
SUBTOTAL CONSTRUCTION					\$ 566,040.00	\$ 404,250.00	\$ 161,790.00	\$ 60,720.00
PRELIMINARY AND DESIGN ENGINEERING (12.5% OF PARTICIPATORY)					\$ 63,170.00	\$ 50,530.00	\$ 12,640.00	
CONSTRUCTION ENGINEERING (10% OF PARTICIPATORY)					\$ 50,540.00	\$ 40,430.00	\$ 10,110.00	
SUBTOTAL ENGINEERING					\$ 113,710.00	\$ 90,960.00	\$ 22,750.00	
TOTAL PROJECT COSTS					\$ 679,750.00	\$ 495,210.00	\$ 184,540.00	



Legend
 Project Limits

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



United City of Yorkville
 800 Game Farm Road
 Yorkville, IL 60560
 630-553-4350
 www.yorkville.il.us

NO.	DATE	REVISIONS

DATE:	November 2017
PROJECT NO.:	YO1636
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2016\
FILE:	YO1636_Jefferson St_Property.mxd



**YORKVILLE DOWNTOWN
 HILL STREETScape PLAN
 PROPERTY LOCATION MAP**



United City of Yorkville – Downtown Hill Streetscape, ITEP Application

The proposed site for this streetscaping project is a piece of bare public land sandwiched between Jefferson Street and IL Route 47. The streetscaping project will be facing IL Route 47 and the Kendall County Courthouse will be behind it.



This is an overall picture from the top of the hill looking north.



This is an overall picture of the site looking south.

- **INCORPORATE A 'DRY CREEK' BED PARALLEL TO ROUTE 47**
 - FLANK THE SIDES OF THE MEANDERING 'DRY CREEK' WITH POCKETS OF PERENNIAL OR ANNUAL COLOR
 - THE AREA SURROUNDING THE 'DRY CREEK' BELOW THE RETAINING WALL COULD BE A LOW-MOW/NO-MOW TURF GROUNDCOVER OR A SEA OF PRAIRIE DROPSIED
 - RESPECTS THE CURRENT DRAINAGE PATTERN AND SWALE THAT EXIST
- **LARGE SIGN/RETAINING WALL FACING ROUTE 47**
 - LIMESTONE VENEER ON WALL WITH 18"-24" TEXT ON SIGN FACE
 - ENHANCE WITH PLANTINGS FOR YEAR-ROUND INTEREST
 - SMALL STATURE FLOWERING TREES AS A BACKDROP
 - LIMESTONE OUTCROPPINGS NEAR BASE OF SIGN/WALL
 - MATERIALS, COLORS AND THEME SHALL MATCH THE CITY'S COMPREHENSIVE PLAN
- **OVERLOOK IN THE NORTHWEST CORNER**
 - PERGOLA FEATURE
 - IMPLEMENT LIMESTONE OUTCROPPINGS THAT TIE INTO THE CITY'S BRANDING AND IMAGE
 - IMPLEMENT BLACK POWDERCOATED ORNAMENTAL RAILING WITH THE FOX DETAIL THAT'S USED ELSEWHERE THROUGHOUT THE CITY FOR CONTINUITY
 - ENHANCE WITH PLANTINGS FOR YEAR-ROUND INTEREST

- **EASILY ACCESSIBLE LAWN AREA**
 - LARGE OPEN AREAS FOR EASE OF MOWING (60" MINIMUM WIDTHS)
- **SMALL STATURE FLOWERING TREES AND SHADE TREES AT KEY LOCATIONS - KEEP VIEWS OF COURTHOUSE OPEN**
- **PHASED APPROACH**
 1. BEGIN WITH THE 'DRY CREEK' BED AND LANDSCAPING DESIGN
 2. ADD IN PERGOLA/OVERLOOK AREA AS FUNDING BECOMES AVAILABLE
 3. ANTICIPATE RETAINING WALL/SIGN AND CONSTRUCT AT A LATER DATE
- **PROPERTY STAKEHOLDER COORDINATION**
 - UNITED CITY OF YORKVILLE
 - KENDALL COUNTY
 - ILLINOIS DEPARTMENT OF TRANSPORTATION



FINAL CONCEPT PLAN

YORKVILLE DOWNTOWN LANDSCAPE PLAN

YORKVILLE, ILLINOIS



NOVEMBER 11, 2016

I:\hrg\yrmas\caia\88160206\CAD\Drawings\88160206_pl-03.dwg Saved: Nov 9, 16 2:27 PM Plotted: -----

All new data should be reviewed and approved by the client before printing. All drawings are subject to change without notice. The owner is responsible for reviewing and approving all drawings and specifications. HRGreen is not responsible for any errors or omissions.



**This page must be signed by a representative of the local sponsoring agency
in order for the project to be considered for funding.**

The project sponsor certifies that it is willing and able to manage, maintain, and operate the project as a highway authority eligible to receive federal funding. The project sponsor possesses legal authority to nominate the transportation enhancement project and to finance, acquire, and construct the proposed project. The sponsor authorizes the nomination of the transportation enhancement project, including all assurances contained therein. The sponsor authorizes the person identified below as the official project representative to act in connection with the nomination and to provide such additional information as may be required. The project sponsor affirms that, if selected, the project will commence within the time periods defined by the Sunset Clause (refer to Section I of the ITEP Guidelines Manual) and in accordance with departmental policies.

I certify that the information contained in this transportation enhancement application, including attachments, is accurate and that I have read and understand the information and agree to the assurances on this form.

Name: Gary J. Golinski
Please print

Title: City Mayor
Please print

Signature: _____ **Date:** _____

Name of Sponsoring Agency: United City of Yorkville

MAYOR JEFFERY SCHIELKE <i>Council Chairman</i>		KKCOM KANE KENDALL COUNCIL OF MAYORS	PRESIDENT JOHN SKILLMAN <i>Council Vice-Chairman</i>
 Chicago Metropolitan Agency for Planning	KANE KENDALL COUNCIL OF MAYORS 41W011 Burlington Road St. Charles, Illinois 60175 (630) 584-1170	THOMAS B. RICKERT Executive Director JENNIFER BECKER Council Director	

November 16, 2017

Mayor Gary Golinski
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Dear Mayor Golinski:

The Kane Kendall Council of Mayors has reviewed the United City of Yorkville's ITEP Application for streetscape and landscape treatments for a key visible space along the Illinois Route 47 corridor in downtown Yorkville and supports the City's application to improve the visual character of the corridor and downtown to contribute to an overall sense of place for Yorkville. The funds from this grant will allow the City to install a landscaped natural area with pedestrian elements in the heart of downtown Yorkville.

We understand that the grant will fund improvements including a landscaped natural area with trees, shrubs, and xeriscaped perennial beds, a seating area with interpretive signs, a decorative city sign, a scenic overlook, a sidewalk along Jefferson Street, ADA detectable warning devices, erosion control, and pedestrian lighting.

The United City of Yorkville, through applying for this grant, is taking a major initiative to improve the built environment and spur economic activity for the nearby business community. We strongly support the application and request for grant funds.

Sincerely,



Jennifer Becker
Council Director
Kane Kendall Council of Mayors



November 14, 2017

Mayor Gary Golinski
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Dear Mayor Golinski:

I have reviewed the United City of Yorkville's ITEP Application for streetscape and landscape treatments for a key visible space along the Illinois Route 47 corridor in downtown Yorkville and support the City's application to improve the visual character of the corridor and downtown to contribute to an overall sense of place for Yorkville. The funds from this grant will allow the City to install a landscaped natural area with pedestrian elements in the heart of downtown Yorkville.

We understand that the grant will fund improvements including a landscaped natural area with trees, shrubs, and xeriscaped perennial beds, a seating area with interpretive signs, a decorative city sign, a scenic overlook, a sidewalk along Jefferson Street, ADA detectable warning devices, erosion control, and pedestrian lighting. As the property owner directly north of this area of improvement I am in great support of these improvements. Recently, I have applied for a TIF inducement resolution for the property I own (301 S Bridge Street, currently under ownership by Jefferson Properties Limited, Inc.), I will also be doing site improvements to make the property more attractive to a subsequent developer. I see these improvements benefitting the downtown tremendously.

The United City of Yorkville, through applying for this grant, is taking a major initiative to improve the built environment and spur economic activity for the nearby business community. We strongly support the application and request for grant funds.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Muellner", with a long, sweeping underline.

Jeff Muellner
President
Jefferson Properties Limited, Inc.