



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, May 1, 2018

6:00 p.m.

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

This meeting has been cancelled.



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AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, May 1, 2018

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: April 3, 2018

New Business:

1. EDC 2018-34 Building Permit Report for March 2018
2. EDC 2018-35 Building Inspection Report for March 2018
3. EDC 2018-36 Property Maintenance Report for March 2018
4. EDC 2018-37 Economic Development Report for April 2018
5. EDC 2018-38 Windmill Farms – SE Quadrant of IL 71 and IL 126 – Special Use Permit for a Solar Farm
6. EDC 2018-39 Mill Road Improvement Agreements
 - a. Engineering Agreement
 - b. Funding Agreement

Old Business:

1. EDC 2018-15 Developer Deposit Report/Ordinance

Additional Business:

2018/2019 City Council Goals – Economic Development Committee		
Goal	Priority	Staff
“Manufacturing and Industrial Development”	1	Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson
“Downtown Planning”	2	Bart Olson, Krysti Barksdale-Noble & Erin Willrett
“Riverfront Development”	3	Bart Olson, Tim Evans & Krysti Barksdale-Noble
“Southside Development”	4	Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic
“Revenue Growth”	8	Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic
“Entrance Signage”	12	Krysti Barksdale-Noble & Erin Willrett

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, May 1, 2018
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. April 3, 2018

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

NEW BUSINESS:

1. EDC 2018-34 Building Permit Report for March 2018

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

2. EDC 2018-35 Building Inspection Report for March 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2018-36 Property Maintenance Report for March 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2018-37 Economic Development Report for April 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2018-38 Windmill Farms – SE Quadrant of IL 71 and IL 126 – Special Use Permit for a Solar Farm

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2018-39 Mill Road Improvement Agreements

a. Engineering Agreement

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

b. Funding Agreement

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Notes _____

OLD BUSINESS:

1. EDC 2018-15 Developer Deposit Report/Ordinance

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – April 3, 2018

Meeting and Date: Economic Development Committee – May 1, 2018

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: _____ Minute Taker

Name

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, April 3, 2018, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joel Frieders

Alderman Carlo Colosimo
Alderman Alex Hernandez

Other City Officials

Mayor Gary Golinski
City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble

Code Official Pete Ratos
Alderman Chris Funkhouser
City Consultant Lynn Dubajic

Other Guests

Michelle Stewart, Ashley Pointe
Patti Bernhard, Dommermuth Law Firm
Tony Scott, *Kendall County Record*
Marc Altenbernt, YCHS
Dave Schultz, HR Green

William Woodward, KLOA
Alex Berman, Kendall Marketplace
William McCue, McCue Builders
Margaret Riehle-Moeller, YCHS
Aaron Sovern, YCHS

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

Citizen Comments: None

Minutes for Correction/Approval: March 6, 2018

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2018-23 Building Permit Reports for February 2018

Mr. Ratos reported eight single family homes including two B.U.I.L.D. and two regular detached. There were also 12 single family attached which is a recent trend.

2. EDC 2018-24 Building Inspection Report for February 2018

There were 148 inspections, mostly single family with some multi-family, said Mr. Ratos.

3. EDC 2018-25 Property Maintenance Report for February 2018

Eight cases were heard with one fine and the rest were dismissed since they were compliant by the hearing date. Numerous letters were sent for code violations, but corrections were made prior to a hearing.

4. EDC 2018-26 Economic Development Update

Ms. Dubajic reported the following:

1. Kendall Gardens is moving ahead.
2. Reminder that Culvers is closing for a few days for remodeling.
3. Scrapbooking business construction is completed, will be open end of April.
4. Esthetician coming to “1836” building.
5. Construction of deli nearly done.

5. EDC 2018-27 Kendall Marketplace – PUD Amendment for Signage

Ms. Noble said the petitioner is requesting an increase in the sign height relating to a potential in-line retailer. The existing sign will be cut off at the top and additional signage added for a total height of 35 feet.

Alderman Funkhouser had several concerns and offered possible solutions for the base or number of panels to reduce the height. Alderman Koch commented that he hopes a number of small panels will not be used making the sign difficult to read as one drives by. Alderman Colosimo said he is OK with this and commented that the backs of county buildings are across from Kendall Marketplace and not affected by this request. The committee approved and this moves to the Planning and Zoning Commission on April 11th and then to City Council.

6. EDC 2018-28 Kendall Marketplace - PUD Amendment for Residential Lots

McCue Builders has petitioned to change the aesthetic elements on homes. The applicant says that it is very costly to provide affordable homes having to use the required standard of 75% masonry on the fronts of homes, etc. The petitioner would like to offer other design elements to enhance the homes. Ms. Noble listed some of the alternative elements and reviewed standards now in place.

Mr. William McCue of McCue Builders was present and said many subdivisions are not using very much brick and what he is requesting is more stringent than other subdivisions in the city. He said buyers are asking for other styles of homes instead. By using different features and elements, he can build the homes to prevent monotony. Committee members were OK with this request. Ms. Noble added that there is a provision in the code that not all the homes have to meet all standards which allows Mr. McCue to make these changes even though he has begun building.

This matter moves to the Planning and Zoning Commission for a Public Hearing on April 11th.

7. EDC 2018-29 Ashley Pointe Subdivision – Third Amendment to the Annexation Agreement and Amended Final Plat

Ms. Noble said this project was presented to the city in 2013 and the Stewarts now want to revise the Phase 2 final plat for the school on which construction has begun. They have a contract with a builder to make a series of purchases of the 104 building lots nearby in Unit 1. The funds from the lot sales will provide some of the money for the

improvements of Ashley Rd and Rt. 126. Originally they wished to have an entrance off Ashley Rd., but are now requesting to amend their annexation agreement to delay those improvements and the school entrance until the builder has purchased about 75% of the lots. They provided an updated traffic analysis regarding school traffic at capacity and the full buildout, to determine if that traffic could be handled with improvements at Rt. 126 and Penman.

Staff has requested some conditions including concurrence from IDOT, input from existing homeowners and 3 years to complete improvements at Rt. 126 and Ashley after the 75th building permit is issued. Staff has requested security for that intersection as well.

Attorney Bernhard said there was a change of land plans and it was thought there would be more homes built there at this time. They want to delay Ashley Rd. improvements in order to focus on the school entrance off Penman. When asphalt plants open, they are to be first on the list.

Dave Schultz from HR Green shared information on plan changes including Ashley Rd., Penman Rd. and the addition of a gymnasium. He said 84 lots were taken out and returned to ag. Alderman Colosimo said he was open to the idea of a temporary entrance. He said he had concerns about the potential number of students before road improvements are made. He said drivers will find alternative routes through the subdivision and more than one access point is needed. Alderman Frieders voiced similar concerns. There will be 2 emergency access points according to Mr. Schultz.

Bill Woodward of KLOA discussed traffic issues in this project and said his company updated the traffic volume from the original 2013 study. He added the bulk of the traffic is from drop-off and pick-up of students.

Ms. Noble said IDOT will not recommend occupancy permits until improvements are done at Rt. 126 & Penman. For the record, Mr. Olson stated that IDOT had previously objected to the Penman permit and issuance of occupancy permits because improvements had not been fully completed. He said sight distance and topography were issues in the past as well. He thinks both issues have been resolved for IDOT and it is in writing. Mr. Schultz said there were no sight distance issues for Penman.

The committee also considered the idea that even though building might not develop, the student population could boom. It was finally decided that the committee was OK with 75 permits or 7 years as a trigger. Mr. Olson recommended a security bond in the Annexation Agreement.

There will be a Public Hearing at the next Council meeting for the Annexation Agreement Amendment and the matter will be up for a vote at the following Council meeting. This will also be heard at the Planning and Zoning Commission for final plat approval.

8. EDC 2018-30 Sales Tax Incentive Update

Mr. Olson said this update will be done at the end of every sales tax closeout. For information.

9. EDC 2018-31 Downtown Redevelopment Project Area #2

This is the final ordinance for creation of TIF #2 and contains 3 different ordinances. The committee was OK with it and it moves to the next Council meeting for a vote.

10. EDC 2018-32 Goal 1 – Manufacturing and Industrial Action Plan – BNSF Site Certification Update

Ms. Willrett said this is an update of the original presentation. Through conversations with BNSF, the city learned it will be unable to apply for the program since the city is not the owner of the property. The owners will need to be the applicants for the sites on Eldamain and at Wrigley and if they do not agree, a site will not be certified for an industrial user. Metra is doing environmental assessments.

11. EDC 2018-33 Goal 1 – Manufacturing and Industrial Action Plan – YBSD

City staff would like to meet with YBSD for a better understanding of goals and expansion plans after some industrial users had reached out to Council members. At this time, the city can do nothing regarding issues with the YBSD. The ability to handle various types of solids has been a big issue for YBSD. Some recent industrial users have intense solid discharges and have brought YBSD to almost near capacity. Ms. Olson said YBSD also is not required to accept individual users. He used a graph to further illustrate a discussion of a recent YBSD pilot program. Ms. Noble noted that Wrigley cannot use YBSD due to the high sugar content of their discharges and many industrial users truck their discharges to other locations. No further action at this time.

Old Business None

Additional Business None

There was no further business and the meeting adjourned at 7:56pm.

Minutes respectfully submitted by Marlys Young, Minute Taker



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

Agenda Item Number

New Business #1

Tracking Number

EDC 2018-34

Agenda Item Summary Memo

Title: Building Permit Report for March 2018

Meeting and Date: Economic Development Committee – May 1, 2018

Synopsis: All permits issued in March 2018.

Council Action Previously Taken:

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

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

March 2018

	Number of Permits Issued	SFD <i>Single Family Dwelling</i>	B.U.I.L.D. <i>Single Family Dwelling</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
March 2018	99	10	1	24	0	19	0	83	3,611,565.00	414,874.10
Calendar Year 2018	187	20	14	36	0	45	0	72	9,813,619.00	885,896.58
Fiscal Period 2018	884	73	71	48	0	156	0	536	69,276,521.00	2,995,058.32
March 2017	74	13	8	0	0	12	0	41	4,703,074.00	255,593.07
Calendar Year 2017	148	15	18	0	0	32	0	83	7,757,040.00	434,412.51
Fiscal Period 2017	786	53	94	0	0	113	0	526	35,944,779.00	1,821,445.59
March 2016	73	5	11	0	0	12	0	45	3,667,897.00	180,093.14
Calendar Year 2016	124	5	19	0	0	29	0	71	5,469,709.00	296,500.52
Fiscal Period 2016	583	12	73	0	0	124	0	374	19,724,814.00	1,115,381.60
March 2015	41	0	10	0	0	8	0	23	2,294,256.00	183,805.07
Calendar Year 2015	72	0	15	0	0	22	0	35	33,307,553.00	280,917.49
Fiscal Period 2015	504	3	61	0	0	97	0	343	52,628,870.00	1,056,601.70



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

Agenda Item Number

New Business #2

Tracking Number

EDC 2018-35

Agenda Item Summary Memo

Title: Building Inspection Report for March 2018

Meeting and Date: Economic Development Committee – May 1, 2018

Synopsis: All inspections scheduled in March 2018.

Council Action Previously Taken:

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

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 04/03/2018
TIME: 12:27:23
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FIN FINAL INSPECTION	20130289	2374 TITUS DR	244		03/16/2018
BC	_____	001-FIN FINAL INSPECTION	20160124	376 WINDHAM CIR	77		03/06/2018
PR	_____	015-FIN FINAL INSPECTION	20160258	652 WINDETT RIDGE RD	154		03/29/2018
PR	_____	016-PLF PLUMBING - FINAL OSR READ					03/29/2018
BC	_____	001-FTG FOOTING	20160881	2347 WINTERTHUR GREEN	186		03/26/2018
BC	_____	011-RFR ROUGH FRAMING	20160888	129 COMMERCIAL DR	18		03/01/2018
BC	_____	AM 012-REL ROUGH ELECTRICAL					03/01/2018
BC	_____	013-REL ROUGH ELECTRICAL					03/21/2018
BC	_____	015-ABC ABOVE CEILING					03/28/2018
PR	_____	043-FIN FINAL INSPECTION	20160894	1050 FREEMONT ST			03/15/2018
PR	_____	044-PLF PLUMBING - FINAL OSR READ					03/15/2018
BC	_____	022-RFR ROUGH FRAMING	20170301	1690 CANNONBALL TR		03/06/2018	
PR	_____	013-FIN FINAL INSPECTION	20170312	2742 CRANSTON CIR	115		03/15/2018
PR	_____	014-PLF PLUMBING - FINAL OSR READ				03/15/2018	
TK	_____	015-EFL ENGINEERING - FINAL INSPE				03/15/2018	
BC	_____	001-FTG FOOTING	20170507	311 SUTTON ST	195		03/26/2018
PR	_____	013-EFL ENGINEERING - FINAL INSPE	20170611	2866 CRANSTON CIR	93		03/15/2018
PR	_____	014-PLF PLUMBING - FINAL OSR READ					03/15/2018
TK	_____	015-EFL ENGINEERING - FINAL INSPE					03/15/2018
		Comments1: BBOX KEYABLE OK TO TEMP					
PR	_____	016-FIN FINAL INSPECTION					03/15/2018
TK	_____	015-EFL ENGINEERING - FINAL INSPE	20170614	2736 CRANSTON CIR	117		03/08/2018
		Comments1: BBOX IS KEYABLE, CURB CUT IS BACK PITCHED					
		Comments2: D					
PR	_____	016-FIN FINAL INSPECTION					03/08/2018
PR	_____	017-PLF PLUMBING - FINAL OSR READ					03/08/2018

DATE: 04/03/2018
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	015-FIN FINAL INSPECTION	20170618	2299 GRANDE TRAIL CT	172		03/12/2018
PR	_____	016-PLF PLUMBING - FINAL OSR READ					03/12/2018
TK	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE, CURB CUT BACK PITCHED.					03/08/2018
RE	_____	014-PLF PLUMBING - FINAL OSR READ Comments1: ADJUST MASTER SHOWER HOT WATER TO 115 DE Comments2: GREE MAX	20170652	338 WESTWIND DR	6		03/22/2018
BC	_____	006-INS INSULATION	20170666	661 OMAHA DR			03/06/2018
BC	13:00	001-OCC OCCUPANCY INSPECTION Comments1: NEED GFCI NEAR SINK. TWO OUTLETS WITH OP Comments2: EN GROUND. ONE BEHIND SOFA & ONE IN SINK Comments3: ROOM.	20170709	109 E HYDRAULIC AVE			03/26/2018
PR	_____	012-PLF PLUMBING - FINAL OSR READ Comments1: BBOX KEYABLE OK TO TEMP	20170734	2184 BURR CT	9		03/06/2018
PR	_____	013-FIN FINAL INSPECTION					03/06/2018
TK	_____	014-EFL ENGINEERING - FINAL INSPE					03/06/2018
PR	_____	010-PLU PLUMBING - UNDERSLAB	20170781	958 PURCELL ST	84		03/06/2018
BC	_____	011-BSM BASEMENT FLOOR					03/07/2018
BC	_____	012-GAR GARAGE FLOOR					03/15/2018
BC	_____	013-PHD POST HOLE - DECK	20170796	2609 FAIRFAX WAY	251		03/01/2018
PR	_____	015-FIN FINAL INSPECTION					03/29/2018
PR	_____	016-PLF PLUMBING - FINAL OSR READ					03/29/2018
BC	_____	001-INS INSULATION	20170808	2659 BURR ST	85		03/07/2018
BC	_____	003-PPS PRE-POUR, SLAB ON GRADE Comments1: INSTALL VAPOR BARRIER PRIOR TO POURING.	20170822	514 E MAIN ST	3		03/26/2018
BC	_____	012-GAR GARAGE FLOOR	20170830	308 WESTWIND DR	2		03/06/2018
BC	_____	011-INS INSULATION	20170836	331 WESTWIND DR	34		03/01/2018
PR	_____	017-FIN FINAL INSPECTION	20170840	3111 LAUREN DR	92		03/01/2018

DATE: 04/03/2018
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	018-PLF PLUMBING - FINAL OSR READ					03/01/2018
TK	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE					03/01/2018
PR	_____	010-PLU PLUMBING - UNDERSLAB	20170859	982 N CARLY CIR	57		03/06/2018
BC	_____	011-BSM BASEMENT FLOOR					03/08/2018
BC	_____	012-GAR GARAGE FLOOR					03/09/2018
PR	_____	017-FIN FINAL INSPECTION	20170877	488 SHADOW WOOD DR	103		03/01/2018
PR	_____	018-PLF PLUMBING - FINAL OSR READ					03/01/2018
TK	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE					03/01/2018
PR	_____	003-REL ROUGH ELECTRICAL	20170880	702 GREENFIELD TURN	99		03/01/2018
PR	_____	004-RFR ROUGH FRAMING					03/01/2018
PR	_____	005-RMC ROUGH MECHANICAL					03/01/2018
PR	_____	006-PLR PLUMBING - ROUGH					03/01/2018
BC	_____	007-INS INSULATION				03/07/2018	
BC	_____	008-BSM BASEMENT FLOOR					03/13/2018
BC	_____	009-GAR GARAGE FLOOR					03/26/2018
BC	_____	010-STP STOOP					03/26/2018
BC	_____	005-RFR ROUGH FRAMING Comments1: COMPLETELY NAIL DOUBLE JOIST HANGER AT T Comments2: OP OF BASEMENT ACCESS. ONLY PARTIALLY NA Comments3: ILED NOW.	20170888	941 PURCELL ST	62		03/23/2018
BC	_____	006-REL ROUGH ELECTRICAL					03/23/2018
BC	_____	007-RMC ROUGH MECHANICAL					03/23/2018
RE	_____	008-PLR PLUMBING - ROUGH					03/23/2018
PR	_____	004-PLR PLUMBING - ROUGH	20170889	1011 S CARLY CIR	87		03/01/2018
PR	_____	005-REL ROUGH ELECTRICAL					03/01/2018

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	006-RMC ROUGH MECHANICAL					03/01/2018
PR	_____	007-RFR ROUGH FRAMING					03/01/2018
PR	_____	008-PLU PLUMBING - UNDERSLAB					03/09/2018
BC	_____	009-INS INSULATION Comments1: FOAM ENTERANCE DOOR & GARAGE PEDESTRIAN Comments2: DOOR PRIOR TO INSTALLING THE SHEETROCK					03/12/2018
RE	_____	010-ESW ENGINEERING - SEWER / WAT					03/23/2018
BC	_____	001-OCC OCCUPANCY INSPECTION Comments1: INSTALL GAS SHUT OFF VALVE ON GAS LINE T Comments2: O FURNACE.	20170894	605 S BRIDGE ST			03/26/2018
BC	_____	002-REI REINSPECTION Comments1: FIRE MARSHAL APPROVED 3/26/18					03/27/2018
PR	_____	006-PPS PRE-POUR, SLAB ON GRADE	20170900	1926 RENA LN	11		03/05/2018
BC	_____	002-FIN FINAL INSPECTION	20170912	259 COMMERCIAL DR			03/08/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB	20170920	521 OMAHA DR	4		03/26/2018
PR	_____	005-RMC ROUGH MECHANICAL					03/26/2018
BC	_____	PM 004-FIN FINAL INSPECTION Comments1: TURN ON WATER HEATER LABEL BOTH ELEC PAN Comments2: ELS	20170921	10 SARAVANOS DR	1		03/28/2018
RE	_____	009-PLR PLUMBING - ROUGH Comments1: LABEL RADON PIPE ABOVE INSULATION IN ATT Comments2: IC, CONNECT 2ND FLOOR BATH PAN VENTS	20170953	2186 BURR CT	8		03/22/2018
BC	_____	010-INS INSULATION					03/26/2018
BC	_____	AM 011-BSM BASEMENT FLOOR					03/27/2018
BC	_____	002-FOU FOUNDATION	20170961	3245 LONGVIEW DR	44		03/02/2018
BC	_____	003-BKF BACKFILL					03/08/2018
PR	_____	004-ESS ENGINEERING - STORM					03/07/2018
PR	_____	005-ESW ENGINEERING - SEWER / WAT					03/07/2018
PR	_____	009-RFR ROUGH FRAMING	20170962	3204 PINWOOD DR	37		03/15/2018

DATE: 04/03/2018
TIME: 12:27:23
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	010-REL ROUGH ELECTRICAL					03/15/2018
PR	_____	011-RMC ROUGH MECHANICAL					03/15/2018
PR	_____	012-PLR PLUMBING - ROUGH					03/15/2018
PR	_____	013-INS INSULATION					03/12/2018
PR	_____	014-STK STACK TEST					03/12/2018
BC	_____	015-GAR GARAGE FLOOR					03/13/2018
BC	_____	016-STP STOOP					03/13/2018
PR	_____	001-PLU PLUMBING - UNDERSLAB	20170964	1942 RENA LN	10		03/26/2018
BC	_____	001-FOU FOUNDATION	20170969	1954 RENA LN	10		03/19/2018
PR	_____	009-RFR ROUGH FRAMING	20170981	2731 PHELPS CT	268		03/09/2018
PR	_____	010-REL ROUGH ELECTRICAL					03/09/2018
PR	_____	011-RMC ROUGH MECHANICAL					03/09/2018
PR	_____	012-PLR PLUMBING - ROUGH					03/09/2018
BC	_____	013-INS INSULATION					03/12/2018
BC	_____	014-STP STOOP					03/21/2018
PR	_____	005-PLU PLUMBING - UNDERSLAB	20170982	2667 FAIRFAX WAY	258		03/05/2018
BC	_____	006-BSM BASEMENT FLOOR					03/07/2018
BC	_____	009-RFR ROUGH FRAMING					03/21/2018
BC	_____	010-REL ROUGH ELECTRICAL					03/21/2018
BC	_____	011-RMC ROUGH MECHANICAL				03/21/2018	
BC	_____	012-STP STOOP					03/21/2018
BC	_____	013-PHD POST HOLE - DECK					03/21/2018
BC	_____	014-INS INSULATION					03/23/2018
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20170984	306 ILLINI DR	8		03/14/2018

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INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

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PR	_____	009-RFR ROUGH FRAMING	20170985	3475 RYAN DR	3		03/07/2018
PR	_____	010-REL ROUGH ELECTRICAL					03/07/2018
PR	_____	011-RMC ROUGH MECHANICAL					03/07/2018
PR	_____	012-PLR PLUMBING - ROUGH					03/07/2018
PR	_____	013-STK STACK TEST					03/09/2018
PR	_____	014-INS INSULATION					03/09/2018
BC	_____	015-GAR GARAGE FLOOR					03/13/2018
BC	_____	016-STP STOOP					03/13/2018
BC	_____	011-GAR GARAGE FLOOR	20170986	562 SHADOW WOOD DR	96		03/02/2018
BC	_____	012-STP STOOP					03/02/2018
PR	_____	009-RFR ROUGH FRAMING	20170987	582 SHADOW WOOD DR	94		03/01/2018
PR	_____	010-REL ROUGH ELECTRICAL					03/01/2018
PR	_____	011-RMC ROUGH MECHANICAL					03/01/2018
PR	_____	012-PLR PLUMBING - ROUGH					03/01/2018
PR	_____	013-STK STACK TEST					03/06/2018
PR	_____	014-INS INSULATION					03/06/2018
BC	_____	015-GAR GARAGE FLOOR					03/02/2018
BC	_____	016-STP STOOP					03/02/2018
PR	_____	006-PLU PLUMBING - UNDERSLAB	20170988	3228 BOOMBAH BLVD	137		03/06/2018
BC	_____	007-CRL CRAWL SPACE					03/07/2018
BC	_____	008-BSM BASEMENT FLOOR					03/07/2018
BC	_____	009-GAR GARAGE FLOOR					03/22/2018
PR	_____	011-PLR PLUMBING - ROUGH					03/27/2018
PR	_____	016-INS INSULATION					03/29/2018

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UNITED CITY OF YORKVILLE
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INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	004-ESW ENGINEERING - SEWER / WAT	20170991	984 S CARLY CIR	109		03/01/2018
BC	_____	PM 003-BKF BACKFILL	20170992	996 S CARLY CIR	111		03/09/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT	20170993	988 S CARLY CIR	110		03/08/2018
BC	_____	001-FTG FOOTING	20170994	967 N CARLY CIR	124		03/01/2018
BC	_____	002-FOU FOUNDATION					03/09/2018
BC	_____	003-BKF BACKFILL					03/22/2018
PR	_____	005-PLU PLUMBING - UNDERSLAB	20170995	1202 PATRICK CT	13	03/13/2018	
BC	_____	006-CRL CRAWL SPACE					03/15/2018
BC	_____	007-RFR ROUGH FRAMING					03/23/2018
BC	_____	008-REL ROUGH ELECTRICAL					03/23/2018
BC	_____	009-RMC ROUGH MECHANICAL					03/23/2018
RE	_____	010-PLR PLUMBING - ROUGH					03/23/2018
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20170998	1131 BLACKBERRY SHORE LN	47		03/06/2018
BC	_____	002-FTG FOOTING					03/08/2018
BC	_____	004-BKF BACKFILL					03/15/2018
BC	_____	001-FTG FOOTING	20171000	1963 MEADOWLARK LN	126		03/15/2018
BC	_____	003-BKF BACKFILL					03/26/2018
BC	_____	AM 001-FTG FOOTING	20171003	2643 BURR ST	83		03/20/2018
BC	_____	002-FOU FOUNDATION					03/23/2018
BC	_____	003-BKF BACKFILL					03/29/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT					03/29/2018
PR	_____	005-SUM SUMP	20171004	2609 BURR ST	79		03/15/2018
PR	_____	001-RFR ROUGH FRAMING	20180006	2007 S BRIDGE ST			03/12/2018
PR	_____	002-REL ROUGH ELECTRICAL					03/12/2018

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CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	003-PLR PLUMBING - ROUGH					03/12/2018
PR	_____	004-PLR PLUMBING - ROUGH					03/12/2018
PR	_____	005-RFR ROUGH FRAMING					03/16/2018
BC	_____	006-PPS PRE-POUR, SLAB ON GRADE					03/21/2018
BC	_____	008-RFR ROUGH FRAMING					03/22/2018
BC	_____	009-PPS PRE-POUR, SLAB ON GRADE Comments1: ADA PARKING LOT, CANCELLED				03/22/2018	
BC	_____	010-RFR ROUGH FRAMING					03/29/2018
_____	09:00	001-OCC OCCUPANCY INSPECTION Comments1: FIRE MARSHAL APPROVED 3-27-18	20180013	2551 N BRIDGE ST			03/27/2018
BC	_____	003-BKF BACKFILL	20180015	3303 CALEDONIA DR	77		03/05/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT					03/05/2018
PR	_____	005-PLU PLUMBING - UNDERSLAB				03/09/2018	
BC	_____	AM 006-BSM BASEMENT FLOOR					03/16/2018
BC	_____	007-CRL CRAWL SPACE					03/16/2018
BC	_____	014-GAR GARAGE FLOOR					03/29/2018
BC	_____	015-STP STOOP					03/29/2018
BC	_____	002-FOU FOUNDATION	20180016	542 SHADOW WOOD DR	98		03/02/2018
BC	_____	003-BKF BACKFILL					03/08/2018
PR	_____	004-ESS ENGINEERING - STORM					03/07/2018
PR	_____	005-ESS ENGINEERING - STORM					03/07/2018
PR	_____	006-PLU PLUMBING - UNDERSLAB	20180017	3208 BOOMBAH BLVD	136		03/06/2018
BC	_____	007-BSM BASEMENT FLOOR					03/07/2018
BC	_____	008-CRL CRAWL SPACE					03/07/2018
BC	_____	009-RFR ROUGH FRAMING					03/22/2018

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UNITED CITY OF YORKVILLE
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INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	010-REL ROUGH ELECTRICAL					03/22/2018
BC	_____	011-RMC ROUGH MECHANICAL					03/22/2018
RE	_____	012-PLR PLUMBING - ROUGH					03/22/2018
PR	_____	013-INS INSULATION					03/26/2018
PR	_____	014-STK STACK TEST					03/26/2018
BC	_____	003-BKF BACKFILL	20180018	3182 LAUREN DR	115		03/05/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT					03/05/2018
BC	_____	AM 006-BSM BASEMENT FLOOR					03/16/2018
BC	_____	AM 007-PHD POST HOLE - DECK					03/29/2018
BC	_____	008-GAR GARAGE FLOOR					03/29/2018
BC	_____	009-STP STOOP					03/29/2018
PR	_____	002-BKF BACKFILL	20180020	311 CHURCH ST			03/07/2018
PR	_____	003-RFR ROUGH FRAMING					03/07/2018
PR	_____	004-REL ROUGH ELECTRICAL					03/07/2018
PR	_____	005-PLR PLUMBING - ROUGH					03/07/2018
PR	_____	004-FIN FINAL INSPECTION	20180024	309 WESTWIND DR	33		03/08/2018
PR	_____	005-PLF PLUMBING - FINAL OSR READ					03/08/2018
BC	_____	AM 001-RFR ROUGH FRAMING	20180026	1457 SLATE CT	341		03/27/2017
BC	_____	005-BSM BASEMENT FLOOR Comments1: NO VAPOR BARRIER	20180033	2691 FAIRFAX WAY	261		03/09/2018
BC	_____	006-GAR GARAGE FLOOR Comments1: NOT PREPPED					03/09/2018
PR	_____	007-PLU PLUMBING - UNDERSLAB					03/14/2018
BC	_____	008-STP STOOP					03/21/2018
BC	_____	009-PHD POST HOLE - DECK					03/21/2018

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INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-RFR ROUGH FRAMING	20180051	327 PENSACOLA ST	1140		03/02/2018
BC	_____	002-REL ROUGH ELECTRICAL					03/02/2018
BC	_____	003-INS INSULATION					03/05/2018
PR	_____	001-WAT WATER	20180052	2811 SILVER SPRINGS CT	244		03/28/2018
BC	_____	002-FTG FOOTING					03/29/2018
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20180055	1537 WALSH DR			03/26/2018
BC	_____	002-PPS PRE-POUR, SLAB ON GRADE	20180056	634 BURNING BUSH DR	94	03/23/2018	
PR	_____ PM	001-WAT WATER	20180060	4312 E MILLBROOK CIR	275		03/29/2018
BC	_____	001-FTG FOOTING	20180061	4420 E MILLBROOK CIR	263		03/14/2018
BC	_____ PM	002-FOU FOUNDATION					03/15/2018
PR	_____	003-PLU PLUMBING - UNDERSLAB				03/13/2018	
PR	_____	004-WAT WATER					03/13/2018
PR	_____	006-PLU PLUMBING - UNDERSLAB					03/29/2018
BC	_____	001-PHF POST HOLE - FENCE	20180064	365 SHADOW WOOD DR	123		03/02/2018
BC	_____	002-FIN FINAL INSPECTION					03/13/2018
BC	_____ AM	001-PHF POST HOLE - FENCE	20180070	607 GREENFIELD TURN	77		03/08/2018
BC	_____	001-FTG FOOTING	20180072	2477 WILTON CT	127		03/26/2018
BC	_____	002-BKF BACKFILL	20180073	2435 FAIRFAX WAY	242		03/28/2018
PR	_____	003-ESW ENGINEERING - SEWER / WAT					03/29/2018
BC	_____	001-FTG FOOTING	20180102	3223 PINWOOD DR	24		03/21/2018
PR	_____ PM	003-ESW ENGINEERING - SEWER / WAT					03/29/2018
PR	_____ PM	001-PLU PLUMBING - UNDERSLAB Comments1: INTERIOR REMODEL NAIL SPA	20180103	1959 S BRIDGE ST			03/29/2018
BC	_____	001-FTG FOOTING	20180110	920 PURCELL ST	80		03/21/2018

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INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FTG FOOTING	20180111	991 S CARLY CIR	89		03/21/2018
PR	_____	001-RFR ROUGH FRAMING	20180112	1085 AUBURN DR	94		03/26/2018
PR	_____	002-REL ROUGH ELECTRICAL					03/26/2018
PR	_____	003-RMC ROUGH MECHANICAL					03/26/2018
PR	_____	004-PLR PLUMBING - ROUGH					03/26/2018
BC	_____	002-FIN FINAL INSPECTION	20180113	491 SUTTON ST	211		03/28/2018
BC	_____	001-PHF POST HOLE - FENCE	20180119	691 WINDETT RIDGE RD	82		03/21/2018
BC	_____	002-FIN FINAL INSPECTION					03/28/2018
BC	_____	AM 001-FTG FOOTING	20180128	2671 MCLELLAN BLVD	48		03/27/2018
BC	_____	002-FOU FOUNDATION					03/28/2018
BC	_____	001-FIN FINAL INSPECTION	20180133	226 S BRIDGE ST		03/21/2018	
BC	_____	AM 001-PHF POST HOLE - FENCE	20180143	22 GAWNE LN	9		03/28/2018

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INSPECTIONS SCHEDULED FROM 03/01/2018 TO 03/31/2018

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

PERMIT TYPE SUMMARY:		ADD ADDITION			9		
		APT APARTMENT, CONDO			2		
		BDO COMMERCIAL BUILD-OUT			1		
		BIP BUILD INCENTIVE PROGRAM SFD			73		
		BSM BASEMENT REMODEL			6		
		CCO COMMERCIAL OCCUPANCY PERMIT			3		
		COM COMMERCIAL BUILDING			1		
		CRM COMMERCIAL REMODEL			14		
		ELE ELECTRICAL UPGRADE			1		
		ESN ELECTRIC SIGN			1		
		FNC FENCE			7		
		GAR GARAGE			1		
		GEN STAND BY GENERATOR			1		
		PKL SIDEWALK CAFE/PARKLET			1		
		PTO PATIO / PAVERS			1		
		REP REPAIR			1		
		ROF ROOFING			2		
		SFA SINGLE-FAMILY ATTACHED			3		
		SFD SINGLE-FAMILY DETACHED			109		
		WIN WINDOW REPLACEMENT			1		

INSPECTION SUMMARY:		ABC ABOVE CEILING			1		
		BKF BACKFILL			11		
		BSM BASEMENT FLOOR			10		
		CRL CRAWL SPACE			4		
		EFL ENGINEERING - FINAL INSPECTION			8		
		ESS ENGINEERING - STORM			3		
		ESW ENGINEERING - SEWER / WATER			10		
		FIN FINAL INSPECTION			20		
		FOU FOUNDATION			7		
		FTG FOOTING			13		
		GAR GARAGE FLOOR			12		
		INS INSULATION			14		
		OCC OCCUPANCY INSPECTION			3		
		PHD POST HOLE - DECK			4		
		PHF POST HOLE - FENCE			4		
		PLF PLUMBING - FINAL OSR READY			12		
		PLR PLUMBING - ROUGH			15		
		PLU PLUMBING - UNDERSLAB			14		
		PPS PRE-POUR, SLAB ON GRADE			5		
		REI REINSPECTION			1		
		REL ROUGH ELECTRICAL			16		
		RFR ROUGH FRAMING			20		
		RMC ROUGH MECHANICAL			12		
		ROF ROOF UNDERLAYMENT ICE & WATER			1		
		STK STACK TEST			4		
		STP STOOP			10		

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

		SUM SUMP			1		
		WAT WATER			3		
INSPECTOR SUMMARY:					1		
		BC BOB CREADEUR			122		
		PR PETER RATOS			102		
		RE RANDY ERICKSON			6		
		TK TOM KONEN			7		
STATUS SUMMARY:							
	A	BC			3		
	C				1		
	C	BC			8		
	C	PR			2		
	C	RE			1		
	I	BC			109		
	I	PR			84		
	I	RE			5		
	I	TK			1		
	T	BC			2		
	T	PR			16		
	T	TK			6		
REPORT SUMMARY:					238		



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

Agenda Item Number

New Business #3

Tracking Number

EDC 2018-36

Agenda Item Summary Memo

Title: Property Maintenance Report for March 2018

Meeting and Date: Economic Development Committee – May 1, 2018

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: March 28, 2018
Subject: March Property Maintenance

Property Maintenance Report March 2018

0 Property Maintenance Cases heard in March

Case Report

03/01/2018 - 03/31/2018

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	CITATION ISSUED	DATE OF HEARING	ADJUDICATION FINDINGS	DOWNTOWN SWEEP
20180082	3/28/2018	109 E Hydraulic Ave	Work with out a permit	PENDING					
20180081	3/28/2018	408 Liberty St	Work with out a permit	PENDING					
20180080	3/28/2018	416 E Main St	Work with out a permit	IN VIOLATION	3/29/2018				
20180079	3/28/2018	1223 Evergreen Ln	Work with out a permit	CLOSED					
20180078	3/28/2018	1217 Evergreen Ln	Work with out a permit	CLOSED					
20180077	3/27/2018	2204 Meadowview Ln	Off Street Parking	IN VIOLATION	3/27/2018				
20180076	3/26/2018	110 E FOX ST	7 KIDS LIVING WITHOUT SUPERVISION OR WATER	CLOSED					
20180075	3/23/2018	129 Commercial Dr	OCCUPANCY	IN VIOLATION	3/26/2018				
20180074	3/22/2018	1332 MARKETPLACE DR APT #5123	SMELLY GARBAGE AND CAT LITTER FROM INSIDE THE APARTMENT	CLOSED					
20180073	3/22/2018	709 BLUESTEM DR	ACCESSORY STRUCTURE WITHOUT PERMIT	COMPLIANT					
20180072	3/21/2018	221 B Hillcrest Ave	Zoning Violation	PENDING					
20180071	3/21/2018	2204 MEADOWVIEW LN	Off Street Parking	COMPLIANT					
20180070	3/21/2018	2194 MEADOWVIEW LN	Off Street Parking	COMPLIANT					
20180069	3/21/2018	580 E. Veterans (Caseys)	Barrier Protection	COMPLIANT					

20180068	3/13/2018	1905 Banbury Ave	fence repair	IN VIOLATION	3/16/2018				
20180067	3/13/2018	101 A Bridge St	Off Street Parking	COMPLIANT					
20180066	3/9/2018	1814 & 1818 COUNTRY HILLS DR	DISCHARGING STORM WATER	TO BE INSPECTED					
20180065	3/8/2018	920 N Brdige St	Sign	CLOSED					
20180063	3/6/2018	2204 Kingsmill St	Junk	IN VIOLATION	3/9/2018				

Total Records: 19

4/3/2018



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

Agenda Item Number

New Business #4

Tracking Number

EDC 2018-37

Agenda Item Summary Memo

Title: Economic Development Report for April 2018

Meeting and Date: Economic Development Committee – May 1, 2018

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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Phone 630-553-0843 • FAX 630-553-0889

Monthly Report – for May 2018 EDC Meeting of the United City of Yorkville

April 2018 Activity

Downtown Redevelopment:

- Continue working with Imperial Investments to identify a variety of businesses who may be potential tenant candidates for future and existing buildings.
- Working with Minor Threat Restaurant Group to assist with any needs for the expedient opening of Pizza Riot and Rivers Edge Theatre.

Development south of Fox River:

- Continue working with Eleno Silva on banquet center. Eleno has begun exterior construction in Stagecoach Crossing.
- Working with broker from Fountain Village Center (Route 47 & 71), to identify perspective tenants so that center can begin a "renewal" process.

Development north of the Fox River:

- Kendall Crossing...Construction is moving along on the Holiday Inn Express and Banquet Facility. The Banquet and Event Center is now named "Kendall Banquets and Event Center". Plans for that building are being finalized and will be delivered to the City for review and building permit shortly.
- Kendall Marketplace...Working with Alex Berman (owner) to identify potential additional development on the project. The junior box is continuing to negotiate their lease. The final hurdle is signage. Alex and I have been meeting with potential residential builders, who may be interested in constructing the townhome component. Alex is now exploring new and innovative ways that the former "town center" area may be developed. This will be a process that will incorporate a variety of potential business uses with public community orientated features into the center.
- Fox Hill Center...leases are being negotiated on two new tenants, and two existing tenants are exploring increasing their businesses. This center will have a whole new feel in the very near future.
- Burger King has applied for a building permit for the Menard's "Yorkville Crossing" project. The new freestanding building will be located next to the "Jiffy Lube".
- Continue to work with one other National restaurant chains that is looking closely at Yorkville.
- Scrapbook Cabana is preparing for their soft opening for the retail operation, the second week of May. Their grand opening will take place in June. This business has already hosted scrapbooking retreats and plans to continue hosting two of these retreats per month.

Industrial Development:

- Working with City Staff, Lincoln Prairie landowner Dave Hamman, and industrial broker Joyce Sloan, on BNSF certification process for the property which will begin later this year.
- Continue working with small industrial user to locate in Yorkville. This business owner is a resident, and currently operates in a surrounding community. The project is being reconfigured to meet the needs of potential users and to be built in phases.

Recreation:

- Go for it Sports...continue working with the center. Summer camps are open for registration on Tuesdays and Thursdays. There will be both morning and afternoon sessions, and will focus on sports, physical activity, and games. The basketball court will be installed prior to summer break, and will be available for basketball, volleyball and pickle ball during regular hours.

Other Activity:

- Attended the Conservation Foundation's Annual Earth Day dinner. Met with a variety of individuals involved with development in the area.
- Attended the quarterly SBA meeting to stay connected to new programs available for local business community.

Respectfully submitted,

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



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2018-38

Agenda Item Summary Memo

Title: BAP Power Corporation – Windmill Farms – Solar Farm (Special Use)

Meeting and Date: Economic Development Committee - May 1, 2018

Synopsis: Requested Special Use approval for a proposed freestand solar energy system (FSES) or “solar farm” on an approx. 9-acre parcel in Windmill Farms PUD.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti Barksdale – Noble, AICP

Community Development

Name

Department

Agenda Item Notes:

See attached memo.

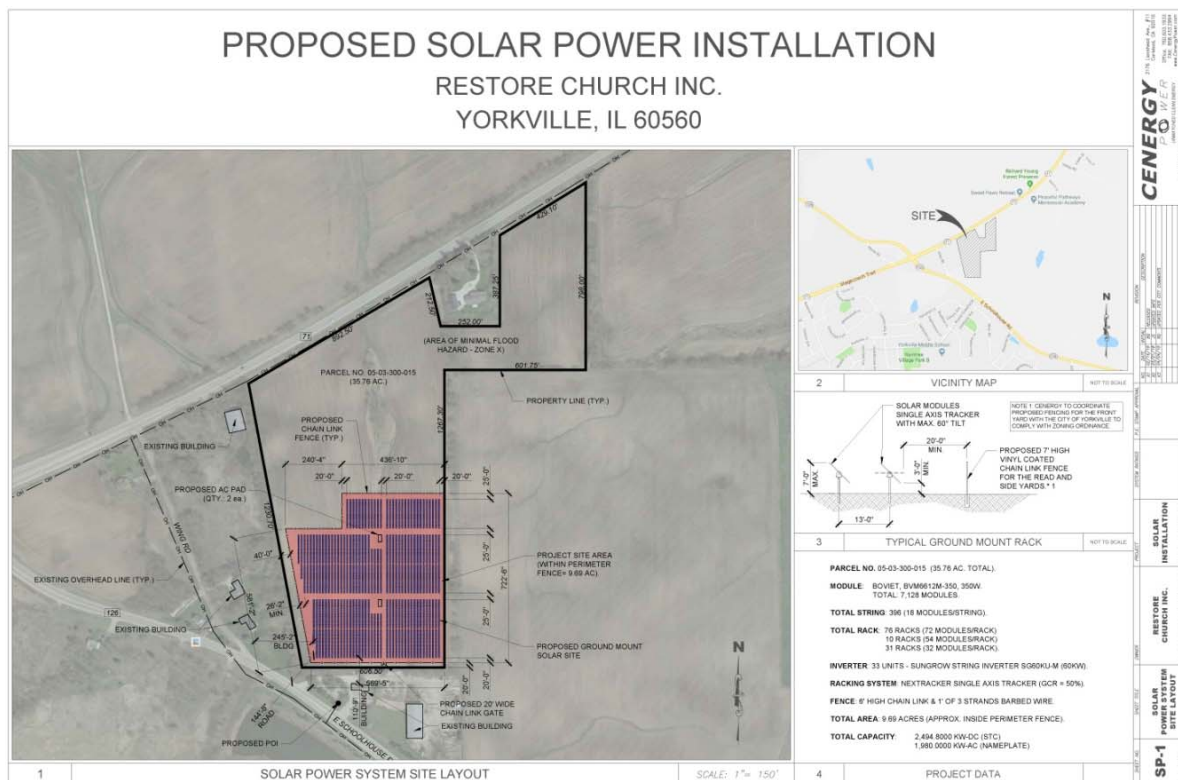


Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
Date: April 16, 2018
Subject: **PZC 2018-08 BAP Power Corp. – Windmill Farms PUD
Freestanding Solar Energy System (Special Use Permit)**

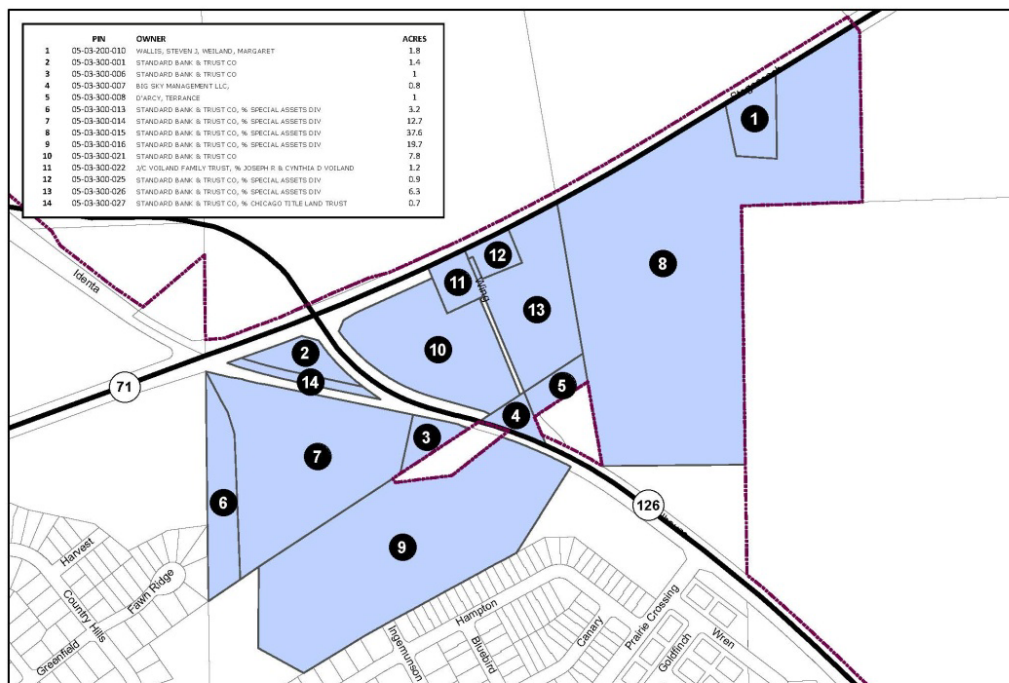
BACKGROUND & PROJECT DESCRIPTION:

The applicant, BAP Power Corporation dba Cenergy Power, is requesting special use permit approval to install and operate a ground mounted community solar field on approximately 9.69 acres of land consisting of roughly 7,000 solar modules with a maximum height of seven (7) feet at full tilt as illustrated in the map below:



The subject property is currently zoned Planned Unit Development (PUD) with an underlying zoning of B-3 General Business District and R-4 General Multi-Family Residence District, as part of the Windmill Farm PUD approved in 2008 per Ordinance 2008-40. Per Exhibit "E" of Ord. 2008-40 granting Annexation and Planned Unit Development approval for the Windmill Farms development, the approximately 91-acre site, of which the subject property is included, was to be developed as with mixed residential and commercial land uses. The annexation and concept PUD plan were the only approvals granted for the Windmill Farm development. The property has remained vacant and unplatted since the original approvals in 2008.

Since that time the the parcels owned by the previous developer were foreclosed upon by the bank. The previously approved concept plan and the most recent ownership of the parcels within the Windmill Farms developed are illustrated on the maps below:



Windmill Farms Properties

United City of Yorkville, Illinois
Yorkville GIS 2017



The current owners of parcels #8, #12 and #13 is the Oswego Family Church (Restore Church Inc.), who plan to renovate the existing building on parcel #12 for a new worship facility. Restore Church Inc. has agreed to lease a portion of parcel #13 to the petitioner, BAP Power, for the proposed solar farm use. As proposed, the use is defined in the Yorkville Zoning Ordinance as a "solar farm" which consists of more than one freestanding solar energy system on a given site, constructed for the commercial generation of electrical power. Solar Farms are permitted as Special Uses in all zoning districts. Due to

the existing Windmill Farms PUD, **staff recommends** the Special Use request will be subject to an amended annexation agreement and the repeal of the existing Planned Unit Development concept plan prior to the issuance of a building permit to construct the alternative energy solar system.

It is staff's understanding that Restore Church Inc. will be submitting a request for amended annexation and repeal of the existing PUD concept plan within the near future. The need to move ahead of that process for the approval of the Special Use for the freestanding solar farm system is to position the property for funding through the upcoming Community Solar program administered through the State of Illinois and Commonwealth Edison.

Per Section 10-4-9 of the Zoning Ordinance, in any case where a special use has been granted, such approval shall become null and void unless it is in place and in active use within three (3) years of the date of issuance. If the property owner fails to secure the amended annexation agreement and repeal of the existing Planned Unit Development leading to the delay in issuing the building permit for the installation of the solar farm system, the special use will automatically be revoked upon the third year from the date of approval.

EXISTING CONDITIONS:

The existing zoning and land use for properties surrounding the subject property are as indicated below:

	Zoning	Land Use
North	A-1 Agriculture	Unincorporated Kendall County (Farm Land)/IL Rte 71
South	A-1 Agriculture	Unincorporated Kendall County (Landscape Business)
East	A-1 Agriculture	Unincorporated Kendall County (Farm Land)
West	Windmill Farm PUD	Single Family Residential

ALTERNATIVE ENERGY SYSTEMS REGULATIONS:

On November 25, 2014, the City Council approved a new Zoning Ordinance update. As part of the updated Zoning Ordinance, specific zoning and regulatory criteria related to alternative energy systems was adopted. Chapter 19: Alternative Energy Systems of the approved new Zoning Ordinance identifies freestanding solar energy systems (FSES) as a special use within the all zoning districts and establishes regulations which were used in the review of this request.

- The proposed solar farm would be required to meet the setback standards for the B-3 General Business District as well as the provisions under the Freestanding Solar Energy Systems regulations. Table 10.07.01 of Chapter 7 in the City's Zoning Ordinance provides dimensions and bulk regulations for the B-3 General Business District.
- Section 19-7-C of the Yorkville Zoning Ordinance states that freestanding solar energy systems shall not be located within the required front yard or corner side yard. Additionally, Section 19-7-B of the Yorkville Zoning Ordinance states that all parts of any freestanding solar energy system shall be set back 8 feet from interior side and rear property lines.
- The following chart illustrates the minimum required yard setbacks for solar systems based upon the B-3 District regulations and the Freestanding Solar Energy System requirements:

	Minimum Requirement	Proposed Setback
Front (IL Rte. 71)	50 feet	Over 600 feet
Rear	8 feet	40 feet
Interior Side (East)	8 feet	20 feet
Interior Side (West)	8 feet	Approx. 66 feet

Height

Overall height of solar module units is shown on the section of the Typical Ground Mount Rack as 7'-0" maximum (Image No. 3 on Proposed Solar Power Installation plan Sheet SP-1 dated last revised 04-04-18). Per Section 10-19-7 of the Zoning Ordinance regarding Alternative Energy Systems for freestanding solar units, the minimum clearance between the lowest point of the system and the surface on which the system is mounted is ten feet (10'). The plans provided indicate a minimum clearance of three feet (3'). It is the petitioner's desire to have the racking units as visually unobtrusive as possible by having the solar system no taller than the height of the perimeter fencing (discussed further below). Additionally, it is current industry standard to have a minimum of 3-4 foot clearance from the grade, according to the petitioner. **Staff supports** this request.

Glare

Per Section 10-19-7-E of the Zoning Ordinance regarding Alternative Energy Systems for freestanding solar units, the panels are to be placed such that the concentrated solar radiation or glare does not be directed onto nearby properties or roadways. The petitioner has provided the distance, in linear feet, of the closest solar module to the nearest neighboring property with a building and roadway on the revised Site Plan. According to the plan, the nearest building to the solar system racking units will be approximately 110 feet away and the nearest roadway (Illinois Route 126/Schoolhouse Road) is approximately 144 feet from the solar system racking units.

It is not anticipated the system would cause glare to the adjacent buildings located to the south, as the units at maximum tilt will be pointed towards the east. It is also not expected that the glare from the racking units will affect the nearby roadways due to the distance and the heavy foliage located to the west between the proposed solar field and the roadway. **Staff supports** the proposed location of the solar racks in an effort to mitigate potential glare concerns.

Fencing

A dimensioned section detail has been provided for the proposed perimeter fence which is a 7 foot high vinyl coated chain link fence for the rear and side yards. Since the proposed solar field is not situated within the required front yard (north) of the property, the petitioner is permitted to continue the proposed fencing along this perimeter as well. However, **staff recommends** a solid wood fence along the northern perimeter line in addition to a landscape buffer along the southern fence line adjacent to the existing landscape business, to soften the view of the expanse of vinyl fencing.

Accessory Use

Section 19-4-D states that alternative energy systems shall be an accessory to the principal permitted use. The ownership of the property will remain with Restore Church and the land lease for the solar farm is for approximately 10 years. Once the PUD has been repealed, the parcels owned by the church may be consolidated and this use will be accessory to the primary church use of the property.

Signage

Section 19-4-F states that no commercial signage or attention getting device is permitted on any alternative energy system. The petitioner is not proposing any attention getting devices or commercial signage on the external face of the fence with the exception of a small identification name plate less than four (4) square feet in area which is exempt from the sign ordinance.

Utility Service Provider

Per Section 10-19-4-G of the Zoning Ordinance regarding Alternative Energy Systems for freestanding solar units, evidence must be provided that the electric utility service provider which services the site has been notified of the owner's intent to install an interconnected energy system. The petitioner has provided documentation which is included in the packet.

Abandoned Systems

In the Zoning Ordinance, Section 10-19-4-E states all alternative energy systems inactive or inoperable for a period of 12 continuous months shall be deemed abandoned and the owner is required to

repair or remove the system from the property at the owner's expense within 90 days of notice from the City. To ensure compliance, **staff recommends** the petitioner provide a security guarantee in a form acceptable to the City to cover such costs including, but not limited to the removal, property restoration, and city legal expenses, as a condition of the Special Use approval.

In addition to the security, staff **also recommends** a blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the Special Use approval.

Engineering Review

The City engineering consultant, EEI, has prepared the attached review comments in a letter dated April 6, 2018. The requested review comments will be included as conditions to the Special Use permit and address matters related to the building permit and site permit approval process.

Images of similar projects completed by the petitioner are provided below:



STAFF COMMENTS & RECOMMENDATIONS:

Staff is favorable of the proposed solar farm as a special use, subject to the following conditions:

1. The Special Use request will be subject to an amended annexation agreement and the repeal of the existing Planned Unit Development concept plan prior to the issuance of a building permit to construct the alternative energy solar system.
2. The minimum clearance between the lowest point of the system and the surface on which the system is mounted is three (3) feet.
3. A seven (7) foot tall solid wood fence be installed along the northern perimeter line in addition to a landscape buffer be provided along the southern fence line adjacent to the existing landscape business, to soften the view of the expanse of vinyl fencing.

4. The petitioner provide a security guarantee in a form acceptable to the City to cover such costs including, but not limited to the removal, property restoration, and city legal expenses and a blanket easement be provided over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.
5. Adherence to all comments prepared by EEI, city engineering consultant, in a letter dated April 6, 2018.

This request is tentatively scheduled for a public hearing at the May 9, 2018 Planning and Zoning Commission. The petitioner and staff will be present at Tuesday night's meeting to address any concerns or answer any questions from the Economic Development Committee.

**United City of Yorkville**

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

**INVOICE & WORKSHEET
PETITION APPLICATION**

CONTACT:

DEVELOPMENT/ PROPERTY:

Acreage:

Date:

Concept Plan Review: ☐ Yes ☐ No \$

Engineering Plan Review Deposit of \$500 due

Amendment: ☐ Yes ☐ No \$

\$500.00 Fee due for each: (Annexation) (Plan) (Plat) (PUD)

Annexation: ☐ Yes ☐ No \$

\$250.00, plus \$10/acre for each acre over 5.
of acres:

 - 5 =

 x \$10 =

 + \$250

Rezoning: ☐ Yes ☐ No \$

\$200.00, plus \$10/acre for each acre over 5.
of acres:

 - 5 =

 x \$10 =

 + \$200
If annexing and rezoning, charge only 1 per acre fee.
If rezoning to a PUD, charge PUD Development Fee- not Rezoning Fee.

Special Use: ☒ Yes ☐ No \$ \$550

\$250.00, plus \$10/acre for each acre over 5.
of acres:

 - 5 =

 x \$10 =

 + \$250

Zoning Variance: \$85.00 ☐ Yes ☐ No \$

Outside Consultants deposit of \$500.00 due

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

P.U.D. Fee: \$500.00 ☐ Yes ☐ No \$

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

Engineering Plan Review Deposit: ☒ Yes ☐ No \$ 5,000

☐ Less than 1 acre = \$1,000 due
☐ Over 1 acre and less than 10 acres = \$2,500 due
☒ Over 10 acres and less than 40 acres = \$5,000 due
☐ Over 40 acres and less than 100 acres = \$10,000 due
☐ Over 100 acres = \$20,000 due

Outside Consultants Deposit: ☐ Yes ☐ No \$

Legal, Land Planner, Zoning Coordinator, Environmental Services
Annexation, Subdivision, Rezoning, and Special Use:
☐ Less than 2 acres = \$1,000 due
☐ Over 2 acres and less than 10 acres = \$2,500 due
☐ Over 10 acres = \$5,000 due

TOTAL AMOUNT DUE: \$ 5,500

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

Application For Special Use

STAFF USE ONLY

Date of Submission PC#

Development Name

Applicant Information

Name of Applicant(s)

Business Address

City State ZIP

Business Phone Business Fax

Business Cell Business E-mail

Property Information

Name of Holder of Legal Title

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

Property Street Address

Description of Property's Physical Location

Zoning and Land Use of Surrounding Parcels

North	PIN 05-03-100-004 - Tax Code KE001 - Class 0021
East	PIN 05-03-400-002 - Tax Code KE001 - Class 0021
South	PIN 05-03-300-010 - B-3 GENERAL BUSINESS DISTRICT
West	PIN 05-03-300-026 - B-3 PLANNED UNIT DEVELOPMENT

Current Zoning Classification

Kendall County Parcel Number(s) of Property

05-03-300-015	

Application For Special Use

Additional Contact Information

Attorney

Name

Address

City State ZIP

Phone Fax

E-mail

Engineer

Name

Address

City State ZIP

Phone Fax

E-mail

Land Planner/Surveyor

Name

Address

City State ZIP

Phone Fax

E-mail

Attachments

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

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

Please see Site Plan attached as "Exhibit C".

Application For Special Use

Special Use Standards

Please state how the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare:

The solar power generated from the Project does not produce pollution or noise; rather it is a safe, clean and reliable source of energy. Once the site is constructed, only a small operations and maintenance crew will visit the site between 1-3 times per year for routine maintenance. The materials and equipment used in the construction and operation of the Project do not contain any hazardous materials. The solar modules are comprised of aluminum, glass and silicon-based cells.

Please state how the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood:

There is minimal noise impact of the solar system. The Project will also be fenced in with a perimeter chain-linked fence that will have a height of 6 to 7 feet to promote safety and create a visual barrier to the neighboring properties.

Please state how the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

The sole purpose of the Project is to produce clean electricity that benefits the local community. It does not present any aesthetic, space, noise or health concerns that would impede any contemplated development of the surrounding property.

Please state how adequate utilities, access roads, drainage or other necessary facilities have been or are being provided:

Aside from getting interconnected to the local utility grid pursuant to our interconnection application, the project will not require any other public facilities. There is expected to be minimal erosion and sediment during construction as well as minimal impact to the site's natural storm water runoff post construction.

Application For Special Use

Special Use Standards

Please state how adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets:

Neither pedestrians nor general public vehicles will have access to Project Site.

Please state how the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission:

Developer is filing to obtain a conditional use permit from City of Yorkville for this Project. The proposed use of Project is to generate clean solar power for 20-30 years. As such, the Project is expected to comply with the regulations and conditions.

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

William P. Ham

3/22/18

WILLIAM P. HAM

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

See attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On March 22, 2018 before me, Lori J. Ball, Notary Public
(insert name and title of the officer)

personally appeared William Pham,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





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

Petitioner Deposit Account / Acknowledgment of Financial Responsibility

Development/Property Address:	Project No.: FOR CITY USE ONLY	Fund Account No.: FOR CITY USE ONLY
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Petition/Approval Type: *check appropriate box(es) of approval requested*

☐ Concept Plan Review ☐ Amendment (Text) (Annexation) (Plat) ☐ Annexation
☐ Rezoning ☒ Special Use ☐ Mile and ½ Review
☐ Zoning Variance ☐ Preliminary Plan ☐ Final Plans
☐ P.U.D. ☐ Final Plat

Petitioner Deposit Account Fund:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

Name/Company Name:	Address:	City:	State:	Zip Code:
BAP Power Corporation	3176 Lionshead Ave	Carlsbad	CA	92010
Telephone:	Mobile:	Fax:	E-mail:	
760-603-1933		760.683.3116	wpham@cenerav.com	

Financially Responsible Party:

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

Print Name: William Pham Title: CEO
 Signature*:  Date: 03/22/18

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

FOR CITY USE ONLY

ACCOUNT CLOSURE AUTHORIZATION:

Date Requested: _____ ☐ Completed ☐ Inactive

Print Name: _____ ☐ Withdrawn ☐ Collections

Signature: _____ ☐ Other

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

Special Use Permit – Restore Yorkville CS – Community Solar Project – Project Description

Project Overview

BAP Power Corporation dba Cenergy Power (“Developer”) requests a special use permit from the City of Yorkville (“Yorkville”) for a 2.494 megawatt (“MW”) direct current (“DC”) / 1.98 MW alternative current (“AC”) photovoltaic (“PV”) ground mounted community solar project (“Project”) located near Route 71 and Highway 126 in Yorkville, IL 60560 (Yorkville PIN 05-03-300-015) (“Project Site”). The Project Site is currently owned by Restore Church Inc. and designated as “PUD – Planned Unit Development” by Yorkville.

a. *Existing Site Conditions*

The Project Site is flat and is not within any known areas which would cause zoning issues for the development of the Project (i.e. within flood or wetland zones). Developer has researched Kendall County’s GIS and the Project Site is not in a historical flood zone or wetland area. The Project Site is currently in use as farmland and being farmed for soybeans.

b. *Proposed Modifications to the Site*

Developer proposes to build a single axis tracking PV system on the Project Site within a fenced area of 9.69 acres. See Exhibit C for site plan. Our standard solar system has a maximum height from grade level of seven (7) feet. The panels will slowly move from east to west throughout the day tracking the sun. The solar system will not be operational and will not move at night. There is minimal noise impact of the solar system. The Project will also be fenced in with a perimeter chain-linked fence that will have a height of 6 to 7 feet.

Based on our initial site survey, the Project will not require any grading. After we clear the land in preparation for construction, the Project will only disturb the land within the fenced area with: (i) pile-driven posts to support the Project’s racking system and solar modules, (ii) four utility poles that will rise up to approximately 30 feet high, (iii) a concrete equipment pad with dimensions of approximately 11 feet x 27 feet, and (iv) a class 2 service road base having a width of about 15-20 feet running along the interior perimeter of the fence. Access to the Project Site will be via a gate on the southwest side of the Project Site (off of Highway 126). There is expected to be minimal erosion and sediment during construction as well as minimal impact to the site’s natural storm water runoff post construction.

Developer will employ standard solar PV modules, each with dimensions of less than 4 feet x 7 feet x 0.2 feet. Such modules will be placed on a galvanized steel racking system with bolts and screws. No welding or material cutting of equipment will be done at the Project Site. The Project will utilize smart string inverters that will hang on the racking system with dimensions of approximately 2 feet x 3 feet x 1 foot. These inverters are used to convert DC power from the modules to AC power to the utility transformer at 480 volts. The solar power generation from the project will be sold by Developer to local entities on a virtual basis (i.e. school districts, water

districts, businesses) through the upcoming community solar program administered by the state of Illinois and Commonwealth Edison.

EXHIBIT A

LEGAL DESCRIPTION

PIN NUMBER 05-03-300-015, 05-03-300-025, 05-03-300-026

COMMON ADDRESS Vacant land adjacent to IL Rt 71 and Wing Rd in Yorkville, IL

PARCEL 1

THAT PART OF THE NORTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, THENCE SOUTH 00 DEGREE 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 1284 36 FEET, THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST 680 30 FEET, THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 10 0 FEET FOR A POINT OF BEGINNING. THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 579 53 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399, THENCE NORTH 09 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID BOYD TRACT 748 57 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO 71, THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459 20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 49 MINUTES 16 SECONDS WEST AT THE LAST DESCRIBED POINT 627 46 FEET, THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 332 0 FEET, THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST 264 0 FEET, THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST 202 0 FEET, THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST 423 02 FEET TO SAID CENTER LINE, THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 472 59 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 48 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 WHICH IS 598 62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE 880 56 FEET TO SAID SOUTH LINE. THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE 598 62 FEET TO SAID SOUTHWEST CORNER, THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE 1275 36 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST 681 94 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART IN

THE NORTHEAST QUARTER OF SECTION 3. TOWNSHIP 36 NORTH, RANGE 7 EAST OF
THE THIRD PRINCIPAL MERIDIAN)

EXHIBIT B
PROPERTY LIST OF ADJOINING OR CONTIGUOUS PARCELS

PIN	OWNER NAME	ADDRESS
05-03-100-004	CHARLES MACKINNON & ROBERTA RICHMOND LIV TR	801 WARRENVILLE RD #150, LISLE IL 60532-4328 C022
05-03-200-001	CHARLES MACKINNON, & , ROBERTA RICHMOND LIV TR	801 WARRENVILLE RD #150, LISLE IL 60532-4328 C022
05-03-200-020	OSWEGO GOSPEL ASSEMBLY CHURCH	7090 US HIGHWAY 34, OSWEGO IL 60543-9171 R025
05-03-200-010	STEVEN J WALLIS, MARGARET WEILAND	8614 STATE ROUTE 71 YORKVILLE IL 60560
05-03-400-002	GEORGE E BLOCK	2801 W JEFFERSON ST, JOLIET IL 60435-5299 C023
05-03-300-010	GERARDO BARAJAS	8591 ROUTE 126 YORKVILLE IL 60560
05-03-300-009	GAIL BREWER	6670 WING RD YORKVILLE IL 60560
05-03-300-008	D'ARCY TERRANCE	6610 WING RD YORKVILLE IL 60560
05-03-300-033	RESTORE CHURCH INC DBA OSWEGO FAMILY CHURCH INC	5498 US HIGHWAY 34, OSWEGO IL 60543 R025
05-03-100-001	DEPARTMENT OF TRANSPORTATION	8755 STATE ROUTE 71 YORKVILLE IL 60560

EXHIBIT C

[SITE PLAN ATTACHED]

PARCEL NO. 05-03-300-015
(35.76 AC.)

PROPOSED CHAIN LINK FENCE (TYP.)

EXISTING BUILDING

PROPOSED AC PAD (QTY.: 2 ea.)

WING RD

EXISTING OVERHEAD LINE (TYP.)

126

EXISTING BUILDING

PROPOSED POI

E SCHOOLHOUSE RD

PROPOSED 20' WIDE CHAIN LINK GATE

EXISTING BUILDING

PROJECT SITE AREA (WITHIN PERIMETER FENCE= 9.69 AC.)

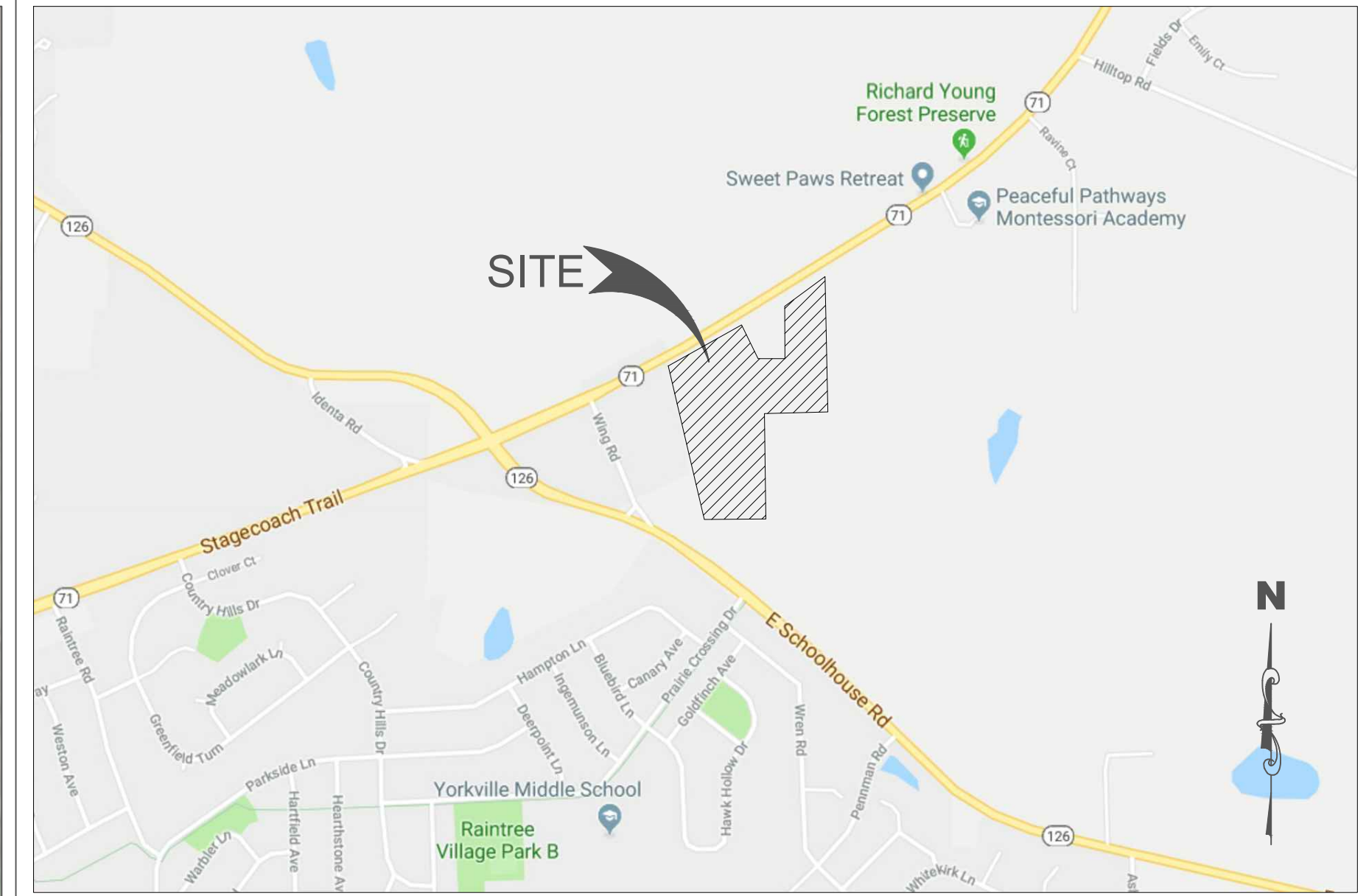
PROPOSED GROUND MOUNT SOLAR SITE

AREA OF MINIMAL FLOOD HAZARD - ZONE X

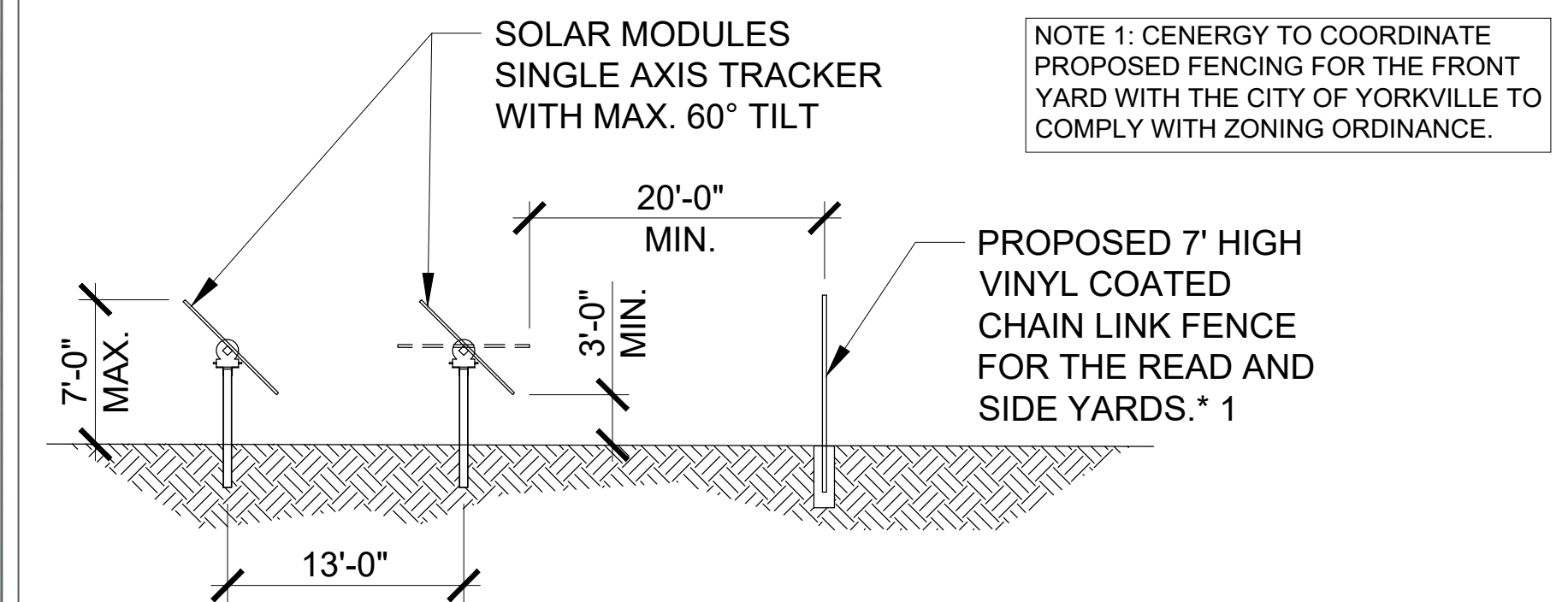
PROPERTY LINE (TYP.)

DIMENSIONS:
 892.50'
 212.50'
 252.00'
 387.25'
 798.00'
 601.75'
 1267.30'
 240'-4"
 436'-10"
 20'-0"
 20'-0"
 20'-0"
 25'-0"
 722'-6"
 25'-0"
 25'-0"
 20'-0"
 20'-0"
 606.50'
 569'-5"
 110'-9"
 144'-8"
 561'-2"
 26'-2" MIN.
 245'-2" BLDG
 1230.70'
 40'-0"

SCALE: 1" = 150'



NOT TO SCALE



NOT TO SCALE

TOTAL CAPACITY: 2,494.8000 KW-DC (STC)
1,980.0000 KW-AC (NAMEPLATE)

PROJECT DATA

[illegible]

Level 2

SAVED

BAP Power Corporation DBA Cenergy Power 8591 Illinois 126

Caution – Please Read

You **are not eligible** to participate in the ComEd Net Metering Program or receive credit/compensation for excess power generated and sent to ComEd's electric system until the following steps are achieved:

1. ComEd has issued you a signed Certificate of Completion;
2. ComEd has verified that a Smart Meter is installed;
3. ComEd has received your signed Election Form

Please do not operate your system until all steps are satisfied. **Failure to comply with these requirements represents a safety hazard and may result in disconnection of service.**

Customer Contact

Interconnection Customer Contact Information

Name	BAP Power Corporation DBA Cenergy Power
Mailing Address	8591 Illinois 126
City	Yorkville
State	Illinois
Zip Code	60560
Telephone (Daytime)	(760) 603-1933
Telephone (Evening)	
Facsimile Number (Fax)	
Email Address	mimoto@cenergypower.com

Alternate Contact (if different from above) (Recommended)

Name	Mike Imoto
Mailing Address	3176 Lionshead Ave
City	Carlsbad
State	California
Zip Code	92008
Telephone (Daytime)	(760) 603-1933
Telephone (Evening)	
Facsimile Number (Fax)	
Email Address	mimoto@cenergypower.com

Facility Information

Project Name	Restore Church
Is the facility address the same as the	Yes

Interconnection Customer's address?	
What type of property is the distributed generation facility?	Community Solar
Electric Distribution Company (EDC) serving Facility site	ComEd
Is ComEd the Electric Supplier for the Distributed Generation Facility?	Yes
Account Number of Facility site (existing EDC customers)	0000000000
Is the distributed generation system located on the premise of a multi-meter account?	No
Does the distributed generation system utilize a micro-inverter?	No

Contractor

Equipment Contractor	
Is the Interconnection Customer acting as the Equipment Contractor?	No
Name	Mike Imoto
Mailing Address	3176 Lionshead Ave.
City	Carlsbad
State	California
Zip Code	92010
Telephone (Daytime)	(760) 603-1933
Telephone (Evening)	
Facsimile Number (Fax)	
Email Address	mimoto@cenergypower.com

Electrical Contractor	
Is the Electrical Contractor different from the Equipment Contractor?	No
Name	Mike Imoto
Mailing Address	3176 Lionshead Ave.
City	Carlsbad
State	California
Zip Code	92010
Telephone (Daytime)	(760) 603-1933
Telephone (Evening)	
Facsimile Number (Fax)	

Email Address

mimoto@cenergypower.com

Service Information

Electric Service Information of Customer Facility Where Generator Will be Interconnected

Capacity (Amps)	0.000
Voltage (Volts)	12,470.000
Type of Service	Three Phase
Primary Winding	Wye
Secondary Winding	Wye
Transformer Size (kVA)	2,000.000
Impedance (per unit at rated kVA)	6.000
Intent of Generation	Wholesale Market Transaction Unit will operate in parallel and participate in PJM or MISO market(s) pursuant to a PJM Wholesale Market Participation Agreement or MISO equivalent

Generator & Prime Mover

Generator and Prime Mover Information

Energy Source	Solar
Energy Converter Type	Photovoltaic Cell
Generator Size	
60.000	kW
Number of Units	33.000
Total Capacity	
1,980.000	kW
Generator Type	Inverter

Requested Procedure Under Which to Evaluate Interconnection Request

Please indicate below which review procedure applies to the interconnection request. The review procedure used is subject to confirmation by the EDC.	Level 2 Lab-certified interconnection equipment with an aggregate electric nameplate capacity less than or equal to 5 MVA. Lab certified is defined in 466.30 (Application fee is \$100.00 plus \$1.00 per kVA).
Note: Descriptions for interconnection review categories do not list all criteria that must be satisfied. For a complete list of criteria, please refer to 83 Ill. Adm. Part 466, Electric Interconnection of Distributed Generation Facilities.	

Facility Information

Distributed Facility Information	
Commissioning Date	09/30/2018
List interconnection component/system(s) to be used in the distributed facility that are lab certified.	
Component/System	Cenergy Goabs.pdf
Component/System	Cenergy Recloser.pdf
Component/System	Boviet BVM6612M 340-355.pdf
Component/System	MV Transformer General Spec.pdf
Component/System	
NRTL Providing Label and Listing	
NRTL Providing Label and Listing	
NRTL Providing Label and Listing	
NRTL Providing Label and Listing	
NRTL Providing Label and Listing	

Equipment Information

Energy Production Equipment/Inverter Information	
Energy Production Equipment/Inverter Type	Inverter
Energy Production System #1 Inverter-based system?	
Inverter Manufacturer	Other
Manufacturer	SunGrow
Model	SG60KU-M
Rating kW	60.000
Rating kVA	60.000
Rated Voltage	6,060.000
Rated Current	480.000
Number of units of Energy Production System #1 at this facility	33.000
This facility utilizes an additional type of Energy Production System?	No
Total System Capacity	
1,980.000	kW
System Typed Tested (Total System)	Yes

Additional Information for Inverter Based Facilities

Inverter Information

Type	Forced Commutated
Rated Output (Watts)	60.000
Rated Output (Volts)	480.000
Efficiency Percentage	98.900
Power Factor Percentage	99.000
Is Inverter UL1741 Listed?	Yes

DC Source/Prime Mover

Rating kW	350.000
Rating kVA	350.000
Rated Voltage	38.500
Open Circuit Voltage (if applicable)	47.200
Rated Current	7.24
Short Circuit Current (if applicable)	7.770

Other Facility Information

One Line Diagram	Restore Church Inc. SLD.pdf
Plot Plan	Restore Church Inc. Site Plan.pdf

Signature & Payment

Customer Signature

I hereby certify that:

1. I have read and understand the terms and conditions which are attached hereto by reference;
2. I hereby agree to comply with the attached terms and conditions; and
3. to the best of my knowledge, all of the information provided in this application request form is complete and true.

Applicant Signature

MIKE IMOTO

Title

ANALYST

Date

03/14/2018

Signature File If you are a Contractor submitting on behalf of the System Owner, please upload the System Owner's signed signature page here.



aka BAP Power Corporation (CA Lic. # 922883)

Arizona • California • Connecticut • Indiana • Massachusetts • New Jersey • New York • Texas

Date: 04/04/18


To: Krysti J. Barksdale-Noble
Community Development Director
United City of Yorkville

RE: BAP POWER CORPORATION SOLAR FARM – SE QUADRANT OF IL 71 & IL 126

Please find below the response to the plan comments.

Comment responses:

1. Property line updated to bolder line and solid black on the Site Plan.
2. Maximum overall height of the solar module is added to the Typical Ground Mount Rack section.
3. Additional dimensions from the closest solar module to the nearest neighboring property with a building and roadway is added to the Site Plan.
4. A 7' vinyl coated chain link fence is proposed on the rear and side yard and a note is added that Cenergy will work with the City of Yorkville for the fencing along the front yard to comply with the Zoning Ordinance.
5. No tree with four (4") DBH is located within the site. However, if we do locate such tree, a Tree Preservation Plan will be created.
6. Electric Utility Service Provider has been notified by the owner. See document (Interconnection application receipt) attached for reference.
7. The single axis tracking and racking system will not allow us to provide clearance from grade above 3-4 feet. In addition, this project will be surrounded by a 7' fence for screening and is not in a residential neighborhood. If we provide more than 3' of clearance, the top of the solar modules will be visible above the 7' fence.
8. Cenergy shall sign the acknowledgement at United City of Yorkville's request.


Ricky Dominise
Engineering Department Manager

3176 Lionshead Avenue, Carlsbad, CA 92010

Direct: 760.477.2823 | Office: 760.603.1933 | eFax: 858.433.2944 | Mobile: 803.448.5489

tdesiato@cenergypower.com | www.cenergypower.com

www.CenergyPower.com

3176 Lionshead Avenue • Carlsbad, CA 92010 • Phone (760) 603-1933 • Fax (760) 683-3116



Memorandum

To: Plan Council
From: Krysti J. Barksdale-Noble, Community Development Director
Date: April 6, 2018
Subject: **PZC 2018-08 BAP Power Corp. – Windmill Farms PUD
Solar Farm (Special Use)**

I have reviewed the original application for Special Use request provided March 23, 2018 as submitted by BAP Power Corporation, petitioner, as well as the supplemental information provided on April 5, 2018. The petitioner is seeking a special use authorization to construct a freestanding alternative energy system (solar farm) on approximately 9.69-acres of vacant land near IL Route 71 and IL Route 126 within the Windmill Farms Planned Unit Development (PUD).

Included within the original application and the supplemental materials are as follows:

- 1) Application for Special Use w/attachments
- 2) Legal Description
- 3) Surrounding Property Owners
- 4) Proposed Solar Power Installation Site Plan dated 03/21/18
- 5) Cenergy Power response letter dated 04/04/18
- 6) Level 2 Interconnection Application Receipt with ComEd dated 03/14/18
- 7) Revised Site Plan prepared by Cenergy Power dated 04/04/18

Based upon my review of the application documents and materials, I have compiled the following comments (requests to the petitioner are underlined):

Zoning & Land Use History

- The subject property is currently zoned Planned Unit Development (PUD) with an underlying zoning of B-3 General Business District and R-4 General Multi-Family Residence District, as part of the Windmill Farm PUD approved in 2008 per Ordinance 2008-40.
- Per Exhibit “E” of Ord. 2008-40 granting Annexation and Planned Unit Development approval for the Windmill Farms development, the approximately 91-acre site, of which the subject property is included, was to be developed as with mixed residential and commercial land uses.
- The annexation and concept PUD plan were the only approvals granted for the Windmill Farm development. The property has remained vacant and unplatted since the original approvals in 2008.
- The proposed use is defined in the Yorkville Zoning Ordinance as a “solar farm” which consists of more than one freestanding solar energy system on a given site, constructed for the commercial generation of electrical power. Solar Farms are permitted as Special Uses in all zoning districts.
- The Special Use request will be subject to an amended annexation agreement and the repeal of the existing Planned Unit Development concept plan prior to the issuance of a building permit to construct the alternative energy solar system. It is staff’s understanding the the successor property owners will be submitting a request for amended annexation and repeal of the existing PUD concept plan within the near future. The need to move ahead of that process for the approval of the Special Use for the freestanding solar farm system is to position the property for funding

through the upcoming community solar program administered through the State of Illinois and Commonwealth Edison.

- Per Section 10-4-9 of the Zoning Ordinance, in any case where a special use has been granted, such approval shall become null and void unless it is in place and in active use within three (3) years of the date of issuance. If the property owner fails to secure the amended annexation agreement and repeal of the existing Planned Unit Development leading to the delay in issuing the building permit for the installation of the solar farm system, the special use will automatically be revoked upon the third year from the date of approval.

The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	A-1 Agriculture	Unincorporated Kendall County (Farm Land)/IL Rte 71
South	A-1 Agriculture	Unincorporated Kendall County (Landscape Business)
East	A-1 Agriculture	Unincorporated Kendall County (Farm Land)
West	Windmill Farm PUD	Single Family Residential

Location on Site

- The proposed solar farm would be required to meet the setback standards for the B-3 General Business District as well as the provisions under the Freestanding Solar Energy Systems regulations. Table 10.07.01 of Chapter 7 in the City's Zoning Ordinance provides dimensions and bulk regulations for the B-3 General Business District.
- Section 19-7-C of the Yorkville Zoning Ordinance states that freestanding solar energy systems shall not be located within the required front yard or corner side yard. Additionally, Section 19-7-B of the Yorkville Zoning Ordinance states that all parts of any freestanding solar energy system shall be set back 8 feet from interior side and rear property lines.
- The following chart illustrates the minimum required yard setbacks for solar systems based upon the B-3 District regulations and the Freestanding Solar Energy System requirements:

	Minimum Requirement	Proposed Setback
Front (IL Rte. 71)	50 feet	Over 600 feet
Rear	8 feet	40 feet
Interior Side (East)	8 feet	20 feet
Interior Side (West)	8 feet	Approx. 66 feet

- The proposed solar farm is located in the rear yard of the parcel and meets the minimum setback requirements for the proposed use.

Height

- Overall height of solar module units is shown on the section of the Typical Ground Mount Rack as 7'-0" maximum (Image No. 3 on Proposed Solar Power Installation plan Sheet SP-1 dated last revised 04-04-18).
- Per Section 10-19-7 of the Zoning Ordinance regarding Alternative Energy Systems for freestanding solar units, the minimum clearance between the lowest point of the system and the surface on which the system is mounted is ten feet (10'). The plans provided indicate a minimum clearance of three feet (3'). Petitioner has provided a written narrative which is an acceptable response.

Glare

- Per Section 10-19-7-E of the Zoning Ordinance regarding Alternative Energy Systems for freestanding solar units, the panels are to be placed such that the concentrated solar radiation or glare does is not directed onto nearby properties or roadways. Petitioner has provided the distance, in linear feet, of the closest solar module to the nearest neighboring property with a building and roadway on the revised Site Plan.

Fencing

- A dimensioned section detail has been provided for the proposed perimeter fence. Staff recommends in addition to the fencing along the southern fence line adjacent to the existing landscape business, a landscape buffer to soften the view of the expanse of vinyl fencing.

Accessory Use

- Section 19-4-D states that alternative energy systems shall be an accessory to the principal permitted use. Please confirm the proposed solar farm will be accessory to the Oswego Family Christian Church use.

Signage

- Section 19-4-F states that no commercial signage or attention getting device is permitted on any alternative energy system. Please confirm that the proposed use will not have any signage located on the solar farm or the surrounding fence.

Utility Service Provider

- Per Section 10-19-4-G of the Zoning Ordinance regarding Alternative Energy Systems for freestanding solar units, evidence must be provided that the electric utility service provider which services the site has been notified of the owner's intent to install an interconnected energy system. Petitioner has provided documentation.

Landscape Ordinance

- It was noted in the project narrative that the site will need to be cleared in preparation for the installation of the panels. Per Section 8-12-2-H of the Landscape Ordinance, a Tree Preservation Plan is required for all lots five (5) acres or greater in area. No live trees with a four inch (4") DBH (diameter breast height) may be removed without first submitting an application for tree removal and receiving approval from the City. Please provide, if required.
- Please refer to the following link to the Landscape Ordinance for additional information: http://www.sterlingcodifiers.com/codebook/index.php?book_id=415

Abandoned Systems

- Section 10-19-4-E states all alternative energy systems inactive or inoperable for a period of 12 continuous months shall be deemed abandoned and the owner is required to repair or remove the system from the property at the owner's expense within 90 days of notice from the City. To ensure compliance, we will require a security guarantee in a form acceptable to the City to cover such costs including, but not limited to the removal, property restoration, and city legal expenses. This will be a condition of the Special Use approval.
- In addition to the security, the City will also require a blanket easement to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code. This will be a condition of the Special Use approval.



April 6, 2018

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

**Re: Solar Installation – Restore Church Inc.
Site Layout – 1st Submittal
United City of Yorkville, Kendall County, Illinois**

Dear Krysti:

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

- Proposed Solar Power Installation (1 sheet) dated March 21, 2018 and prepared by Cenergy Power
- Follow-up Letter for Special Use Permit Application for a Solar Farm dated April 2, 2018 and prepared by United City of Yorkville Community Development Department

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. For the project to proceed engineering plans would need to be provided. The plans would need to include, but not be limited to, the following items:
 - a. Existing Conditions and Demolition Plan
 - b. Grading and Drainage Plan
 - c. Utility Plan
 - d. Erosion Control Plan
 - e. Construction Specifications and Details
 - f. Perimeter fence layout and details
2. The proposed site access should be clarified. It appears from the concept layout that access would be through the adjacent property to the south. The access drive and connection to the road should be shown on the engineering plans and an access easement or agreement provided as necessary.

3. A Stormwater Permit and stormwater management report including all required runoff and detention calculations is required for development. Since the site is a non-residential parcel larger than 3 acres with more than 45,000 square feet of proposed development, detention will be required in accordance with the ordinance requirements.
4. A wetland determination/delineation will be required in accordance with the City wetland ordinance requirements.
5. A tree preservation and landscape plan are required.
6. Since the site disturbs more than one acre a NPDES Construction Permit from the IEPA will be required. The Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) will need to be submitted to IEPA a minimum of 30 days prior to the start of construction.
7. Security will be required that will provide for removal of the system. In addition, a blanket easement allowing the City to remove the abandoned system will also be necessary.

The Developer should make the necessary revisions and re-submit plans and supporting documents along with a disposition letter for further review. If you have any questions or require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Vice President

BPS/TNP/BCS

pc: Mr. Bart Olson, City Administrator (Via e-mail)
Ms. Erin Willrett, Assistant City Administrator (Via e-mail)
Mr. Jason Engberg, Senior Planner (Via e-mail)
Mr. Eric Dhuse, Director of Public Works (Via e-mail)
Mr. Pete Ratos, Building Department (Via e-mail)
Ms. Dee Weinert, Admin Assistant (Via e-mail)
Ms. Lisa Pickering, Deputy Clerk (Via e-mail)
Mr. William Pham, CEO, BAP Power Corporation (Via e-mail)
TNP, JAM, EEI (Via e-mail)

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2018-08

NOTICE IS HEREWITH GIVEN THAT BAP Power Corporation dba Cenergy Power, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a ground mounted community solar field on approximately 9.69 acres of land consisting of roughly 7,000 solar modules with a maximum height of seven (7) feet at full tilt. The real property is located in the southeast quadrant of Illinois Route 71 and Illinois Route 126 within the Windmill Farms Planned Unit Development in Yorkville, Illinois.

The legal description is as follows:

PARCEL 1

THAT PART OF THE NORTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, THENCE SOUTH 00 DEGREE 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 1284 36 FEET, THENCE SOUTH 89 DEGREES 29 MINUTES 40 SECONDS WEST 680 30 FEET, THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 100 FEET FOR A POINT OF BEGINNING. THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST 579 53 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELSIE BOYD BY A DEED DATED MARCH 25, 1929 AND RECORDED DECEMBER 14, 1938 IN DEED RECORD BOOK 88 ON PAGE 399, THENCE NORTH 09 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID BOYD TRACT 748 57 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO 71, THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,459 20 FEET AND A RADIAL BEARING OF NORTH 26 DEGREES 49 MINUTES 16 SECONDS WEST AT THE LAST DESCRIBED POINT 627 46 FEET, THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 332 0 FEET, THENCE SOUTH 12 DEGREES 27 MINUTES 30 SECONDS EAST 264 0 FEET, THENCE SOUTH 84 DEGREES 27 MINUTES 30 SECONDS EAST 202 0 FEET, THENCE NORTH 00 DEGREES 42 MINUTES 30 SECONDS WEST 423 02 FEET TO SAID CENTER LINE, THENCE NORTH 60 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 472 59 FEET TO A LINE DRAWN NORTH 00 DEGREES 10 MINUTES 48 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 WHICH IS 598 62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE 880 56 FEET TO SAID SOUTH LINE. THENCE SOUTH 89 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE 598 62 FEET TO SAID SOUTHWEST CORNER, THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE 1275 36 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST FROM THE POINT OF BEGINNING,

THENCE NORTH 89 DEGREES 40 MINUTES 33 SECONDS WEST 681 94 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART IN THE NORTHEAST QUARTER OF SECTION 3. TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN)

PINs: 05-03-300-015, 05-03-300-025, 05-03-300-026

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, May 9, 2018 at 7 p.m. at the United City of Yorkville, City Council Chambers, located at 800 Game Farm Road, Yorkville, Illinois 60560.

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

Application and information materials regarding this notice are available for public review at <http://www.yorkville.il.us/624/Public-Hearing-Information> and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2018-39

Agenda Item Summary Memo

Title: Mill Road Improvement Agreement – Grande Reserve

Meeting and Date: Economic Development Committee - May 1, 2018

Synopsis: Proposed improvement agreement for the preparation of engineering plans by EEI
for the Mill Road Improvements within the Grande Reserve subdivision.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti Barksdale – Noble, AICP

Community Development

Name

Department

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI
Date: April 11, 2018
Subject: **Mill Road Reconstruction Agreement - Grande Reserve**

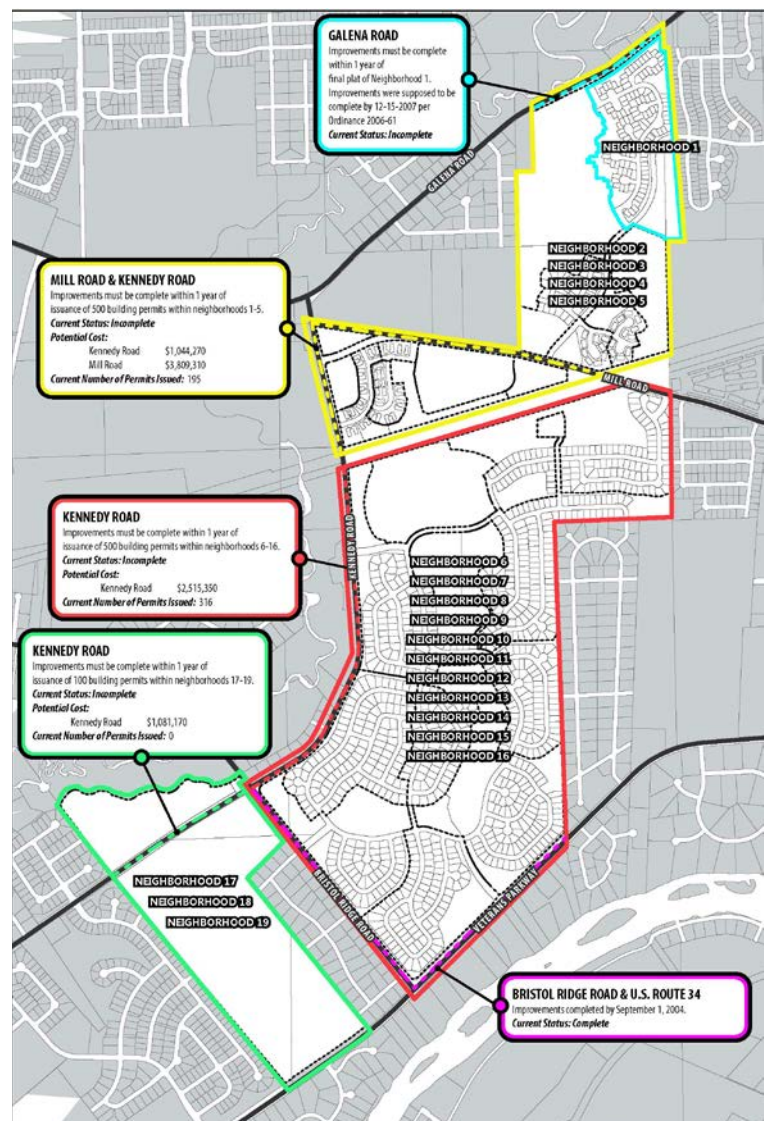
Summary

ASLI VI, LLLP (Avanti Properties Group), the successor owner of the Grande Reserve Subdivision, has expressed an interest to staff in moving forward with the completion of certain roadway improvements ahead of the original annexation agreement schedule. The attached two (2) agreements, one between the City and ASLI, VI LLLP and the other between the City and Engineering Enterprises Incorporated (EEI), memorializes the commitment for the developer to proceed with funding the approximately \$215,000 for preliminary and final engineering design for the improvements to Mill Road in the Grande Reserve subdivision and authorization for EEI to provide design engineering services.

Obligation Agreement with Developer

According to the Grande Reserve Annexation agreement, the original developer of the subdivision agreed to certain perimeter roadway improvements triggered by certain benchmark activities such as permit issuance, final platting or within a certain time period. Per that agreement, the developer was obligated to complete the following five (5) perimeter roadway improvements: Bristol Ridge Road (servicing Neighborhoods 6 through 16); Kennedy Road (servicing Neighborhoods 7, 18 and 19); Mill Road (servicing neighborhoods 1 through 5); US Route 34 (design work associated with the intersection); and improvements to Galena Road.

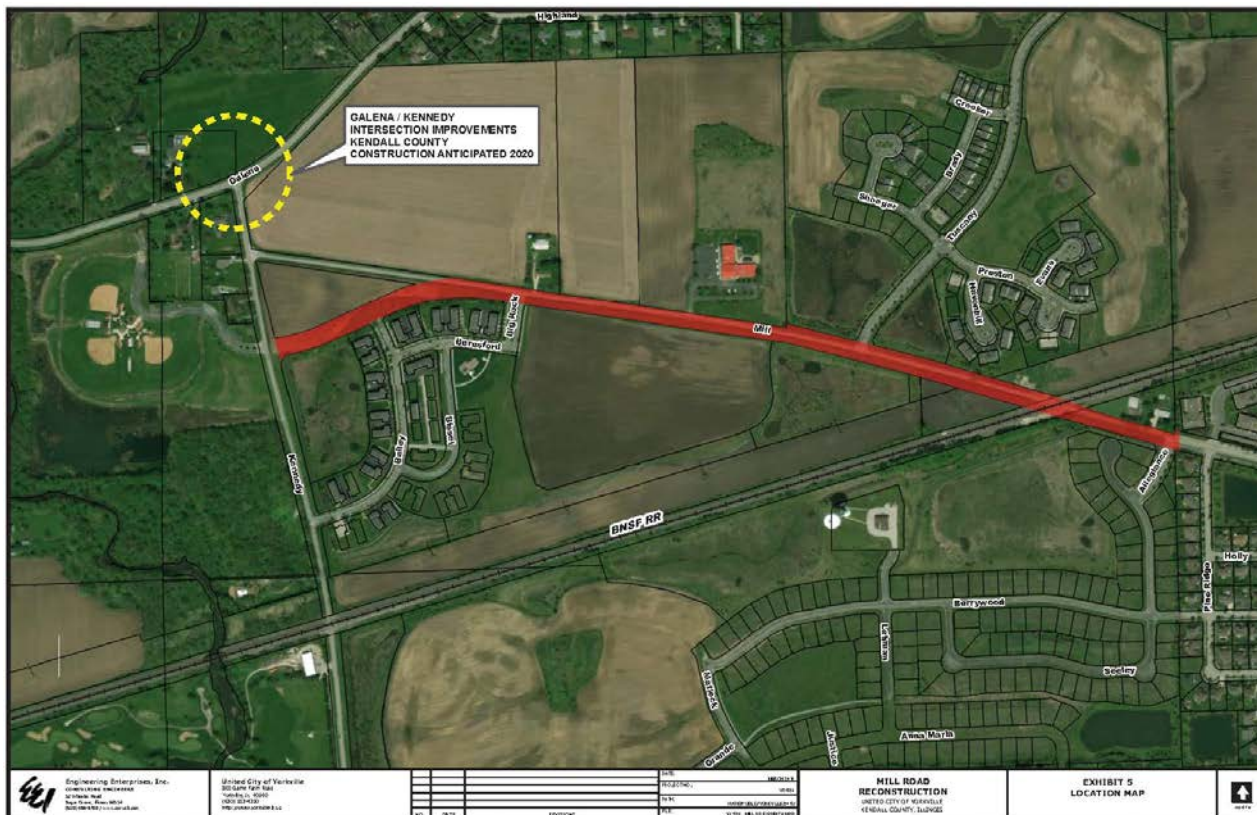
Currently, two (2) of the five (5) roadway improvements have been completed (Bristol Ridge Road and US Route 34), and the improvements to Galena Road are under review by Kendall County's Highway Department with construction anticipated this year. However, Mill Road, a high priority roadway with City staff due to its present crumbling condition, was benchmarked for completion within 1-year upon the



issuance of the 500th building permit within neighborhoods 1-5, per the annexation agreement. As of February 2018, the City has issued 195 permits. The attached draft agreement between the City and ASLI VI LLLP directs the city's engineer to proceed with the preliminary and final engineering design with the developer providing funding in the amount of \$215,000 within 15 calendar days of agreement execution. The remainder of the funding for construction engineering and construction services will be addressed in an upcoming request by the developer for a comprehensive annexation agreement amendment of the Grande Reserve subdivision.

EEI Professional Services Agreement

The attached draft Professional Services Agreement between the City and Engineering Enterprises Incorporated (EEI) establishes the parameters by which EEI will perform the roadway engineering design services for the Mill Road reconstruction as part of the Grande Reserve development. A fixed fee for the preliminary and final design component of the project is set at \$199,800 and an additional \$15,205 is estimated for direct expenses (such as printing, legal surveys/acquisition and subcontractor fees).



An anticipated project schedule has been included as Exhibit 3 of the Professional Services Agreement which assumes a roughly 12-month term for completion of the preliminary and final engineering design work, with an additional six (6) months expected for the coordination with BNSF Railroad for signal planning.

Attached for your consideration are draft agreements for the proposed Mill Road Reconstruction engineering design project and engineering professional services. Staff will be present at Tuesday night's meeting to answer any questions you may have regarding this matter.

**Mill Road Reconstruction
United City of Yorkville, Kendall County, IL
Professional Services Agreement - Design Engineering**

THIS AGREEMENT, by and between the United City of Yorkville, hereinafter referred to as the "City" or "OWNER" and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor" or "ENGINEER" agrees as follows:

A. Services:

ENGINEER agrees to furnish to the City the following services: The ENGINEER shall provide design engineering services to the City as indicated on the attached Exhibits No. 3 and No. 4 for the reconstruction of Mill Road (see Exhibit 5 for project limits). Engineering will be in accordance with all City, Standard Specifications for Water and Sewer Construction in Illinois, and Illinois Department of Transportation requirements.

B. Term:

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the ENGINEER shall be compensated for all work performed for the City prior to termination.

C. Compensation and maximum amounts due to ENGINEER:

ENGINEER shall receive as compensation for all work and services to be performed herein, an amount based on the Estimate of Level of Effort and Associated Cost included in Exhibit 3. Design Engineering will be paid for as a Fixed Fee (FF) in the amount of \$199,800. Direct expenses are estimated at \$15,205. The hourly rates for this project are shown in the attached 2017 Standard Schedule of Charges (Exhibit 6). All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, ENGINEER, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

E. Ownership of Records and Documents:

ENGINEER agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the City. ENGINEER agrees to keep such information confidential and not to disclose or

disseminate the information to third parties without the consent of the City. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the freedom of information act or if already previously disclosed by a third party. Upon termination of this agreement, ENGINEER agrees to return all such materials to the City. The City agrees not to modify any original documents produced by ENGINEER without contractor's consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

F. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kendall County, Illinois.

G. Independent Contractor:

ENGINEER shall have sole control over the manner and means of providing the work and services performed under this agreement. The City's relationship to the ENGINEER under this agreement shall be that of an independent contractor. ENGINEER will not be considered an employee to the City for any purpose.

H. Certifications:

Employment Status: The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of \$600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

Drug Free Workplace: The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the City under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the City and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a: x United States Citizen
 Resident Alien Non-Resident Alien The Internal Revenue Service requires that

taxes be withheld on payments made to non resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification : Under penalties of perjury, the Contractor certifies that its Federal Tax Payer Identification Number or Social Security Number is (provided separately) and is doing business as a (check one): ☐ Individual ☐ Real Estate Agent ☐ Sole Proprietorship ☐ Government Entity ☐ Partnership ☐ Tax Exempt Organization (IRC 501(a) only) ☒ Corporation ☐ Not for Profit Corporation ☐ Trust or Estate ☐ Medical and Health Care Services Provider Corp.

I. Indemnification:

ENGINEER shall indemnify and hold harmless the City and City's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by ENGINEER or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of ENGINEER or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

The ENGINEER agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder. (Not applicable as having been previously supplied)

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attachments. Except for those terms included on the attachments, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the

*Mill Road Reconstruction
United City of Yorkville
Professional Services Agreement
Design and Construction Engineering*

remaining provisions shall be valid and binding on the parties. The list of exhibits is as follows:

- Exhibit 1:** Professional Engineering Services
- ~~**Exhibit 2:** Limitation of Authority, Duties and Responsibilities of the Resident Construction Observer~~
- Exhibit 3:** Estimate of Level of Effort and Associated Cost
- Exhibit 4:** Anticipated Project Schedule
- Exhibit 5:** Location Map
- Exhibit 6:** 2017 Standard Schedule of Charges

L. Notices:

All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the City:

City Administrator and City Clerk
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

For the ENGINEER:

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove Illinois 60554

Either of the parties may designate in writing from time to time substitute addresses or persons in connection with required notices.

Agreed to this ____ day of _____, 2018.

United City of Yorkville:

Engineering Enterprises, Inc.:

Gary Golinski
Mayor

Brad Sanderson, P.E.
Vice President

Beth Warren
City Clerk

Angie Smith
Executive Assistant

EXHIBIT 1

SECTION A - PROFESSIONAL DESIGN ENGINEERING SERVICES

For purposes of this Exhibit 1 and all attachments hereto, the term “contractor” shall not refer to Engineering Enterprises, Inc., but shall instead refer to individuals or companies contracted with, to construct or otherwise manage the project described herein. The ENGINEER shall furnish professional design engineering services as follows:

1. The ENGINEER will attend conferences with the OWNER, or other interested parties as may be reasonably necessary.
2. The ENGINEER will perform the necessary design surveys, accomplish the detailed design of the project, prepare construction drawings, specifications and contract documents, and prepare a final cost estimate based on final design for the entire system. It is also understood that if subsurface explorations (such as borings, soil tests, rock soundings and the like) are required, the ENGINEER will furnish coordination of said explorations, but the costs incident to such explorations shall be paid for by the OWNER as set out in Section D hereof.
3. The contract documents furnished by the ENGINEER under Section A-2 shall utilize IDOT endorsed construction contract documents.
4. Prior to the advertisement for bids, the ENGINEER will provide for each construction contract, not to exceed 10 copies of detailed drawings, specifications, and contract documents for use by the OWNER, appropriate Federal, State, and local agencies from whom approval of the project must be obtained. The cost of such drawings, specifications, and contract documents shall be included in the basic compensation paid to the ENGINEER.
5. The ENGINEER will furnish additional copies of the drawings, specifications and contract documents as required by prospective bidders, material suppliers, and

other interested parties, but may charge them for the reasonable cost of such copies. Upon award of each contract, the ENGINEER will furnish to the OWNER three (3) sets of the drawings, specifications and contract documents for execution. The cost of these sets shall be included in the basic compensation paid to the ENGINEER. Original documents, survey notes, tracings, and the like, except those furnished to the ENGINEER by the OWNER, are and shall remain the property of the ENGINEER.

6. The drawings prepared by the ENGINEER under the provisions of Section A-2 above shall be in sufficient detail to permit the actual location of the proposed improvements on the ground. The ENGINEER shall prepare and furnish to the OWNER without any additional compensation, three copies of map(s) showing the general location of needed construction easements and permanent easements and the land to be acquired. It is understood that property surveys, property plats, property descriptions, abstracting and negotiations for land rights as needed shall be accomplished by the ENGINEER; the ENGINEER shall be additionally compensated as set out in Sections C and D hereof.
7. The ENGINEER will attend the bid opening and tabulate the bid proposal, make an analysis of the bids, and make recommendations for awarding contracts for construction.
8. The ENGINEER further agrees to obtain and maintain, at the ENGINEER's expense, such insurance as will protect the ENGINEER from claims under the Workman's Compensation Act and such comprehensive general liability insurance as will protect the OWNER and the ENGINEER from all claims for bodily injury, death, or property damage which may arise from the performance by the ENGINEER or by the ENGINEER's employees of the ENGINEER's functions and services required under this Agreement.
9. The ENGINEER will complete the final plans, specifications and contract documents and submit for approval of the OWNER, and all State regulatory

agencies to meet the project schedule(s) as summarized in Exhibit 4: “Anticipated Project Schedule – Mill Road Reconstruction ” dated March 6, 2018.

~~SECTION B – PROFESSIONAL CONSTRUCTION ENGINEERING SERVICES~~

~~The ENGINEER shall furnish professional construction engineering services as follows:~~

- ~~1. The ENGINEER will review, for conformance with the design concept, shop and working drawings required by the construction Contract Documents and indicate on the drawings the action taken. Such action shall be taken with reasonable promptness.~~
- ~~2. The ENGINEER will interpret the intent of the drawings and specifications to protect the OWNER against defects and deficiencies in construction on the part of the contractors. The ENGINEER will not, however, guarantee the performance by any contractor.~~
- ~~3. The ENGINEER will evaluate and determine acceptability of substitute materials and equipment proposed by Contractor(s).~~
- ~~4. The ENGINEER will establish baselines for locating the work together with a suitable number of bench marks adjacent to the work as shown in the contract documents.~~
- ~~5. The ENGINEER will provide general engineering review of the work of the contractor(s) as construction progresses to ascertain that the contractor is conforming to the design concept.~~
 - ~~(a) ENGINEER shall have authority, as the OWNER’s representative, to require special inspection of or testing of the work, and shall receive and~~

~~review all certificates of inspections, testing and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents (but only to determine generally that their content complies with requirements of, and the results certified indicate compliance with, the Contract Documents).~~

- ~~(b) During such engineering review, ENGINEER shall have the authority, as the OWNER's representative, to disapprove of or reject contractor(s)' work while it is in progress if ENGINEER believes that such work will not produce a completed Project that conforms generally to the Contract Documents or that it will prejudice the integrity of the design concept of the Project as reflected in the Contract Documents.~~
- ~~6. The ENGINEER will provide resident construction observation. Resident construction observation shall consist of visual inspection of materials, equipment, or construction work for the purpose of ascertaining that the work is in substantial conformance with the contract documents and with the design intent. Such observation shall not be relied upon by others as acceptance of the work. The ENGINEER's undertaking hereunder shall not relieve the contractor of contractor's obligation to perform the work in conformity with the drawings and specifications and in a workmanlike manner; shall not make the ENGINEER an insurer of the contractor's performance; and shall not impose upon the ENGINEER any obligation to see that the work is performed in a safe manner. Exhibit 2 The Limitations of Authority, Duties and Responsibilities of the Resident Construction Observer is attached to this Agreement.~~
- ~~7. The ENGINEER will cooperate and work closely with representatives of the OWNER.~~
- ~~8. Based on the ENGINEER's on-site observations as an experienced and qualified design professional, on information provided by the Resident Construction~~

~~Observer, and upon review of applications for payment with the accompanying data and schedules by the contractor, the ENGINEER:~~

- ~~(a) — Shall determine the amounts owing to contractor(s) and recommend in writing payments to contractor(s) in such amounts. — Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated, and that, to the best of the ENGINEER's knowledge, information and belief, the quality of such work is generally in accordance with the Contract Documents (subject to an evaluation of such work as a functioning whole prior to or upon substantial completion, to the results of any subsequent tests called for in the Contract Documents, and to any other qualifications stated in the recommendation).~~
- ~~(b) — By recommending any payment, ENGINEER will not hereby be deemed to have represented that exhaustive, continuous or detailed reviews or examinations have been made by ENGINEER to check the quality or quantity of contractor(s)' work as it is furnished and performed beyond the responsibilities specifically assigned to ENGINEER in the Agreement and the Contract Documents. ENGINEER's review of contractor(s)' work for the purposes of recommending payments will not impose on Engineer responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto or contractor(s) compliance with laws, rules, regulations, ordinances, codes or orders applicable to their furnishing and performing the work. It will also not impose responsibility on ENGINEER to make any examination to ascertain how or for what purposes any contractor has used the moneys paid on account of the Contract Price, or to determine that title to any of the work, materials equipment has passed to OWNER free and clear of any lien, claims, security interests, or encumbrances, or that there may not be other matters~~

~~at issue between OWNER and contractor that might affect the amount that should be paid.~~

- ~~9. The ENGINEER will prepare necessary contract change orders for approval of the OWNER, and others on a timely basis.~~
- ~~10. The ENGINEER will make a final review prior to the issuance of the statement of substantial completion of all construction and submit a written report to the OWNER. Prior to submitting the final pay estimate, the ENGINEER shall submit the statement of completion to and obtain the written acceptance of the facility from the OWNER.~~
- ~~11. The ENGINEER will provide the OWNER with one set of reproducible record (as built) drawings, and two sets of prints at no additional cost to the OWNER. Such drawings will be based upon construction records provided by the contractor during construction and reviewed by the resident construction observer and from the resident construction observer's construction data.~~
- ~~12. If State Statutes require notices and advertisements of final payment, the ENGINEER shall assist in their preparation.~~
- ~~13. The ENGINEER will be available to furnish engineering services and consultations necessary to correct unforeseen project operation difficulties for a period of one year after the date of statement of substantial completion of the facility. This service will include instruction of the OWNER in initial project operation and maintenance but will not include supervision of normal operation of the system. Such consultation and advice shall be at the hourly rates as described in the attached Exhibit 6: Standard Schedule of Charges dated January 1, 2017. The ENGINEER will assist the OWNER in performing a review of the project during the 11th month after the date of the certificate of substantial completion.~~

~~14. The ENGINEER further agrees to obtain and maintain, at the ENGINEER's expense, such insurance as will protect the ENGINEER from claims under the Workman's Compensation Act and such comprehensive general liability insurance as will protect the OWNER and the ENGINEER from all claims for bodily injury, death, or property damage which may arise from the performance by the ENGINEER or by the ENGINEER's employees of the ENGINEER's functions and services required under this Agreement.~~

~~15. The ENGINEER will provide construction engineering services in accordance with the periods summarized in Exhibit 4: "Anticipated Project Schedule—Mill Road Reconstruction" dated March 6, 2018.~~

~~If the above is not accomplished within the time period specified, this Agreement may be terminated by the OWNER. The time for completion may be extended by the OWNER for a reasonable time if completion is delayed due to unforeseeable cases beyond the control and without the fault or negligence of the ENGINEER. Pursuant to Paragraph D "Changes in Rates of Compensation", the contract shall be designated on going consistent with the project schedule.~~

SECTION C – COMPENSATION FOR ENGINEERING SERVICES

1. The OWNER shall compensate the ENGINEER for professional design engineering services in the amount of \$199,800 Fixed Fee as summarized on Exhibit 3: “Estimate of Level of Effort and Associated Cost for Professional Engineering Services for Mill Road Reconstruction” dated March 6, 2018.
 - (a) The compensation for the professional design engineering services shall be payable as follows:
 - (1) A sum which does not exceed ninety percent (90%) of the total compensation payable under Section C-1 shall be paid in monthly increments for work actually completed and invoiced, for grant administration and for the preparation and submission to the OWNER of the construction drawings, specifications, cost estimates and contract documents.
 - (2) A sum which, together with the compensation paid pursuant to Section C-1(a)(1) above, equals one hundred percent (100%) of the total compensation due and payable in accord with Section C-1 above, shall be due immediately after the award of construction contract(s) is approved by the corporate authorities.
- ~~2. The OWNER shall compensate the ENGINEER for the construction administration, construction staking, construction observation (including the Resident Construction Observer), and any additional consultation and surveying services on the basis of Hourly Rates (HR) as described on the attached Exhibit 6: Standard Schedule of Charges dated January 1, 2017. The estimated values are included in Exhibit 3: “Estimate of Level of Effort and Associated Cost for Professional Engineering Services for Mill Road Reconstruction” dated March 6, 2018 and are estimated at \$XXXX Hourly (HR).~~

- ~~(a) The compensation for the construction administration, construction staking, construction observation (including the Resident Construction Observer), and any additional consultation and surveying services shall be payable as follows:~~
- ~~(1) A sum which equals any charges for work actually completed and invoiced shall be paid at least once per month.~~
3. The OWNER shall compensate the ENGINEER for direct expenses as identified in the contract and as noted on Exhibit 3 at the actual cost or hourly cost for the work completed.
- (1) A sum which equals any charges for work actually completed and invoiced shall be paid at least once per month.
4. The compensation for any additional engineering services authorized by the OWNER pursuant to Section D shall be payable as follows:
- (a) A sum which equals any charges for work actually completed and invoiced shall be paid at least once per month.

SECTION D – ADDITIONAL ENGINEERING SERVICES

In addition to the foregoing being performed, the following services may be provided UPON PRIOR WRITTEN AUTHORIZATION OF THE OWNER.

1. Site surveys outside of the project limits and other similar special surveys as may be required.
2. Laboratory tests, well tests, borings, specialized geological soils hydraulic, or other studies recommended by the ENGINEER.
3. Property surveys, detailed description of sites, maps, drawings, or estimates related thereto; assistance in negotiating for land and easement rights.
4. Necessary data and filing maps for litigation, such as condemnation.
5. Redesigns ordered by the OWNER after final plans have been accepted by the OWNER.
6. Appearances before courts or boards on matters of litigation or hearings related to the project.
7. Preparation of environmental impact assessments or environmental impact statements.
8. Making drawings from field measurements of existing facilities when required for planning additions or alterations thereto.
9. Services due to changes in the scope of the Project or its design, including but not limited to, changes in size, complexity, schedule or character of construction.

10. Revising studies or reports which have previously been approved by the OWNER, or when revisions are due to cases beyond the control of the ENGINEER.
11. Preparation of design documents for alternate bids where major changes require additional documents.
12. Preparation of detailed renderings, exhibits or scale models for the Project.
13. Providing special analysis of the OWNER's needs such as owning and operating analysis, plan for operation and maintenance, OWNER's special operating drawings or charts, and any other similar analysis.
14. The preparation of feasibility studies, appraisals and evaluations, detailed quantity surveys of material and labor, and material audits or inventories by the OWNER.
15. Additional or extended services during construction made necessary by (1) work damaged by fire or other cause during construction, (2) defective or incomplete work of the contractor, and/or (3) the contractor's default on the Construction Contract due to delinquency or insolvency.
16. Providing design services relating to future facilities, systems and equipment which are not intended to be constructed or operated as a part of the Project.
17. Providing other services not otherwise provided for in this Agreement, including services normally furnished by the OWNER as described in Section E – SPECIAL PROVISIONS – Owner's Responsibilities.

Payment for the services specified in this Section E shall be as agreed in writing between the OWNER and the ENGINEER prior to commencement of the work. The ENGINEER will render to OWNER for such services an itemized bill, separate from any other billing, once each month, for compensation for services performed hereunder during such period, the same to be due and payable by OWNER to the ENGINEER on or before the 10th day

of the following period. Payment for services noted in D shall be at Actual Cost (AC), Fixed Fee (FF) or Hourly (HR).

SECTION E - SPECIAL PROVISIONS

1. OWNER'S RESPONSIBILITIES

- (a) Provide to the ENGINEER all criteria, design and construction standards and full information as to the OWNER's requirements for the Project.
- (b) Designate a person authorized to act as the OWNER's representative. The OWNER or his representative shall receive and examine documents submitted by the ENGINEER, interpret and define the OWNER's policies and render decisions and authorizations in writing promptly to prevent unreasonable delay in the progress of the ENGINEER's services.
- (c) Furnish laboratory tests, air and water pollution tests, reports and inspections of samples, materials or other items required by law or by governmental authorities having jurisdiction over this Project, or as recommended by the ENGINEER.
- (d) Provide legal, accounting, right-of-way acquisition and insurance counseling services necessary for the Project, legal review of the construction Contract Documents, and such auditing services as the OWNER may require to account for expenditures of sums paid to the contractor.
- (e) Furnish above services at the OWNER's expense and in such manner that the ENGINEER may rely upon them in the performance of his services under this Agreement and in accordance with the Project timetable.

- (f) Guarantee full and free access for the ENGINEER to enter upon all property required for the performance of the ENGINEER's services under this Agreement.
 - (g) Give prompt written notice to the ENGINEER whenever the OWNER observes or otherwise becomes aware of any defect in the Project or other event which may substantially affect the ENGINEER's performance of services under this Agreement.
 - (h) Protect and preserve all survey stakes and markers placed at the project site prior to the assumption of this responsibility by the contractor and bear all costs of replacing stakes or markers damaged or removed during said time interval.
2. Delegation of Duties - Neither the OWNER nor the ENGINEER shall delegate his duties under this Agreement without the written consent of the other.
 3. The ENGINEER has not been retained or compensated to provide design services relating to the contractor's safety precautions or to means, methods, techniques, sequences, or procedures required by the contractor to perform his work but not relating to the final or completed structure. Omitted services include but are not limited to shoring, scaffolding, underpinning, temporary retainment of excavations and any erection methods and temporary bracing.
 4. The ENGINEER intends to render his services under this Agreement in accordance with generally accepted professional practices for the intended use of the Project.
 5. Since the ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s) methods of determining prices, or over competitive bidding or market conditions, his opinions of probable Project Costs and Construction Costs provided for herein are to be made on the

basis of his experience and qualifications and represent his best judgment as an experienced and qualified professional engineer, familiar with the construction industry. The ENGINEER cannot and does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost prepared by him. If prior to the bidding or negotiating phase OWNER wishes greater assurance as to project or construction costs he shall employ an independent cost-estimator.

6. Access to Records:

- (a) The ENGINEER agrees to include subsections E-6(b) through E-6(e) below in all contracts and all subcontracts directly related to project services which are in excess of \$25,000.
- (b) The ENGINEER shall maintain books, records, documents and other evidence directly pertinent to performance of Agency loan work under this Agreement consistent with generally accepted accounting standards in accordance with the American Institute of Certified Public Accountants Professional Standards (666 Fifth Avenue, New York, New York 10019; June 1, 1987). The Agency or any of its duly authorized representatives shall have access to such books, records, documents and other evidence for the purpose of inspection, audit and copying. The ENGINEER will provide facilities for such access and inspection.
- (c) Audits conducted pursuant to this provision shall be in accordance with generally accepted auditing standards.
- (d) The ENGINEER agrees to the disclosure of all information and reports resulting from access to records pursuant to subsection E-6(b) above, to the Agency. Where the audit concerns the ENGINEER, the auditing agency shall afford the ENGINEER an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the

draft audit report. The final audit report will include the written comments, if any, of the audited parties.

- (e) Records under subsection E-6(b) above shall be maintained and made available during performance on Agency loan work under this agreement and until three years from date of final Agency loan audit for the project. In addition, those records which relate to any “dispute” appeal under an Agency loan agreement, or litigation, or the settlement of claims arising out of such performance, costs or items to which an audit exception has been taken, shall be maintained and made available until three years after the date of resolution of such appeal, litigation, claim or exception.
- 7. Covenant Against Contingent Fees - The ENGINEER warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees. For breach or violation of this warranty, the loan recipient shall have the right to annul this agreement without liability or in its discretion to deduct from the contract price or consideration or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.
 - 8. Covenant Against Contingent Fees - The loan recipient warrants that no person or agency has been employed or retained to solicit or secure a PWSLP loan upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee. For breach or violation of this warranty, the Agency shall have the right to annul the loan or to deduct from the loan or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.
 - 9. Certification Regarding Debarment – The ENGINEER certifies that the services of anyone that has been debarred or suspended under Federal Executive Order 12549 has not, and will not, be used for work under this Agreement.

10. Affirmative Action – The ENGINEER agrees to take affirmative steps to assure that disadvantaged business enterprises are utilized when possible as sources of supplies, equipment, construction and services in accordance with the Clean Water Loan Program rules. As required by the award conditions of USEPA's Assistance Agreement with IEPA, the ENGINEER acknowledges that the fair share percentages are 5% for MBEs and 12% for WBEs.
11. The ENGINEER shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

EXHIBIT 2

~~THE LIMITATIONS OF AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE RESIDENT CONSTRUCTION OBSERVER ARE AS FOLLOWS:~~

- ~~1. The Resident Construction Observer shall act under the direct supervision of the ENGINEER, shall be the ENGINEER's agent in all matters relating to on-site construction review of the contractor's work, shall communicate only with the ENGINEER and the contractor (or contractor's), and shall communicate with subcontractors only through the contractor or his authorized superintendent. The OWNER shall communicate with the Resident Construction Observer only through the ENGINEER.~~
- ~~2. The Resident Construction Observer shall review and inspect on-site construction activities of the contractor relating to portions of the Project designed and specified by the Engineer as contained in the Construction Contract Documents.~~
- ~~3. Specifically omitted from the Resident Construction Observer's duties is any review of the contractor's safety precautions, or the means, methods, sequences, or procedures required for the contractor to perform the work but not relating to the final or completed Project. Omitted design or review services include but are not limited to shoring, scaffolding, underpinning, temporary retainment of excavations and any erection methods and temporary bracing.~~
- ~~4. The specific duties and responsibilities of the Resident Construction Observer are enumerated as follows:~~
 - ~~(a) Schedules: Review the progress schedule, schedule of Shop Drawing submissions and schedule of values prepared by contractor and consult with ENGINEER concerning their acceptability.~~

~~(b) — Conferences: Attend preconstruction conferences. Arrange a schedule of progress meetings and other job conferences as required in consultation with ENGINEER and notify those expected to attend in advance. Attend meetings and maintain and circulate copies of minutes thereof.~~

~~(c) — Liaison:~~

~~(1) — Serve as ENGINEER's liaison with contractor, working principally through contractor's superintendent and assist him in understanding the intent of the Contract Documents.~~

~~(2) — Assist ENGINEER in serving as OWNER's liaison with contractor when contractor's operations affect OWNER's on-site operations.~~

~~(3) — As requested by ENGINEER, assist in obtaining from OWNER additional details or information, when required at the job site for proper erection of the work.~~

~~(d) — Shop Drawings and Samples:~~

~~(2) — Receive and record date of receipt of Shop Drawings and samples.~~

~~(3) — Receive samples which are furnished at the site by contractor, and notify ENGINEER of their availability for examination.~~

~~(3) — Advise ENGINEER and contractor or its superintendent immediately of the commencement of any work requiring a Shop Drawing or sample submission if the submission has not been approved by ENGINEER.~~

~~(e) — Review of Work, Rejection of Defective Work, Inspections and Tests:~~

~~(1) — Conduct on-site inspection of the work in progress to assist ENGINEER in determining if the work is proceeding in accordance with the Contract Documents and that completed work will conform to the Contract Documents.~~

~~(2) — Report to ENGINEER whenever he believes that any work is unsatisfactory, faulty or defective or does not conform to the Contract Documents, or does not meet the requirements of any inspections, test or approval required to be made or has been damaged prior to final payment; and advise ENGINEER when he believes work should be corrected or rejected or should be uncovered for inspection, or requires special testing, inspection or approval.~~

~~(3) — Verify that tests, equipment and systems start-ups, and operating and maintenance instructions are conducted as required by the Contract Documents and in presence of the required personnel, and that contractor maintains adequate records thereof; observe, record and report to ENGINEER appropriate details relative to the test procedures and start-ups.~~

~~(4) — Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the outcome of these inspections and report to ENGINEER.~~

~~(f) — Interpretation of Contract Documents: Transmit to contractor ENGINEER's clarifications and interpretations of the Contract Documents.~~

~~(g) — Modifications: Consider and evaluate contractor's suggestions for modifications in Drawings or Specifications and report them with recommendations to ENGINEER.~~

~~(h) — Records:~~

~~(1) — Maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and samples submissions, reproductions of original Contract Documents including all addenda, change orders, field orders, additional drawings issued subsequent to the execution of the Contract, ENGINEER's clarifications and interpretations of the Contract Documents, progress reports, and other Project related documents.~~

~~(2) — Keep a diary or log book, recording hours on the job site, weather conditions, data relative to questions of extras or deductions, list of visiting officials and representatives of manufacturers, fabricators, suppliers and distributors, daily activities, decisions, observations in general and specific observations in more detail as in the case of observing test procedures. Send copies to ENGINEER.~~

~~(4) — Record names, addresses and telephone numbers of all contractor's, subcontractors and major suppliers of materials and equipment.~~

~~(i) — Reports:~~

~~(1) — Furnish ENGINEER periodic reports as required of progress of the work and contractor's compliance with the approved progress schedule and schedule of Shop Drawing submissions.~~

- ~~(2) — Consult with ENGINEER in advance of schedule major tests, inspections or start of important phases of the work.~~
- ~~(3) — Report immediately to ENGINEER upon the occurrence of any accident.~~
- ~~(j) — Payment Requisitions: Review applications for payment with contractor for compliance with the established procedure for their submission and forward them with recommendations to ENGINEER, noting particularly their relation to the schedule of values, work completed and materials and equipment delivered at the site but not incorporated in the work.~~
- ~~(k) — Certificates, Maintenance and Operating Manuals: During the course of the work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by contractor are applicable to the items actually installed; and deliver this material to ENGINEER for his review and forwarding to OWNER prior to final acceptance of the work.~~
- ~~(l) — Completion:~~
 - ~~(1) — Before ENGINEER issues a Statement of Substantial Completion, submit to contractor a list of observed items requiring completion or correction.~~
 - ~~(2) — Conduct final review in the company of ENGINEER, OWNER and contractor and prepare a final list of items to be completed or corrected.~~
 - ~~(3) — Verify that all items on final list have been completed or corrected and make recommendations to ENGINEER concerning acceptance.~~



EXHIBIT 3
ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST
PROFESSIONAL ENGINEERING SERVICES

MILL ROAD RECONSTRUCTION
 United City of Yorkville, IL
 March 6, 2018

WORK ITEM NO.	WORK ITEM	ENTITY:	ENGINEERING				SURVEYING			DRAFTING		ADMIN.	WORK ITEM HOUR SUMM.	COST PER ITEM	
		PROJECT ROLE:	PRINCIPAL IN CHARGE	SENIOR PROJECT MANAGER	SENIOR PROJECT ENGINEER II	SENIOR PROJECT ENGINEER I	PROJECT MANAGER	SENIOR PROJECT SURVEYOR II	PROJECT SURVEYOR W/EQUIP.	CAD MANAGER	SENIOR PROJECT TECHNICIAN	ADMIN.			
		HOURLY RATE:	\$191	\$185	\$155	\$145	\$168	\$155	\$196	\$168	\$133	\$80			
PRELIMINARY ENGINEERING (60% COMPLETE)															
1.1	Project Management, Meetings and Coordination		13	33	38	13	1	-	-	-	1	2	101	\$	16,824
1.2	Data Collection and Analysis		-	4	4	-	-	-	-	-	-	-	8	\$	1,360
1.3	Conduct Topographic Survey and Field Inspection		-	4	4	8	62	16	64	-	-	-	158	\$	27,960
1.4	Geotechnical and CCDD Investigation		1	3	2	4	-	-	-	-	-	-	10	\$	1,636
1.5	Preparation of Pre-Final Plans (60%)		2	32	48	90	-	-	-	50	100	-	322	\$	48,492
1.6	Utility Coordination		-	2	4	-	-	-	-	-	-	1	7	\$	1,070
1.7	BNSF Coordination		2	16	24	-	-	-	-	-	-	-	42	\$	7,062
1.8	Easement Analysis		-	2	4	-	4	-	-	-	-	-	10	\$	1,662
1.9	Preparation of Quantities and Preliminary Estimate		1	6	8	-	-	-	-	-	-	1	16	\$	2,621
Preliminary Engineering (60% Complete) Subtotal:			19	102	136	115	67	16	64	50	101	4	674	\$	108,687
FINAL ENGINEERING															
2.1	Project Management, Meetings and Coordination		6	28	12	-	-	-	-	-	-	3	49	\$	8,426
2.2	Final Plans and Specifications		6	32	90	120	-	-	-	30	160	3	441	\$	64,976
2.3	Preparation of Quantities and Estimates		2	6	8	32	-	-	-	-	-	-	48	\$	7,372
2.4	Permits		-	2	6	10	-	-	-	-	-	2	20	\$	2,910
2.5	Utility Coordination		-	3	8	-	-	-	-	-	-	1	12	\$	1,875
2.6	Bidding and Contracting		2	7	18	4	-	-	-	-	-	6	37	\$	5,527
Final Engineering Subtotal:			16	78	142	166	-	-	-	30	160	15	607		91,086
PROJECT TOTAL:			35	180	278	281	67	16	64	80	261	19	1,281	\$	199,773

DIRECT EXPENSES	
Printing =	\$ 200
Legal Surveying / Acquisition (EEI) =	\$ 7,500
Geotechnical & CCDD (Rubino) =	\$ 7,505
DIRECT EXPENSES =	\$ 15,205

LABOR SUMMARY	
Engineering Expenses =	\$ 123,820
Surveying Expenses =	\$ 26,280
Drafting Expenses =	\$ 48,153
Administrative Expenses =	\$ 1,520
TOTAL LABOR EXPENSES =	\$ 199,773

TOTAL EXPENSES =	\$ 214,978
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Standard Schedule of Charges

January 1, 2017

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	\$196.00
Principal	E-3	\$191.00
Senior Project Manager	E-2	\$185.00
Project Manager	E-1	\$168.00
Senior Project Engineer/Planner/Surveyor II	P-6	\$155.00
Senior Project Engineer/Planner/Surveyor I	P-5	\$145.00
Project Engineer/Planner/Surveyor	P-4	\$133.00
Senior Engineer/Planner/Surveyor	P-3	\$121.00
Engineer/Planner/Surveyor	P-2	\$111.00
Associate Engineer/Planner/Surveyor	P-1	\$100.00
Senior Project Technician II	T-6	\$145.00
Senior Project Technician I	T-5	\$133.00
Project Technician	T-4	\$121.00
Senior Technician	T-3	\$111.00
Technician	T-2	\$100.00
Associate Technician	T-1	\$ 87.00
Engineering/Land Surveying Intern	I-1	\$ 82.00
GIS Technician	G-1	\$ 67.00
Administrative Assistant	A-3	\$ 80.00

CREW RATES, VEHICLES AND REPROGRAPHICS

1 Man Field Crew with Standard Survey Equipment	\$158.00
2 Man Field Crew with Standard Survey Equipment	\$247.00
1 Man Field Crew with RTS or GPS *	\$196.00
2 Man Field Crew with RTS or GPS *	\$284.00
Vehicle for Construction Observation	\$15.00
In-House Scanning and Reproduction	\$0.25/Sq. Ft. (Black & White) \$1.00/Sq. Ft. (Color)
Reimbursable Direct Costs & Services by Others	Cost + 10%

*RTS = Robotic Total Station / GPS = Global Positioning System

**AGREEMENT IN FURTHERANCE OF CERTAIN OBLIGATIONS SET FORTH IN THE
ANNEXATION AGREEMENT AND PLANNED UNIT DEVELOPMENT AGREEMENT**
(Grande Reserve Subdivision)

This Agreement (the “*Agreement*”) in Furtherance of Certain Obligations set forth in the Annexation Agreement and Planned Unit Development Agreement dated July 22, 2003 (the “*Original Agreement*”), as from time to time amended, is made and entered into this _____ day of _____, 2018, by and between the United City of Yorkville, Kendall County, Illinois (the “*City*”), and GRANDE RESERVE (CHICAGO) ASLI VI, L.L.L.P., a Delaware limited liability partnership as the second successor to the Original Owners (the “*Current Owner*”) of the residential development commonly known as Grand Reserve located within the City (“*Grande Reserve*”).

WHEREAS, the City is a non-home rule municipality duly organized in accordance with the 1970 Constitution of the State of Illinois and the laws of the State; and,

WHEREAS, on July 22, 2003, MPI-2 Yorkville Central LLC and MPI-2 Yorkville South I LLC (collectively, the “*Original Owners*”) and the City entered into the Original Agreement in connection with the annexation and development of Grande Reserve. *Exhibit I* to the Original Agreement details the responsibilities of both the City and the Original Owners as to road improvements, among other responsibilities; and

WHEREAS, *Exhibit I* specifically obligates the Current Owner to post a letter of credit in an amount equal to the estimated cost of certain road improvements up to a maximum of \$3,778,050 less any prior credits earned, for purposes of constructing improvements to Bristol Ridge Road (serving Neighborhoods 6 through 16 in Grand Reserve); Kennedy Road (serving Neighborhoods 7, 18 ad 19 in Grande Reserve); Mill Road (servicing Neighborhoods 1 through

5 in Grande Reserve); design work associated with the signal at U.S. Route 34; and, improvements to Galena Road; and,

WHEREAS, *Exhibit I* establishes benchmarks correlating to the development in the respective Neighborhoods and the overall development of Grande Reserve to be met thereby triggering the Current Owner's obligation to provide a letter of credit in an amount necessary to pay for the improvements required to be undertaken to the aforementioned roadways; and,

WHEREAS, the City has requested the Current Owner to fund engineering costs to allow the City's engineers to proceed with the design and the construction of such improvements notwithstanding the fact that the benchmarks have not been reached in Neighborhoods 1 through 5 in Grande Reserve to require the improvements to Mill Road to be constructed.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the City and the Current Owner agrees to enter into this Agreement in furtherance of, and as a supplement to, the Original Agreement as follows:

Section 1. The foregoing recitals are hereby incorporated into this Agreement as if fully restated.

Section 2. The Current Owner hereby agrees to pay to the City the total sum of \$215,000.00 to fund the engineering costs for Mill Road. The payment shall be made in one lump sum to the City within 15 calendar days of this agreement being fully executed. In recognition of the single payment, the City agrees that Current Owner shall have no further liability as to the engineering fees referenced herein.

Section 3. The funding referenced herein shall apply to and be credited against the balance of Current Owner's future road funding obligations.

Section 4. Nothing in this agreement shall be deemed to alter the rights and obligations of the parties in the Original Annexation Agreement or any amendments thereto, and is only meant to facilitate the funding of the Mill Road engineering costs prior to the benchmarks for same having been met.

Section 5. This Agreement shall be in full force and effect from its execution by the parties hereto and terminate upon the payment referenced herein having been made.

Section 6. This Agreement, and any exhibits attached to this Agreement, may be amended only in writing, signed by all parties with the adoption of any ordinance or resolution of the City approving the amendment, as provided by law, and by execution of the amendment by the parties or their successors in interest. Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations and discussions relative to the subject matter hereof.

Section 7. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date in Yorkville, Illinois.

United City of Yorkville, an Illinois municipal
Corporation

By: _____
Mayor

Attest:

City Clerk

**GRANDE RESERVE (CHICAGO) ASLI VI,
L.L.L.P.** a Delaware limited liability limited
partnership

By: Avanti Properties Group II, L.L.L.P.,

By: Avanti Management Corporation,

By: _____
Andrew Dubill, Executive Vice President

Attest:



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

Agenda Item Number

Old Business #1

Tracking Number

EDC 2018-15

Agenda Item Summary Memo

Title: Developer Deposit Report/Ordinance

Meeting and Date: Economic Development Committee - May 1, 2018

Synopsis: Proposed text amendment to Subdivision Control Ordinance regarding engineering developer deposits and fees.

Council Action Previously Taken:

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

Item Number: N/A

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti Barksdale – Noble, AICP

Community Development

Name

Department

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: April 16, 2018
Subject: **PZC 2018-03 Developer Deposit Report/Ordinance**
Text Amendment to Subdivision Control Ordinance

SUMMARY REQUEST:

At the request of the EDC during the March meeting, staff is bringing this request back before the committee after receiving a favorable recommendation from the Planning and Zoning Commission upon concluding its public hearing on the requested text amendment to the subdivision control ordinance regarding developer engineering deposits and fees. The proposed amendment is as follows:

- **Increase the minimum escrow deposit amounts.** The intent is to have the initial deposit cover the cost of an initial due diligence meeting and the generation of first round plan review comments. This deposit would typically be in the range of 1% – 1.5% of the project construction cost for all land improvements. An example of the deposit amount increase is provided below:

Current Engineering Deposit	Originally Proposed Engineering Deposit	Revised Proposed Engineering Deposit
<ul style="list-style-type: none">• <1 acre = \$1,000.00• >1 acre but <10 acres = \$2,500.00• >10 acres but < 40 acres = \$5,000.00• > 40 acres but < 100 acres = \$10,000.00• > 100 acres = \$20,000.00	<ul style="list-style-type: none">• <1 acre = \$5,000.00• >1 acre but <10 acres = \$12,500.00• >10 acres but < 40 acres = \$25,000.00• > 40 acres but < 100 acres = \$50,000.00• > 100 acres = \$100,000.00	<ul style="list-style-type: none">• <1 acre = \$5,000.00• >1 acre but <10 acres = \$10,000.00• >10 acres but < 40 acres = \$15,000.00• > 40 acres but < 100 acres = \$20,000.00• > 100 acres = \$25,000.00

- **Provide an upfront engineering fee estimate.** This estimate would include the plan review, inspection services and administrative close out fees for the project utilizing a five and one-half percent (5.5%) calculation based on the approved engineer's estimate of construction cost for all land improvements.
- **Small-Scale or Limited Scope Project Minimum Escrow Deposits.** For those developments that require a limited scope of engineering review without the need for land use approvals (e.g. commercial building additions, parking lot expansion, driveway curb cut, etc.), staff recommends a minimum engineering deposit of \$2,500.00. These projects typically do not require a due diligence meeting and generally arise as part of a building permit application. The recommended deposit is estimated to cover at least two (2) rounds of plan review comments and the bond approval/release process, if applicable.
- **Codification of Fees.** The City Attorney has prepared the attached draft ordinance which codifies the proposed fee amendments in Title 11: Subdivision Control Chapter 8: Fee Schedule. The amendment to the Subdivision Control Ordinance will address the revised minimum escrow deposits for new construction development and development requiring land use approvals.

PLANNING & ZONING COMMISSION ACTION:

Upon the review of the proposed text amendment request, it was the action of the Planning and Zoning Commission to approve the following motion by vote:

In consideration of testimony presented during a Public Hearing on April 11, 2018 and discussions conducted at that meeting for a proposed text amendment to Title 11: Subdivision Control Chapter 8: Fee Schedule, the Planning and Zoning Commission recommends approval to the City Council of revised engineering review fee escrow deposits for all new construction projects and any development requiring land use approvals, as presented by staff in a memorandum dated March 1, 2018.

Action Item:

Harker-yes; Vinyard-yes; Olson-yes; Goins- yes; Horaz-yes; Gockman-yes

6 yes; 0 no

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AMENDING
THE REQUIREMENTS IN THE YORKVILLE SUBDIVISION CONTROL
ORDINANCE REGARDING ESCROW DEPOSITS FOR
ENGINEERING REVIEW FEES**

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

WHEREAS, pursuant to Section 11-7-1 of the Yorkville Subdivision Control Ordinance the Mayor and City Council (the “Corporate Authorities”) may initiate amendments to the Yorkville Subdivision Control Ordinance; and,

WHEREAS, the Corporate Authorities authorized the filing of amendments to the Yorkville Subdivision Control Ordinance regarding escrow deposits for engineering review fees; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on the 11th day of April, 2018, to consider the request to amend the Subdivision Control Ordinance; and,

WHEREAS, the Planning and Zoning Commission after the close of the hearing approved findings of fact and made a recommendation to the Corporate Authorities that the proposed amendments be approved.

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

Section 1: That Resolution 2002-27 entitled, *RESOLUTION AMENDING CITY ORDINANCE WITH REGARD TO PAYMENT OF DEVELOPER DEPOSITS AND ENGINEERING FEES*, and Ordinance 2006-11 entitled, *ORDINANCE AMENDING CITY ORDINANCE WITH REGARD TO PAYMENT OF COORDINATION FEE* be and are hereby repealed.

Section 2: That Section 11-8-2, FEES, and 11-8-3, COORDINATION FEE, of the Yorkville City Code, as amended, be and are hereby repealed.

Section 3: That Sections 11-8-2 and 11-8-3 be and are hereby added to the Yorkville City Code to read as follows:

“11-8-2: ENGINEERING REVIEW FEE ESCROW DEPOSIT

A. An engineering review fee escrow deposit shall be required for all new construction projects and any development requiring land use approvals including but not limited to a special use, rezoning, planned unit development, annexation, or subdivision, or for those limited scope

projects that require a limited scope of engineering review without land use approvals. The engineering review fee escrow deposit shall be for the reimbursement of any City fees and expenses for the project from the initial contact by the applicant to the time of final approval.

B. The city shall provide an initial engineering fee estimate that will include the plan review, inspection services and administrative fees for the project which shall be based on a five and one-half percent (5.5%) of the approved engineer's estimate of construction cost for all land improvements.

C. Not including a limited scope of development, the initial minimum engineering review fee escrow deposit for new construction projects and any development requiring land use approvals including but not limited to a special use, rezoning, planned unit development, annexation, or subdivision shall be:

Size of development	Escrow Deposit
Less than 1 acre	\$5,000.00
Greater than 1 acre but less than 10 acres	\$10,000.00
Greater than 10 acres but less than 40 acres	\$15,000.00
Greater than 40 acres but less than 100 acres	\$20,000.00
Greater than 100 acres	\$25,000.00

D. The initial minimum engineering review fee escrow deposit for a limited scope development that requires a limited scope of engineering review without a land use approval shall be \$2,500.00.

11-8-3: GENERAL REQUIREMENTS

A. The City reserves the right to charge and collect fees on an hourly basis for complex work or time-consuming developments if the time expended on a particular project exceeds the fees required herein.

B. In the event that an escrow deposit described in Sections 11-8-2 is reduced to a sum of 10% or less of the original deposit, the City Administrator shall request an additional deposit for the reasonably expected costs to be incurred by the City for the completion of the project.”

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois,
this ____ day of _____, 2018.

City Clerk

CARLO COLOSIMO _____

KEN KOCH _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

ALEX HERNANDEZ _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,
this _____ day of _____, 2018.

Mayor



Memorandum

To: Planning and Zoning Commission
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEL, City Engineer
Jason Engberg, Senior Planner
Date: March 1, 2018
Subject: **PUBLIC HEARING** - Developer Deposit Report/Ordinance
Text Amendment to Subdivision Control Ordinance

Summary

As a result of a recent letter from the developer of the Heartland Meadows subdivision regarding engineering service fees, staff is providing an overview of the historical and current policies for collecting such fees and an analysis of fees paid for recent Yorkville projects. We have also provided a comparison of surrounding communities' practice of charging engineering related fees. Per our findings, staff is recommending a text amendment to revise how engineering related development fees and deposits are requested, administered and replenished for projects.

This matter was discussed at the February and March Economic Development Committee (EDC) Meeting which consists of four (4) Yorkville City Council members to garner preliminary feedback on staff's recommendations prior to scheduling the public hearing. A summary of those discussions are attached in the form of meeting minutes.

Background

In 2002, City Council approved a resolution (Res. 2002-27) establishing the payment of developer deposits and engineering review fees for all land development applications and permits. These fees were implemented to cover the expense of in-house engineering staff to review and administrative services associated with private development.

The resolution assessed Engineering review fees for all new subdivisions, platting and re-platting of existing subdivisions, or for building permit applications where engineering review is necessary.

It also required the fee be charged at time of initial contact to final plat and/or plan approval used to cover all normal city expenses. The breakdown of the fees will be as followed:

FEE	DESCRIPTION	AMOUNT
Engineering Review Fee	Cost for services related to plan reviews.	<ul style="list-style-type: none">• 1.25% of the approved engineer's estimate of cost of all land improvements (public and private)• \$500 deposit for Concept Plan Review
Engineering Deposit	In addition to the plan review fee, this fee is required at time of application for site plan approved based upon the size of the development.	<ul style="list-style-type: none">• <1 acre = \$1,000.00• >1 acre but <10 acres = \$2,500.00• >10 acres but < 40 acres = \$5,000.00• > 40 acres but < 100 acres = \$10,000.00• > 100 acres = \$20,000.00
Administrative/Inspection Fee	Covers costs of services provided by the Public Works Department and Administrative staff. This fee is due prior to recording of Final Plat.	1.75% of the approved engineer's estimate of cost of all land improvements (public and private – including mass earth grading, private storm sewer, parking areas and trails)

Additionally, the resolution allows for the City the right to charge fees on an hourly basis for complex work or time consuming developments with City Council approval, if the time expended on a

particular development project exceeds the percentage fees set out above. These fees are also applicable to petitions for map amendments (rezoning), variances and special uses.

Incidentally, in 2006 the City passed Ord. 2006-11 which assessed a subsequent **Coordination Fee of 0.35%** of the engineer's estimate of cost of all land improvements. This fee was used as a pass-through fee for engineering services related to new subdivisions, platting or replatting of existing subdivisions when completed solely by an outside consultant.

Current Policy Application

The City utilized the above engineering review fee policy from 2002 until early 2011 when all in-house engineering staff was let go and replaced with the current outside consultant, Engineering Enterprise Incorporated (EEI). Since engaging EEI for the City's engineering services, we have honored those developments which prepaid the Administrative/Inspection Fee at time of Final Plat recordation under the former policy and have not charged fees for typical follow-up engineering services, such as site inspections, punch list reviews and letter of credit/bond reduction requests. However, all new requests for engineering related development approvals, plan reviews and inspections are charged at an hourly rate and drawn down upon from an initial deposit submitted by the applicant based upon the schedule established in Resolution 2002-27, as stated in the table above.

Since 2011, every application for a development project requiring engineering plan review and/or inspection services, applicants are required to complete and sign an "Acknowledgement of Financial Responsibility" form. This form explains the initial fee and deposit account process and specifies the deposit account is intended to cover all actual expenses occurred as a result of reviewing and processing their plans or permit request. Periodically throughout the project review/approval process, staff provides the applicant with an invoice summary reflecting the charges made against the account.

At any time the balance of the fund account falls below ten percent (10%) of the original deposit amount, the applicant is requested to provide additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. If replenishment is not made, the City may suspend action on the project or permit until the account is fully refunded. Conversely, if a surplus of funds remains in the deposit account at the completion of the project, the city will refund the balance to the applicant.

Analysis of Recent Projects

Staff has compiled the following tables of all eleven (11) commercial/industrial development projects reviewed by the City's engineering consultant, Engineering Enterprises Incorporated (EEI) during calendar year 2017. The tables compare the fees charged by EEI on an hourly basis versus what would have been charged by the City if in-house engineers used fees in Resolution 2002-27 for completed projects and projects under construction.

Project	Engineering Services	Engineering Fees Charged ¹	Fees If Paid Under Resolution 2002-27	Actual % of EEOC Charged	Remarks
COMPLETED PROJECTS					
Fountainview Subdivision	Plan Review	\$12,291	EEOC = \$479,822	6.20%	Complete. Multiple rounds of plan review required; Construction not completed in a timely manner; multiple punchlist inspections required.
	Construction Svcs.	\$16,426	1.25% x EEOC = \$5,998		
	Expenses	\$665	1.75% x EEOC = \$8,397		
	Sub-consultant	\$484	TOTAL = \$14,395		
	TOTAL	\$29,866			
Yorkville Business Park (Lot 3)	Plan Review	\$5,857	EEOC = \$448,239	3.40%	Complete.
	Construction Svcs.	\$9,036	1.25% x EEOC = \$5,603		
	Expenses	\$353	1.75% x EEOC = \$7,844		
	Sub-consultant	\$203	TOTAL = \$13,447		
	TOTAL	\$15,449			

¹ Fee includes billed labor, expenses & sub-consultant fee, if any, as of 12/31/2017

Kendall Crossing (Lot 3)	Plan Review	\$6,264	EEOC = \$203,365	8.50%	Complete. Increased construction fees due to connections to existing utilities; multiple water main pressure tests failed and had to be re-tested; issue with sanitary sewer connection that took time to resolve.
	Construction Svcs.	\$10,297	1.25% x EEOC = \$2,542		
	Expenses	\$503	1.75% x EEOC = \$3,559		
	Sub-consultant	\$135	TOTAL = \$6,101		
	TOTAL	\$17,199			
203 Commercial Drive	Plan Review	\$1,641	EEOC = \$2,280	147.50%	Complete. EEOC is artificially low, as it only covered erosion control. The overall project required reviews and inspections for grading, stormwater, SESC and landscaping.
	Construction Svcs.	\$1,500	1.25% x EEOC = \$29		
	Expenses	\$34	1.75% x EEOC = \$40		
	Sub-consultant	\$190	TOTAL = \$69		
	TOTAL	\$3,365			

Project	Engineering Services	Engineering Fees Charged ²	Fees If Paid Under Resolution 2002-27	Actual % of EEOC Charged	Remarks
UNDER CONSTRUCTION PROJECTS					
Yorkville Christian HS	Plan Review	\$31,980	EEOC = \$900,000 (est)	4.50%	20% Complete; grading only; Complicated site plan and off-site drainage concerns; Exterior road improvements required; Site plan has had multiple changes; project started and then restarted. SESC on-going concerns
	Construction Svcs.	\$8,445	1.25% x EEOC = \$11,250		
	Expenses	\$398	1.75% x EEOC = \$15,750		
	Sub-consultant	\$0	TOTAL = \$27,000		
	TOTAL	\$40,823			
Heartland Meadows	Plan Review	\$28,359	EEOC = \$2,004,791	2.30%	50-60% Complete; involved extensive city street work to install water main & sanitary sewer services to existing city utilities. Improvements to existing streets required per agreements. Extra inspections required vs normal green development.
	Construction Svcs.	\$15,864	1.25% x EEOC = \$25,060		
	Expenses	\$1,184	1.75% x EEOC = \$35,084		
	Sub-consultant	\$795	TOTAL = \$60,144		
	TOTAL	\$46,202			
KBL Community Center (Go For It Sports)	Plan Review	\$9,309	EEOC = \$905,676	2.30%	95% Complete; minor punchlist work to be completed in the spring.
	Construction Svcs.	\$10,717	1.25% x EEOC = \$11,321		
	Expenses	\$671	1.75% x EEOC = \$15,849		
	Sub-consultant	\$0	TOTAL = \$27,170		
	TOTAL	\$20,697			
Marin Bros. Addition (1951 Rena Lane)	Plan Review	\$3,853	EEOC = \$38,542	16.80%	99% Complete. EEOC is artificially low. The overall project required reviews and inspections for grading, stormwater, SESC and landscaping.
	Construction Svcs.	\$2,296	1.25% x EEOC = \$482		
	Expenses	\$158	1.75% x EEOC = \$674		
	Sub-consultant	\$169	TOTAL = \$1,156		
	TOTAL	\$6,476			
Cedarhurst Living	Plan Review	\$11,663	EEOC = \$819,941	2.80%	80-90% Complete. Multiple rounds of plan review required; majority of work has been inspected.
	Construction Svcs.	\$10,531	1.25% x EEOC = \$10,249		
	Expenses	\$700	1.75% x EEOC = \$14,349		
	Sub-consultant	\$0	TOTAL = \$24,598		
	TOTAL	\$22,894			
Casey's Development	Plan Review	\$8,657	EEOC = \$692,689	1.30%	0% Complete; construction not started. Multiple rounds of plan review required;
	Construction Svcs.	\$0	1.25% x EEOC = \$8,659		
	Expenses	\$0	1.75% x EEOC = \$12,122		
	Sub-consultant	\$238	TOTAL = \$20,781		
	TOTAL	\$8,895			
Holiday Inn (Kendall Crossing)	Plan Review	\$11,570	EEOC = \$636,994	2.20%	20% Complete. Multiple rounds of plan review required;
	Construction Svcs.	\$1,981	1.25% x EEOC = \$7,962		
	Expenses	\$41	1.75% x EEOC = \$11,147		
	Sub-consultant	\$428	TOTAL = \$19,109		
	TOTAL	\$14,020			

Although there are anomalies in both the completed projects and the projects under construction (203 Commercial Drive and Marin Bros. Addition), on average for the completed and near completed projects (excluding the anomalies), the engineering fees billed were approximately **5-6%** of the engineers estimated cost of completion (EEOC) as compared to 3% if calculated under Resolution 2002-27. While a

² Fee includes billed labor, expenses & sub-consultant fee, if any, as of 12/31/2017

majority of the fees for these projects exceeded both the estimated plan review and construction services totals under Resolution 2002-27, the reasons for the difference varied depending on the scope of the project, the number of plan reviews needed for approval, artificially low estimates for land improvements, or the need for outside consultant review; all of which can only be determined on a project-by-project basis and is not under the control of the reviewing engineer.

Typical Consultant Services

To further articulate the level of services the City is receiving by the engineering consultant as part of the plan review and inspection process, EEI has prepared the attached memo dated January 11, 2018 which lists of typical work items conducted during the course of development from plan review through construction and close-project out. There is also attached a sample plan review check lists for commercial developments.

Additionally, EEI now coordinates the landscaping plan reviews for the City since the departure of Laura Schraw, former Director of Parks and Recreation, who was a registered and licensed landscape architect. The landscape reviews are conducted by a sub-consultant, Planning Resources, Inc. These fees are not accounted for in the hourly billings by EEI, but are rather invoiced separately at a rate of \$95.00/hour and included in the final engineering project bill.

Below is a 2017 fee comparison table of EEI and five (5) other engineering firms active in surrounding communities. The break down is by job title and lists the hourly rate each employee classification charges. In an effort to accurately compare the fee schedules of each firm, some grids within the table may be blank, indicating that particular job title does not exist within the corresponding firm.

Job Classification	EEI (Sugar Grove)	TAI (Chicago)	WBK (St. Charles)	CBBEL (Rosemont)	H.R. Green (Yorkville)	Gewalt Hamilton (Vernon Hills)
Expert Testimony	\$ 225		\$ 250			
Senior Principal	\$ 196	\$ 224	\$ 210	\$ 257		\$ 198
Principal	\$ 191	\$ 224	\$ 210	\$ 232	\$195 to \$280	\$ 198
Senior Project Manager	\$ 185	\$ 214	\$ 185	\$ 191		\$ 172
Project Manager	\$ 168	\$ 189	\$ 169	\$ 155	\$165 to \$250	\$ 170
Senior Project Engineer/Planner/Surveyor II	\$ 155	\$ 179	\$ 142	\$ 152		\$ 168
Senior Project Engineer/Planner/Surveyor I	\$ 145	\$ 166				\$ 148
Project Engineer/Planner/Surveyor	\$ 133	\$ 149		\$ 140		\$ 138
Senior Engineer/Planner/Surveyor	\$ 121	\$ 130	\$ 117	\$ 134		
Engineer/Planner/Surveyor Associate	\$ 111	\$ 105	\$ 98	\$ 110	\$110 to \$180	\$ 118
Engineer/Planner/Surveyor	\$ 100	\$ 110	\$ 84	\$ 110	\$85 to \$ 135	
Senior Project Technician II	\$ 145	\$ 155	\$ 138	\$ 180		\$ 168
Senior Project Technician I	\$ 133	\$ 134	\$ 116	\$ 148	\$95 to \$130	
Project Technician	\$ 121	\$ 122		\$ 133		\$ 124
Senior Technician	\$ 111	\$ 109		\$ 115		\$ 114
Technician	\$ 100	\$ 96	\$ 97		\$45 to \$115	\$ 100
Associate Technician	\$ 87		\$ 81	\$ 59		\$ 74
Engineering/Land Surveying Intern	\$ 82					
GIS Technician	\$ 67			\$ 78		
Administrative Assistant	\$ 80	\$ 75	\$ 62	\$ 98	\$55 to \$115	\$ 62
Sub-consultants	Cost	Cost + 5%	Cost + 10%	Cost + 10%	Cost + 10%	Cost + 10%
Reimbursable Expenses	Cost	Cost + 5%	Cost + 10%	Cost + 12%	Cost + 10%	Cost + 10%
Annual Escalator (NTE)	Notice	5%	5%	5%	Notice	5%

Typically, the majority of the time from EEI's office for general plan reviews and construction services is billed at the Project Engineer rate of \$133/hour. The highest rate billed by EEI is for the Senior Principal (Brad Sanderson) at \$196/hour. Therefore, on average the hourly rate for a project is roughly \$165/hour. If the same is true of the other firms, their average hourly rates would range between \$168/hour to \$199/hour.

Surrounding Community Research

Staff felt it would be beneficial to understand how surrounding and area communities charge for engineering services, either in-house or outsourced, to see if our current practices were in line with theirs.

Below is a comparison table of surrounding communities which illustrate how in-house and out-sourced engineering fees are charged.

Municipality	In-House/ Out-Sourced	Engineering Review/ Inspection Fee	Remarks
Aurora	In-House	2.25% of engineers' estimate	Minimum fee \$750. Includes fees for filing, plan review and inspections.
Batavia	In-House	0.75% to 4% of engineers' estimate (higher for smaller projects)	Minimum fee \$50 - \$6,000. Fees are for plan reviews only.
Elburn	Out-sourced	Based on billable hours	Deposit required to establish an escrow account. Minimum of \$1,000.
Montgomery	Out-Sourced	Based on billable hours	Deposit required to establish an escrow account.
Naperville	In-House	Residential- 1.5% of engineers' estimate Commercial- \$46/parking stall (1-50 stalls) \$24/parking stall (51-100 stalls) \$19/parking stall (100+) (minimum \$380 fee)	Commercial plan review is based upon number of parking stalls.
North Aurora	Out-Sourced	Based on billable hours	Deposit required to establish an escrow account.
Oswego	In-House & Out-Sourced	Based on billable hours (when using consultant)	Minimum \$5,000 deposit is required.
Plainfield	In-House & Out-Sourced	Based on billable hours (when using consultant)	Minimum \$5,000 deposit is required.
Plano	Out-Sourced	Based on billable hours	No escrow account required. Invoices are provided to applicant for immediate payment.
Shorewood	Out-Sourced	Based on billable hours	Deposit required to establish an escrow account. Minimum of \$3,000.
Sugar Grove	Out-Sourced	Flat Fee + Billable Hours	Engineering Review & Services flat permit fee varies based on type of development and size (\$480 - \$8,400). Deposit required to establish an escrow account. Minimum of \$10,000.
Sycamore	In-House	Based on billable hours	No deposit required.
Hampshire	Out-Sourced	Based on billable hours	Deposit required to establish an escrow account. Minimum of \$5,000.
Pingree Grove	Out-Sourced	Based on billable hours	No escrow account required. Invoices are provided to applicant for immediate payment.
Yorkville	Out-Sourced	Based on billable hours	Deposit required to establish an escrow account. Minimum of \$1,000.

Staff Comments/Recommendations

From the research and analysis provided above, staff has the following observations:

1. The current engineering minimum deposit of \$1,000 (based on project land area) is too low as compared to other surrounding communities, as well as the type and complexity of the development the City has experienced. The low deposit threshold results in frequent requests by the City for replenishment of funds from the applicant.
2. Current average billable hours for EEI (\$165/hr) are on par or significantly lower than other firms working in surrounding communities, which range between \$168/hour and \$199/hour. Although, depending on the completeness and quality of plans submitted, as well as number of site plan revisions, EEI's billed plan review fees have typically exceed the fee schedule established in Resolution 2002-27. Conversely, EEI's billed inspection fees have been on average less than the fee charged under Resolution 2002-27.
3. For completed and nearly completed projects, the total engineering review fees tend to be 5-6% of the engineer's estimate of construction versus the 3% charged for plan review and inspection services under Resolution 2002-27.
4. For the smaller scale projects (building additions, parking lot expansions, etc) the engineering plan review and inspection fees under Resolution 2002-27 are artificially low, as the determining factor is the engineer's cost for land development which is typically limited to grading, erosion control and some limited landscaping.
5. Due to the loss of in-house staff to perform landscape plan reviews, additional costs are incurred by sub-consultants and passed through on the engineering project fees.
6. Yorkville is consistent with other area communities that out-source engineering plan or inspection services by billing an hourly rate and establishing an escrow account to draw down upon.

Based upon these observations, it is **staff's recommendation** to do the following:

- **Increase the minimum escrow deposit amounts.** The intent is to have the initial deposit cover the cost of an initial due diligence meeting and the generation of first round plan review comments. This deposit would typically be in the range of 1% – 1.5% of the project construction cost for all land improvements. An example of the deposit amount increase is provided below:

Current Engineering Deposit	Originally Proposed Engineering Deposit	Revised Proposed Engineering Deposit
<ul style="list-style-type: none"> • <1 acre = \$1,000.00 • >1 acre but <10 acres = \$2,500.00 • >10 acres but < 40 acres = \$5,000.00 • > 40 acres but < 100 acres = \$10,000.00 • > 100 acres = \$20,000.00 	<ul style="list-style-type: none"> • <1 acre = \$5,000.00 • >1 acre but <10 acres = \$12,500.00 • >10 acres but < 40 acres = \$25,000.00 • > 40 acres but < 100 acres = \$50,000.00 • > 100 acres = \$100,000.00 	<ul style="list-style-type: none"> • <1 acre = \$5,000.00 • >1 acre but <10 acres = \$10,000.00 • >10 acres but < 40 acres = \$15,000.00 • > 40 acres but < 100 acres = \$20,000.00 • > 100 acres = \$25,000.00

- **Provide an upfront engineering fee estimate.** This estimate would include the plan review, inspection services and administrative close out fees for the project utilizing a five and one-half percent (5.5%) calculation based on the approved engineer's estimate of construction cost for all land improvements.
- **Small-Scale or Limited Scope Project Minimum Escrow Deposits.** For those developments that require a limited scope of engineering review without the need for land use approvals (e.g. commercial building additions, parking lot expansion, driveway curb cut, etc.), staff recommends a minimum engineering deposit of \$2,500.00. These projects typically do not require a due

diligence meeting and generally arise as part of a building permit application. The recommended deposit is estimated to cover at least two (2) rounds of plan review comments and the bond approval/release process, if applicable.

- **Codification of Fees.** The City Attorney has prepared the attached draft ordinance which codifies the proposed fee amendments in Title 11: Subdivision Control Chapter 8: Fee Schedule. The amendment to the Subdivision Control Ordinance will address the revised minimum escrow deposits for new construction development and development requiring land use approvals.

A hypothetical scenario of how these recommendations would work is below:

Developer A meets with the City staff and engineer to discuss a new project. A copy of the revised engineering deposit schedule is provided to Developer A at the conclusion of the meeting as part of the Commercial Development Packet. Upon submittal of a development approval application (special use, rezoning, PUD, etc), site grading or building permit, Developer A will have the option of:

(A) Posting funds for an engineering deposit escrow account based upon the overall acreage of the development site; or

(B) Posting funds for the entire estimated engineering fees for the project based upon 5.5% of the engineer's estimate of construction cost for all land improvements.

In either scenario, the City Engineer will continue to bill the project monthly at an hourly rate whereby the invoices will be paid against the established escrow fund.

The advantage in scenario "A" is the developer would pay a smaller up front deposit, but will likely receive multiple requests for replenishment of the escrow account throughout the development of the project.

The advantage to scenario "B" is although the developer may pay a larger upfront deposit for the engineering plan review, inspection and administrative closeout services, there will be little to no requests for replenishments by the City to the developer throughout the development process.

Additionally, providing the upfront estimate of fees allows the developer to better budget for these soft costs as part of their due diligence phase.

Economic Development Committee (EDC) Discussion

As mentioned previously in this memorandum within the introductory summary, staff presented these findings and recommendations to the Economic Development Committee (EDC) in February and March of this year. During those discussions, Alderman Funkhouser suggested that a fixed percentage which established a not to exceed amount for outsourced engineering (possibly 5%) would be more preferable to the development community, rather than proposing an estimate and billing an at cost hourly rate. The consideration with that proposal is developments whose projects fall under the 5% based upon billable hours would pay more and the developments which exceed the 5% in billable hours would pay less, and the City would pay the difference to the engineering consultant.

A developer was in attendance of the March EDC and echoed the sentiments of Alderman Funkhouser, and staff was directed by the members of the EDC to reach out and notify the builders/developers who have had to pay engineering review and construction service fees within the past year to personally invite them to attend the public hearing. A copy of the public hearing notice was emailed and sent via postal mail to approximately sixteen (16) commercial building permit and/or development project applicants.

Staff, as well as the City's Engineering Consultant, Brad Sanderson of EEI, will be available at Wednesday night's meeting to discuss in greater detail and answer questions from the the public ans the Planning and Zoning Commission.

Proposed Motion:

In consideration of testimony presented during a Public Hearing on April 11, 2018 and discussions conducted at that meeting for a proposed text amendment to Title 11: Subdivision Control Chapter 8: Fee Schedule, the Planning and Zoning Commission recommends approval to the City Council of revised engineering review fee escrow deposits for all new construction projects and any development requiring land use approvals, as presented by staff in a memorandum dated March 1, 2018, and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

Attachments:

1. Draft Ordinance
2. EDC Meeting Minutes (2/6/18 and 3/6/18)
3. Resolution 2002-27
4. Ordinance 2006-11
5. EEI memo dated January 11, 2018
6. Sample Plan Review Checklist for Commercial Development
7. Public Hearing Notice.

Ordinance No. _____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AMENDING
THE REQUIREMENTS IN THE YORKVILLE SUBDIVISION CONTROL
ORDINANCE REGARDING ESCROW DEPOSITS FOR
ENGINEERING REVIEW FEES**

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

WHEREAS, pursuant to Section 11-7-1 of the Yorkville Subdivision Control Ordinance the Mayor and City Council (the “Corporate Authorities”) may initiate amendments to the Yorkville Subdivision Control Ordinance; and,

WHEREAS, the Corporate Authorities authorized the filing of amendments to the Yorkville Subdivision Control Ordinance regarding escrow deposits for engineering review fees; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on the 11th day of April, 2018, to consider the request to amend the Subdivision Control Ordinance; and,

WHEREAS, the Planning and Zoning Commission after the close of the hearing approved findings of fact and made a recommendation to the Corporate Authorities that the proposed amendments be approved.

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

Section 1: That Resolution 2002-27 entitled, *RESOLUTION AMENDING CITY ORDINANCE WITH REGARD TO PAYMENT OF DEVELOPER DEPOSITS AND ENGINEERING FEES*, and Ordinance 2006-11 entitled, *ORDINANCE AMENDING CITY ORDINANCE WITH REGARD TO PAYMENT OF COORDINATION FEE* be and are hereby repealed.

Section 2: That Section 11-8-2, FEES, and 11-8-3, COORDINATION FEE, of the Yorkville City Code, as amended, be and are hereby repealed.

Section 3: That Sections 11-8-2 and 11-8-3 be and are hereby added to the Yorkville City Code to read as follows:

“11-8-2: ENGINEERING REVIEW FEE ESCROW DEPOSIT

A. An engineering review fee escrow deposit shall be required for all new construction projects and any development requiring land use approvals including but not limited to a special use, rezoning, planned unit development, annexation, or subdivision, or for those limited scope

projects that require a limited scope of engineering review without land use approvals. The engineering review fee escrow deposit shall be for the reimbursement of any City fees and expenses for the project from the initial contact by the applicant to the time of final approval.

B. The city shall provide an initial engineering fee estimate that will include the plan review, inspection services and administrative fees for the project which shall be based on a five and one-half percent (5.5%) of the approved engineer's estimate of construction cost for all land improvements.

C. Not including a limited scope of development, the initial minimum engineering review fee escrow deposit for new construction projects and any development requiring land use approvals including but not limited to a special use, rezoning, planned unit development, annexation, or subdivision shall be:

Size of development	Escrow Deposit
Less than 1 acre	\$5,000.00
Greater than 1 acre but less than 10 acres	\$10,000.00
Greater than 10 acres but less than 40 acres	\$15,000.00
Greater than 40 acres but less than 100 acres	\$20,000.00
Greater than 100 acres	\$25,000.00

D. The initial minimum engineering review fee escrow deposit for a limited scope development that requires a limited scope of engineering review without a land use approval shall be \$2,500.00.

11-8-3: GENERAL REQUIREMENTS

A. The City reserves the right to charge and collect fees on an hourly basis for complex work or time-consuming developments if the time expended on a particular project exceeds the fees required herein.

B. In the event that an escrow deposit described in Sections 11-8-2 is reduced to a sum of 10% or less of the original deposit, the City Administrator shall request an additional deposit for the reasonably expected costs to be incurred by the City for the completion of the project."

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2018.

City Clerk

CARLO COLOSIMO _____

KEN KOCH _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

ALEX HERNANDEZ _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____
day of _____, 2018.

Mayor

APPROVED 3/6/18

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 6, 2018, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joel Frieders

Alderman Alex Hernandez
Alderman Carlo Colosimo

Other City Officials

City Administrator Bart Olson
Interim Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Alderman Chris Funkhouser
City Engineer Brad Sanderson/EEI

Senior Planner Jason Engberg
City Consultant Lynn Dubajic

Other Guests

Dan LaTurno, President, Aurora Specialty Textiles

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

Citizen Comments: None

Minutes for Correction/Approval: January 2, 2018

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2018-09 Building Permit Reports for December 2017

Mr. Ratos reported 9 single family permits, 1 B.U.I.L.D. and 12 single family attached. He also reported the number of permits for the year. No further comments.

2. EDC 2018-10 Building Inspection Report for December 2017

Inspections done in December totaled 218, most of which were for Ryan Homes in Grande Reserve. Mr. Ratos said some permits have already been issued for spring where roads do not yet exist in Grande Reserve. No further discussion.

3. EDC 2018-11 Property Maintenance Report for December 2017

Four cases were heard in December. Mr. Ratos said other violations that were ticketed were rectified in the 10-day period. No discussion.

4. EDC 2018-12 Economic Development Update

1. Ms. Dubajic said a Yorkville resident with a scrapbooking business will host retreat weekends for scrapbookers twice a month. This will generate 1,200 hotel stays per year. She will have permanent space in the city and hopes to be open in late spring.
2. Working with prospective tenants for downtown buildings
3. Received permit application for banquet hall in Stagecoach Crossing
4. Working on prospective tenants for Kendall Marketplace, 28 lots nearby have been sold
5. Environmental Services bought empty bank building at Rt. 47 & Cannonball
6. Two national chain restaurants looking at Yorkville
7. A-frame building by Rt. 34 & 47 will become Salerno's Red Hots

No further comments.

5. EDC 2018-13 Annual Foreclosure Update

Ms. Noble said there were 61 single family foreclosures in 2017, most in Ward 3. She compared the numbers to previous years and said overall there was a downward trend. Kendall County now ranks number 4 in foreclosures in the State. It was decided the yearly total minus detail was adequate for the committee in the future.

6. EDC 2018-14 Manufacturing and Industrial City Council Goal Action Plans

Mr. Olson expanded on three Council action plan items from the Goal Setting Meeting which had also been discussed the previous year.

1. BNSF Site Certification process for Eldamain and Wrigley corridors
2. Marketing Eldamain area
3. Meet with developers to discuss enterprise zones

The committee also discussed compiling packets for developers which would include zoning and other data. Alderman Frieders proposed the business directory discussed 2 years ago and said the city could provide a free link on the city website along with a featured business. Ms. Willrett said there is now a draft business directory and a questionnaire to use for joining the directory. Alderman Koch said that YEDC had a website a few years ago, however, it was a membership-based website.

Mr. Olson continued with new goals:

4. YBSD plant capacity: Mr. Dan LaTurno, President of Aurora Specialty Textiles in Yorkville, was present. His business uses 25,000 gallons of water a day and YBSD has informed them their water usage will be cut by 60% in July. This would mean the loss of 85 jobs if accommodations cannot be made. He will be meeting with the head of YBSD. Mr. Sanderson said he is also trying to secure a meeting with YBSD and said they recently expanded capacity. Alderman Koch noted that any Eldamain development would be connected to YBSD and the committee agreed this is an important issue to be addressed.

5. Metra Site: Location needs to be determined.
6. Utility Expansion Plans: The city did a cost estimate for extending water and sewer to Eldamain to help secure businesses.
7. Nicor and ComEd Status: Meet with these utilities to discuss capacity and possible expansion.

8. Boundary Agreement with Plano: Most of Eldamain is in Plano School District and Yorkville schools might not benefit. Will discuss alignment of boundaries. Alderman Colosimo noted most of Schaefer Woods has Plano address, but attend Yorkville schools.
9. Food Hub: promote historical background in agriculture, protect land for agricultural uses.
10. Marijuana Legalization: Significant discussion in upcoming governor's election, prepare for less regulated industry.
11. Industrial Development Feasibility Study: Engage consultant to make recommendations to attract businesses. Will also research grant applications.

Alderman Frieders asked Mr. Olson to prioritize the above items and the committee agreed that YBSD capacity is the most critical. Mr. Colosimo said the city needs to have a portfolio of all lots and utility stats available for prospective businesses. Mr. Engberg said he has already started compiling this information.

In conclusion, Mr. Olson said the action plan items will be forwarded to the regular Council agenda for adoption on February 13th.

7. EDC 2018-15 Developer Deposit Report/Ordinance

Ms. Noble discussed a memo that addressed deposit/engineering review fees established in 2002. She said the fees are now falling short especially since outside consultants are being used. Staff researched what other communities are charging and it is being recommended to increase developer fees. Mr. Olson added that the city is still spending less on outsourcing engineering work.

Comments included to raise the fees and return unused funds, fees need to be more well-defined depending on the project details such as a pole building vs. an assisted living both on the same acreage, developers would balk at paying huge fees upfront, concentrate on better estimates of engineering fees, charge percentage-based fees determined by cost of project, escrow, etc., consider whether project is commercial or residential.

While the staff recommendation was a flat amount increase, the committee was leaning towards percentage-based fees. It was decided the deposit would be collected when the developer initially comes in. Ms. Noble will bring past projects as examples and this will be brought back to committee for further consideration.

8. EDC 2018-16 Renewal of Intergovernmental Agreement with Kendall County For Building Inspection Services

The committee was OK with this agreement.

Old Business None

Additional Business: None

There was no further business and the meeting adjourned at 7:38pm.

Minutes respectfully submitted by Marlys Young, Minute Taker

APPROVED 4/3/18

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, March 6, 2018, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joel Frieders
Alderman Carlo Colosimo

Absent: Alderman Alex Hernandez

Other City Officials

Interim Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Senior Planner Jason Engberg
Alderman Chris Funkhouser
City Consultant Lynn Dubajic

Other Guests

Gary Neyer, Marker Inc.

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

Citizen Comments: None

Minutes for Correction/Approval: February 6, 2018
The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2018-17 Building Permit Reports for January 2018

Mr. Ratos reported 43 total permits, 15 single family permits, (11 were B.U.I.L.D.) and also 10 commercial permits. No further discussion.

2. EDC 2018-18 Building Inspection Report for January 2018

There were 163 inspections, most of which were for Ryan Homes in Caledonia. No further discussion.

3. EDC 2018-19 Property Maintenance Report for January 2018

Mr. Ratos cited a case of an unsafe structure on S. State St. where the 98 year old owner does not reside in the house. Many offers have been made, however, the owner/bank will only accept a certain minimum amount. No further discussion.

4. EDC 2018-20 Economic Development Report for February 2018

Ms. Dubajic reported the following:

1. Owners of restaurant “1836” notified city of their immediate closure, plan to reopen with a new concept and new signage
2. Owner of banquet hall on Stagecoach has gotten building permit for exterior
3. Idea Marketing and Subway have left Fountain Village development Lower rents might encourage tenancy.
4. Owner of Kendall Marketplace has requested larger signs due to Rt. 34 expansion, working with potential junior box store that wishes to be on the signs. Another fashion store looking at this area. Residential building has also begun on the nearby lots.
5. Chicago Fire coming to Go For It Sports to hold free camps, dates to be announced.

5. EDC 2018-21 Kendall Marketplace SSA Amendment

Ms. Noble said this amendment revises the SSA since some lots had been erroneously included. Attorney Orr has drafted the ordinance and it is recommended to move this forward to the March 13th Council consent agenda.

6. EDC 2018-22 Warpinski – Walker Road Rezoning – 1.5 Mile Review

Mr. Engberg said the County had notified the city of a rezoning request on a 7-acre parcel on Walker Road from A-1 to R-1 and requires the 1.5 Mile Review. The ITEP Plan shows trails and the County and property owners were made aware. This matter moves to the Planning and Zoning Commission on March 14 and the committee was OK with this request.

Old Business

1. EDC 2018-15 Developer Deposit Report/Ordinance

Ms. Noble made some revisions after suggestions from the committee last month. Developer fees will increase from \$5,000 to \$25,000 with a minimum deposit of \$2,500. An upfront engineering fee estimate will be provided and the developer can pay in full or replenish as necessary. Ms. Noble also noted 2 charges that would be removed from the changes suggested. All changes will be codified.

Ms. Noble reached out to Gary Neyer of Marker Inc. since he had voiced concern about the high amounts. Mr. Neyer was present and said the plan review fees were much too high. He said they did a development in 2011 when plan reviews were done by the city in-house. He said just the earthwork is a very substantial cost.

Alderman Colosimo asked how the proposed rates compare to the nearby cities and Ms. Noble said it was comparable. He does not want to scare developers away, while making sure the city covers their costs. He would like to see a fixed fee. As the project moves along, Alderman Frieders requested performance indicators. Alderman Funkhouser compared the proposed rates to other towns he had researched. He said the proposal will affect developers and he would like the rates tightened, though he prefers a fixed fee.

This proposal will move forward for a Public Hearing and will return to EDC in May. Mr. Sanderson and Ms. Noble will work together on the fee structure and invoices can be adjusted.

Additional Business None

There was no further business and the meeting adjourned at 6:47pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

RESOLUTION NO: 2002- 21

**RESOLUTION AMENDING CITY ORDINANCE WITH REGARD TO PAYMENT OF
DEVELOPER DEPOSITS AND ENGINEERING REVIEW FEES**

WHEREAS, The Mayor and City Council of the United City of Yorkville, having considered the City's expense for review of engineering and land improvements and the provision of certain administrative services associated with private development; and

WHEREAS, this expense is increasing with the growing development in and around the City; and

WHEREAS, the United City of Yorkville has conducted a study with regard to its costs for Engineering Review by the City; and

WHEREAS, the Mayor and City Council consider it to be in the best interests of the community to charge developers a reasonable fee for these costs based upon the actual cost of services rendered by the United City of Yorkville.

NOW THEREFORE, be it resolved by the CITY COUNCIL AND THE MAYOR OF THE UNITED CITY OF YORKVILLE, upon motion duly made, seconded, and approved, that the following fees will be assessed for all future developments in and around the City, as follows:

1. An Engineering Review Fee will be assessed for all new subdivisions, platting or re-platting of existing subdivisions, or for building permit

applications where Engineering review is necessary by City Ordinance, statute, or resolution.

2. The Engineering Review Fee will be charged from the time of initial contact to the time of final plat and plan approval, and will cover all normal city expenses.
3. The Engineering Review Fee will be charged at the rate of 1.25% of the approved engineer's estimate of cost of all land improvements, as defined in the Yorkville Subdivision Ordinance. The developer shall tender a deposit of \$500 upon submittal of the concept plan. Additional deposits required at the time of application for Site Plan approval are due according to the following schedule:
 - A. One (1.00) acre, or any fraction thereof: \$1000.00
 - B. In excess of one (1.00) acre, but not over ten (10.00) acres: \$2500.00
 - C. In excess of ten (10.00) acres, but not over forty (40.00) acres:
\$5000.00
 - D. In excess of forty (40.00) acres, but not over one hundred (100.00) acres: \$10,000.00
 - E. In excess of one hundred (100.00) acres: \$20,000.00
4. An Administration/Inspection Fee will be charged at the rate of 1.75% of the approved Engineering estimate of construction costs of land improvements, including but not limited to, all public improvements to be dedicated to the City, mass earth grading, and quasi-public improvements to be maintained by homeowners' associations, such as private storm sewer, parking areas, and trails.

This fee shall also be used to cover costs of services provided by the Public Works Department and Administrative Staff. This fee will be due prior to recording of Final Plat.

5. The City reserves the right to charge and collect fees on an hourly basis for complex work or time-consuming developments with City Council approval, if the time expended on a particular development project exceeds the percentage fees set out above.
6. Development charges for legal and planning services for projects outlined above that occur within the one and one-half mile planning area, but outside of the City Limits, shall be paid to the City prior to the commencement of annexation, preliminary plat applications being considered, or the time of filing of petitions for zoning, rezoning, variances, or special uses, and shall be charged on an hourly basis at customary City or outside consulting rates as are incurred by the City.
7. In the event that a deposit described in sections 3 and/or 6 above is reduced to a sum of 10 % or less of the original deposit amount, due to monthly billings, the City Administrator shall request an additional deposit in the amount of 100 % of the initial deposit amount, for the future, reasonably-expected sums to be incurred on such projects, unless the City Administrator believes that the remaining balance is sufficient to satisfy any future consultation or staff billing needs.
8. This Ordinance, upon passage, will be effective for all existing or pending developments and for all future developments.

SEVERABILITY: The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

REPEALER: Any Ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

EFFECTIVE DATE: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

MIKE ANDERSON



JOSEPH BESCO



VALERIE BURD



PAUL JAMES



LARRY KOT



MARTY MUNNS



ROSE SPEARS

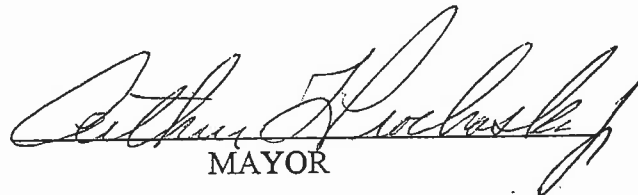


RICHARD STICKA



APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,

this 13th Day of August, A.D. 2007.



MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois

this 13th Day of August, A.D. 2007.

Attest: 
CITY CLERK

STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

ORDINANCE NO. 2006 - 11

**ORDINANCE AMENDING CITY ORDINANCE WITH REGARD TO PAYMENT OF
COORDINATION FEE**

WHEREAS, the Mayor and City Council of the United City of Yorkville, having considered the City's expense for the cost of City staff time spent coordinating and attending meetings relative to a new development's review being completed by an outside engineering consultant;

WHEREAS, this expense is increasing with the growing development in and around the City; and

WHEREAS, the Mayor and City Council consider it to be in the best interests of the community to charge developers a reasonable fee for these costs based upon the actual cost of services rendered by the United City of Yorkville.

NOW THEREFORE, be it resolved by the CITY COUNCIL AND THE MAYOR OF THE UNITED CITY OF YORKVILLE, upon motion duly made, seconded, and approved, that the following fee will be assessed for all future developments in and around the City, as follows:

1. A Coordination Fee will be assessed for all new subdivisions, platting or re-platting of existing subdivisions or where engineering review is necessary by City ordinance, statute, or Ordinance when the review is completed by an outside engineering consultant.
2. The Coordination Fee will be charged from the time of initial contact to the time of final plat and plan approval, and will cover all normal City expenses.
3. The Coordination Fee will be charge at the rate of 0.35% of the approved engineer's estimate of cost of all land improvements, as defined in the Yorkville Subdivision Control Ordinance, and will be due prior to the recording of the final plat of subdivision.





4. This Ordinance, upon passage, will be effective for all existing or pending developments and for all future developments.

SEVERABILITY: The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.





REPEALER: Any Ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

EFFECTIVE DATE: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

JASON LESLIE
VALERIE BURD
DEAN WOLFER
ROSE SPEARS

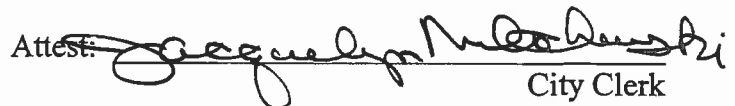
JOSEPH BESCO
PAUL JAMES
MARTY MUNNS
JAMES BOCK

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,
this 28 day of February, A.D. 2006.


Mayor

PASSED by City Council of the United City of Yorkville, Kendall County, Illinois, this
28 day of February, A.D. 2006.

Attest: 
City Clerk

Prepared by:

John Justin Wyeth
City Attorney
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560



To: Bart Olson, City Administrator
From: Brad Sanderson, P.E.
Date: January 11, 2018
Re: **Land Development Construction Observation Services**
EEI Job #: YO1800

As requested, we have developed a list of typical work items as it relates to construction activity with land development projects. Typically, our fees range from 1.5 to 3.0 % (higher for smaller projects) of the approved engineer's estimate for these types of services, which includes part-time construction observation. The service level (and fees) are also dependant on the desires of the local community. Some communities require a higher level of expectations and service, while others may require something a little less. In addition, each project has unique issues which may affect the fees charged to the developer and as a result we have noted that our fees do vary from development to development.

Also, to put things in perspective, the Illinois Department of Transportation and the Federal Highway Administration have a cap on construction inspection fees on state and federally funded projects at 15% of construction costs. The logic behind the State/Federal position is that after the improvement is built the State and not the Contractor is responsible for all future life cycle costs. They have determined the need and value for full time inspection to protect the public investment. This concept of course rings true for the City as well since the City and not the developer is responsible for the future life cycle and maintenance costs.

The typical work items associated with land development construction services are as follows:

- Pre-Construction Meeting Coordination and Attendance
- Construction Inspection and Observation
 - Earthwork / Soil Erosion and Sedimentation Control (as required by NPDES Permit)
 - Underground (w/required testing)
 - Water Main
 - Sanitary Sewer
 - Lift Stations / Force Mains
 - Storm Sewer
 - Other



- Roadway
 - Curb and Gutter (w/required testing-IDOT Standard)
 - Aggregate Base Inspection (proof rolls, thickness verification)
 - Bituminous Binder and Base Courses (w/required testing-IDOT Standard)
 - Public Sidewalk and ADA Compliance
- Street Light Inspection
- Landscaping
- Storm Water Management Facility Construction
- Wetlands
- Daily Field Reports Prepared and Distributed
- Private Utility Company Reviews
- Coordination w/Developer and Contractors
- Coordination w/other Agencies as Required
- Coordination w/City Staff as Required
- Addressing Resident Complaints
- Letter of Credit (LOC) / Bond Reductions
- Punchlist Inspections and Letters
- As-Built Reviews
- Sanitary/Storm Sewer Televising Review
- City Atlas Map Updates
- City Water Model Updates
- Acceptance and GASB 34 Documentation

Also for your information, we have attached a memo of understanding for Commercial/Industrial Site Inspections between our office and the building department, dated April 17, 2014. We have also attached copies of our construction observation checklists that have been developed, which generally detail what our staff is investigating when they perform site visits.

If you have any questions on the provided material or if you need additional information, please let me know.

pc: Krysti Barksdale-Noble, Community Development Director
Eric Dhuse, Director of Public Works
JAM, EEI

United City of Yorkville Curb and Gutter Checklist

Project _____ Project No. _____

Contractor _____ Date: _____

	ITEM	CHECK	N/A
	CURB AND GUTTER CONSTRUCTION (Section 606)		
1	Air Entrainment shall be 5% - 8%; Slump shall be 2-4 inches		
2	Test cylinders shall be made and tested to ensure minimum compressive strength.		
3	Contraction Joints shall be saw cut according to IDOT Standards (4hrs - 24 hrs)		
4	Sawed joints shall be caulked immediately using polysulfide material		
5	Membrane curing compound shall be IDOT Type 1 Clear Transparent Membrane Curing Compound (sec 1022.01)		
6	Sewer (S) and Water (W) shall be stamped in the face of the curb		
7	All depression locations shall be staked out prior to curb placement. The contractor/owner shall be responsible for the exact locations of the depressions and replacing the curb where any depressions are found in the incorrect location.		
8	All curb depressions for sidewalk ramps are to be constructed according to the IDOT Standard. (424001-07)		
9	All utility trench crossings shall have two #4 Rebar constructed in the curb with a minimum length of 10' on either side of the trench.		
10	Two 18" long, 3/4" diameter smooth dowels required at expansion joints		
11	Concrete shall be tested on the first load and every 50 CY thereafter or additionally as required by the Engineer.		
12	No additional water shall be added to the surface for finishing purposes.		
13	Care shall be taken while broom finishing the surface of the Curb and Gutter.		
14	No painting on curb after completion is allowed in the United City of Yorkville		
15	All concrete curb and gutter shall be constructed according to the Illinois Standard Specifications.		
16	All curb shall be constructed on a minimum of a 4" crushed aggregate base course.		
17	Curb and Gutter can not be constructed on frozen subgrade.		
18	Enusre IDOT protocol is followed for concrete pours below freezing temperatures.		
19	Contractor/owner responsible for curb grades; provide visual inspection and contact contractor/owner if problems are suspected.		
20	No honeycombing or voids will be allowed above or below finished grade.		

United City of Yorkville Paving and Road Construction Checklist

Project _____ Project No. _____

Contractor _____ Date: _____

	ITEM	CHECK	N/A
	ROAD CONSTRUCTION		
1	After Subbase grade is achieved, a proof roll will be performed to determine the stability of the subbase. A representative of the City and/or City Engineer must be in attendance. If necessary, a geotechnical engineer will attend with the City's representative.		
2	The subbase will be string lined to verify proper grade.		
3	Verify proper compaction at structures and pipe crossings.		
4	The contractor/developer will be responsible to provide a truck with the appropriate weight (6 wheeler with weight \geq 12 tons; weight ticket required) to perform the proof roll.		
5	Any unsuitable areas will be marked. It will be the responsibility of the contractor/owner to determine the method of corrective action for the failed areas.		
6	A maximum of 1/2" deflection will be allowed during the subgrade proof roll (this does not include areas that "roll" away from the truck tires).		
7	Any unsuitable material shall be replaced and the failed areas shall be re-proof rolled.		
8	The base course shall be crushed aggregate CA-6 or approved equal. (Section 311)		
9	The base course shall be proof rolled after final grade and compaction has been reached.		
10	No deflection will be allowed on the base course proof roll.		
11	The base course will be string lined to verify proper grade and slope.		
12	Any unsuitable areas will be marked, it will be the responsibility of the contractor/owner to determine the method of corrective action for the failed areas.		
13	Hot-Mix Asphalt Binder and Surface course shall be constructed according to the Illinois "Standard Specification for Road and Bridge Construction" latest edition or as shown on the approved engineering plans. (Section 406)		
14	Air temperature for bituminous binder course must be 40 degrees and rising.		
15	Air temperature for bituminous surface course must be 45 degrees and rising.		
16	Paving will not be allowed during inclement weather.		
17	The hot-mix asphalt binder course shall be cleaned and primed prior to placing the bituminous surface course.		
18	The condition of the hot-mix asphalt binder course will be reviewed by the City Engineer (or representative) prior to the placement of the surface course. Any necessary repairs shall be made prior to surface paving.		
19	The binder course must experience one winter prior to the installation of the surface course unless otherwise improved.		
20	Paving shall be done with equipment in accordance with the Illinois "Standard Specifications for Road and Bridge Construction" (Section 406) .		
21	Pavement and base course thickness' and slopes shall be in accordance with the project plans and specifications.		

United City of Yorkville Sanitary Sewer Checklist

Project _____ Project No. _____

Contractor _____ Date: _____

	Item	CHECK	N/A
	Sanitary Sewer Construction		
1	All Sanitary Sewer shall be constructed in accordance with the "Standard Specifications for Sanitary Sewer Construction in the Yorkville-Bristol Sanitary District".		
2	All CA-6 Trench Backfill shall be compacted to 95% Standard Proctor in maximum 12" lifts using manual equipment.		
3	All Non-Structural Backfill shall be compacted to 85% Standard Proctor.		
4	All Type B lids shall have "City of Yorkville" and "Sanitary" cast into the top, and shall be concealed pickhole type.		
5	Chimney seals to be installed on all sanitary manholes epr City of Yorkville specifications.		
6	Services to be marked with 4x4 Post - Painted Green		
	Sanitary Sewer Testing		
7	All sanitary sewer will be subject to an air exfiltration test, televising test, and deflection test according to the Standard specification for Water and Sewer Main Construction in Illinois.		
8	Vacuum testing of each Manhole shall be carried out according to the "Standard Specifications for Sanitary Sewer Construction in the Yorkville-Bristol Sanitary District".		
9	No manholes will be allowed in pavement, sidewalk or driveways unless shown on approved engineering plans		
10	The inside of all manholes shall be mortared at the joints and around the pipes.		

United City of Yorkville Sidewalk and Driveway Apron Checklist

Project _____ Project No. _____

Contractor _____ Date: _____

	ITEM	CHECK	N/A
	SIDEWALK CONSTRUCTION		
1	Provide a minimum of 4" CA-6 Subbase Granular Material in accordance with Sections 202 and 311 .		
2	The sidewalk shall be 5' wide and shall extend through driveways.		
3	The sidewalk shall be a minimum of 5" in thickness and at all driveway locations shall be a minimum of 6" thick.		
4	The sidewalk shall be constructed 1' from the right-of-way boundary on public property unless directed by the City Engineer.		
5	The concrete shall be Class SI concrete.		
6	Membrane curing compound shall be IDOT Type 1 Clear Transparent Membrane Curing Compound (Section 1020.13)		
7	The surface finish shall be a light broom finish.		
8	No structures or B-Boxes will be allowed in sidewalks or driveways.		
9	The sidewalk shall be constructed with tooled contraction joints at no more than 6' and no less than 4' intervals and be 1" in depth.		
10	Bituminous type expansion joint filler, 1/2" thick and with height equal to the sidewalk thickness shall be provided at all lot lines, cold joints and/or minimum 100' intervals.		
11	Concrete tickets shall be provided to the City or City Engineer		
12	Handicapped Ramps shall be provided at all intersections according to the IDOT Standard Detail and ADA specifications, with the exception that the detectable warning shall be a composite insert per Village Detail. (Section 424)		
13	Cold weather procedures will be enforced in inclement weather.		
14	No additional water may be applied to the surface of the concrete for finishing purposes.		
15	Contractor/Owner responsible to replace any sidewalk damaged by graffiti.		
16	Concrete to be cured and protected for 72 hours prior to use by public.		
	RESIDENTIAL DRIVEWAY CONSTRUCTION		
17	Six (6") inch PCC over six (6) inches of compacted CA-6 limestone or crushed gravel		
18	Two (2) inch HMA surface course over eight (8") inches of compacted CA-6 limestone or crushed gravel.		
	COMMERICAL DRIVEWAY CONSTRUCTION		
19	Eight (8") inch PCC over six (6) inches of compacted CA-6 limestone or crushed gravel		
20	Three (3) inch HMA over eight (10") inches of compacted CA-6 limestone or crushed gravel.		
	TESTING (≥ 50 CU YD or at Engineer's discretion)		
21	Air Content shall be between 5% and 8%		
22	Slump shall be 2"-4"		
23	Minimum strength of 3500 psi		
24	Cast a minimum of 4 test cylinders for every 50 yards of concrete		

United City of Yorkville Storm Sewer Checklist

Project _____ Project No. _____

Contractor _____ Date: _____

	Item	CHECK	N/A
	Storm Sewer Construction		
1	All Storm Sewer within the public right-of-way and easements parallel to and adjacent to public right-of-way shall be reinforced concrete pipe (RCP).		
2	Storm Sewers in rear yards and side yards may be high-density polyethylene (HDPE) of a manufacturer and design, to be approved by the City of Yorkville.		
3	Jogs in Storm Sewer line will not be permitted		
4	Catch Basins shall have a 24" minimum sump unless otherwise marked on the plans		
5	Storm Sewer Manholes shall be precast reinforced concrete ASTM C-478.		
6	All manhole castings, adjusting rings and manhole sections shall be set in butyl rope joint sealant.		
7	All final adjustments of castings will be accomplished by the use of precast adjusting rings set in butyl rope joint sealant.		
8	Total adjusting rings shall be eight (8") inches in height and no more than two (2).		
9	Curb Inlet frames shall be Neenah No. R-32868V, East Jordan No. EV-7520, or approved equal.		
10	All manhole castings shall be Neenah No. R-1030, East Jordan No. 105123, and Type B cover, or approved equal.		
11	All Type B lids shall have "City of Yorkville" and Storm" cast into the top, and shall be concealed pickhole type.		
12	Initial backfill, bedding and haunching material shall be class 1, grade CA 7.		
13	All CA-6 Trench Backfill shall be compacted to 95% Standard Proctor in maximum 12" lifts using manual equipment.		
14	Storm sewer to be televised and videos submitted to the City prior to acceptance.		
15	All Non-Structural Backfill shall be compacted to 85% Standard Proctor.		
16	Construct fillets, benches, and inverts according to plan specifications.		

United City of Yorkville Street Lighting Checklist

Project _____ Project No. _____

Contractor _____ Date: _____

	Item	CHECK	N/A
	Street Lighting		
1	The Contractor/Owner shall be held responsible for coordinating all phases of work and correcting any deficiencies to the satisfaction of the City Engineer.		
2	Each light shall be controlled by a photoelectric control integral to the fixture.		
3	All driveways, street and sidewalk crossovers shall have 2" HD PVC conduit used as raceways for underground cable.		
4	All underground cable shall be installed not less than 2' from the back of the curb and shall be buried at least 30" below the normal finished grade.		
5	All cable on the underground section shall be continuous, and no splicing shall be made underground. All necessary splices shall be made above ground level.		
6	For grounding, a copper-clad ground rod shall be placed at each pole. The rod shall be minimum 5/8-inch diameter, and ten (10') feet long.		
7	For fusing, all underground feeders shall be fused at or below their rated capacity. Each standard shall contain in-line fuse holders, with proper fusing in series with each underground conductor to protect the luminaire located on that pole.		
8	Poles shall be placed as shown on the approved engineering plans.		
	Local Streets Streetlight		
9	Poles shall be 906 B19-AD4, American Concrete Company pole and bracket, or approved equal.		
10	Luminaires shall be mounted 19'9" above the street, shall have a four (4') foot arm.		
11	Luminaires shall be fitted with General Electric Company "Lucalox" high-pressure sodium lamps LU 150/55/D, or approved equal, with GE Company ANSI specifications "S55" high-pressure sodium ballasts (or approved equal) or American Electric 115 15-S-RN-120-R2-DA-4B.		
	Major Collector Streets Streetlight		
12	Poles shall be Stress Crete E340-BPO-G, with Style 210 low rise tapered aluminum davit, or approved equals.		
13	The Davit outreach length shall be eight (8') feet.		
14	Luminaire shall be mounted thirty (30') feet above the street.		
15	Poles shall have an embedment depth of five (5') feet, and be backfilled with CA-6 limestone.		

United City of Yorkville Water Main Checklist

Project _____ Project No. _____

Contractor _____ Date: _____

	Item	CHECK	N/A
	Water Main Construction		
1	All Water Main shall follow the United City of Yorkville's Water Main Construction notes.		
2	All CA-6 Trench Backfill shall be compacted to 95% Standard Proctor in maximum 12" lifts using manual equipment.		
3	All Non-Structural Backfill shall be compacted to 85% Standard Proctor.		
4	Valve Vault Frame - Neenah R-1713 or Equal		
5	Valve Vault Lid - Type B Marked "Water" and "City of Yorkville"		
6	Fire Hydrant location and Valve Vault rim grades are to be installed per approved engineering plans.		
	Water Service		
8	Services to be marked with 4x4 Post - Painted Blue		
9	Water Service B-Box Location shall be staked for location and grade prior to construction.		
10	Water services up to 3" diameter shall be Type "K" Copper conforming to the latest revised specification requirement of ASTM B88. Minimum size for residential units shall be 1" diameter.		
11	All corporation stops shall be McDonalds No. 4701, Mueller H-1500, or Ford F-600.		
12	All curb stops shall be McDonald No. 6104, Mueller H-15154, or Ford B22-333M.		
13	All curb boxes shall be Mueller Minneapolis Pattern B-Boxes similar to McDonald N.5614, or Mueller H-10300.		
14	No B-Boxes to be installed within sidewalks or driveways.		
	Water Main Testing		
15	Pressure Test shall be 150 psi for a two hour duration . 2 psi max loss, leakage based on first 1000 feet.		
16	Flushing - United City of Yorkville is to be Notified		
17	Disinfection - EEI is to be Notified		
18	Sampling - EEI is to be notified		



Memorandum

To: Krysti Barksdale-Noble, Community Dev. Dir.
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Pete Ratos, Building Inspector
Lisa Pickering, Deputy City Clerk

Date: April 17, 2014
Subject: Commercial/Industrial Site Inspections

The purpose of this memo is to define the responsibilities of EEI vs. the Building Department when it comes to construction observation on single lot commercial/industrial developments.

EEI will be responsible for observing the construction of the following items:

- Water service from the water main to the curb box, including tap
- Sanitary service from the sewer main to and including the inspection manhole located outside the building
- Any required testing of the sanitary or water main
- Sidewalk within the City right-of-way, including any handicap ramps
- Driveway entrance and exit aprons located in City right-of-way
- Curb and gutter delineating driveway and parking lot area
- Aggregate and asphalt for the parking lot area – No proof rolls required
- Parking lot striping
- Traffic Control Signage
- Landscaping
- Site drainage, including storm sewer
- Soil Erosion and Sedimentation Control

Building Department will be responsible for all other site construction including:

- Water line construction on the building side of the curb box
- Sewer line construction on the building side of the inspection manhole
- Sidewalk construction outside of the City right-of-way, including any handicap ramps
- Parking lot and/or site lighting
- Retaining wall construction
- Stair construction
- Trash enclosures construction
- Building construction
- All other construction not specifically mentioned in this memo

PUBLIC NOTICE
NOTICE OF HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2018-03

NOTICE IS HEREWITH GIVEN THAT the United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Section 11-7-1 of the Yorkville Subdivision Control Ordinance regarding engineering review fee escrow deposits for all new construction projects and any development requiring land use approvals including but not limited to a special use, rezoning, planned unit development, annexation, or subdivision, or for those limited scope projects that require a limited scope of engineering review without land use approvals.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing at a meeting on said amendments on **Wednesday, April 11, 2018 at 7 p.m.** at the Yorkville City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

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

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

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

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk