



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, June 5, 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 2018-40 Building Permit Report for March and April 2018
2. EDC 2018-41 Building Inspection Report for March and April 2018
3. EDC 2018-42 Property Maintenance Report for March and April 2018
4. EDC 2018-43 Economic Development Report for April and May 2018
5. EDC 2018-44 515 W. Madison Street – Accessory Structure Variance
6. EDC 2018-45 Saar – Route 71 Rezoning – 1.5 Mile Review
7. EDC 2018-46 Windmill Farms – SE Quadrant of IL 71 and IL 126 – Special Use Permit for a Solar Farm
8. EDC 2018-47 Microblading (Semi-Permanent/Cosmetic Tattooing Services) Text Amendment
9. EDC 2018-48 Comprehensive Plan Update – Forced Annexations Discussion

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, June 5, 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 2018-40 Building Permit Report for March and April 2018

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

2. EDC 2018-41 Building Inspection Report for March and April 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2018-42 Property Maintenance Report for March and April 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2018-43 Economic Development Report for April and May 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2018-44 515 W. Madison Street – Accessory Structure Variance

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2018-45 Saar – Route 71 Rezoning – 1.5 Mile Review

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2018-46 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 _____

8. EDC 2018-47 Microblading (Semi-Permanent/Cosmetic Tattooing Services) Text Amendment

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

9. EDC 2018-48 Comprehensive Plan Update – Forced Annexations Discussion

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ 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 – June 5, 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:

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 2018-40

Agenda Item Summary Memo

Title: Building Permit Report for March and April 2018

Meeting and Date: Economic Development Committee – June 5, 2018

Synopsis: All permits issued in March and April 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



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

April 2018

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
April 2018	119	22	0	0	0	11	0	86	6,539,573.00	203,886.28
Calendar Year 2018	306	42	14	36	0	56	0	158	16,353,192.00	1,089,782.86
Fiscal Year 2018	1003	95	71	48	1	167	0	621	75,816,094.00	3,160,744.60
April 2017	85	1	10	0	0	12	0	62	2,834,204.00	149,497.02
Calendar Year 2017	233	16	28	0	0	44	0	145	10,591,244.00	583,909.53
Fiscal Year 2017	871	55	104	0	0	125	0	587	38,778,983.00	1,972,942.61
April 2016	98	2	11	0	0	12	0	73	3,021,167.00	166,920.82
Calendar Year 2016	222	7	30	0	0	41	0	144	8,490,876.00	463,436.34
Fiscal Year 2016	681	14	84	0	0	136	0	447	22,745,981.00	1,283,317.42
April 2015	73	1	7	0	0	15	0	50	2,135,457.00	132,603.47
Calendar Year 2015	145	1	22	0	0	37	0	85	35,506,010.00	413,520.96
Fiscal Year 2015	577	4	67	0	0	112	0	393	54,764,327.00	1,189,540.17



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 2018-41

Agenda Item Summary Memo

Title: Building Inspection Report for March and April 2018

Meeting and Date: Economic Development Committee – June 5, 2018

Synopsis: All inspections scheduled in March and April 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
TIME: 12:27:23
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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

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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

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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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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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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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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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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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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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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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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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		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		
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BC	_____	002-RPZ PLUMBING - RPZ VALVE	20080303	2205 LAVENDER WAY	68		04/16/2018
		Comments1: REMOVAL					
BC	_____	002-RFR ROUGH FRAMING	20160094	608 BRISTOL AVE			04/11/2018
		Comments1: R403.1.6-FOUNDATION ANCHORAGE MINIMUM OF					
		Comments2: 2 BOLTS PER PLATE SECTION WITH AT LEAST					
		Comments3: 1 BOLT WITHIN 12" OF END OF EACH PLATE					
		Comments4: SECTION.R602.3.5 WIND UPLIFT INSTALL ETC					
BC	_____	003-REI REINSPECTION					04/25/2018
TK	_____	017-EFL ENGINEERING - FINAL INSPE	20160258	652 WINDETT RIDGE RD	154	04/03/2018	
PR	_____	003-BKF BACKFILL	20160881	2347 WINTERTHUR GREEN	186		04/05/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT					04/09/2018
PR	_____	005-PLU PLUMBING - UNDERSLAB					04/16/2018
PR	_____	016-PLR PLUMBING - ROUGH	20160888	129 COMMERCIAL DR	18		04/04/2018
PR	_____	017-FIN FINAL INSPECTION					04/19/2018
PR	_____	018-PLF PLUMBING - FINAL OSR READ					04/19/2018
BC	_____	045-WK SERVICE WALK	20160894	1050 FREEMONT ST			04/16/2018
BC	_____	048-EPW ENGINEERING- PUBLIC WALK					04/24/2018
PR	_____	009-ABC ABOVE CEILING	20170318	234 GARDEN ST	6		04/06/2018
BC	_____	001-FIN FINAL INSPECTION	20170452	382 E VETERANS PKWY			04/16/2018
PR	_____	001-FTG FOOTING	20170456	580 E VETERANS PKWY			04/09/2018
PR	_____	002-FOU FOUNDATION					04/11/2018
PR	_____	003-BKF BACKFILL					04/13/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB					04/18/2018
PR	_____	005-UGE UNDERGROUND ELECTRIC					04/19/2018
BC	_____	006-PPS PRE-POUR, SLAB ON GRADE					04/19/2018
PR	_____	009-FTG FOOTING					04/26/2018
		Comments1: CANOPY					

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BC	_____	014-WK SERVICE WALK	20170494	602 WINDETT RIDGE RD	159		04/20/2018
BC	_____	015-EPW ENGINEERING- PUBLIC WALK					04/20/2018
PR	_____	003-BKF BACKFILL	20170507	311 SUTTON ST	195		04/05/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT					04/09/2018
PR	_____	005-SUM SUMP					04/11/2018
PR	_____	006-PLU PLUMBING - UNDERSLAB					04/16/2018
BC	_____	007-BSM BASEMENT FLOOR					04/18/2018
TK	_____	017-EFL ENGINEERING - FINAL INSPE	20170548	2563 FAIRFAX WAY	248	04/03/2018	
TK	_____	019-REI REINSPECTION	20170596	4485 E MILLBROOK CIR	234		04/25/2018
TK	_____	018-REI REINSPECTION	20170597	2838 SILVER SPRINGS CT	255		04/25/2018
PR	_____	015-FIN FINAL INSPECTION	20170616	2728 CRANSTON CIR	119		04/04/2018
PR	_____	016-PLF PLUMBING - FINAL OSR READ					04/04/2018
TK	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE, CURB CUT BACK PITCHED					04/04/2018
BC	_____	017-WK SERVICE WALK	20170670	3188 BOOMBAH BLVD	134		04/17/2018
BC	_____	018-EPW ENGINEERING- PUBLIC WALK					04/17/2018
TK	_____	019-EFL ENGINEERING - FINAL INSPE	20170671	472 SHADOW WOOD DR	104		04/17/2018
BC	16:00	002-REI REINSPECTION Comments1: OCCUPANCY	20170709	109 E HYDRAULIC AVE			04/11/2018
TK	_____	018-REI REINSPECTION	20170720	365 SHADOW WOOD DR	123		04/17/2018
PR	_____	002-FIN FINAL INSPECTION	20170723	683 YELLOWSTONE LN	104		04/25/2018
BC	_____	017-WKS PUBLIC & SERVICE WALKS	20170759	584 WINDETT RIDGE RD	167		04/12/2018
BC	_____	015-EPW ENGINEERING- PUBLIC WALK	20170762	3173 PINWOOD DR	28		04/17/2018
BC	_____	016-WK SERVICE WALK					04/17/2018
PR	_____	013-FIN FINAL INSPECTION	20170781	958 PURCELL ST	84		04/16/2018

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PR	_____	014-PLF PLUMBING - FINAL OSR READ					04/16/2018
BC	_____	015-EDA ENGINEERING - DRIVEWAY AP					04/26/2018
BC	_____	016-WK SERVICE WALK					04/26/2018
BC	_____	017-EPW ENGINEERING- PUBLIC WALK					04/26/2018
TK	_____	017-EFL ENGINEERING - FINAL INSPE	20170796	2609 FAIRFAX WAY	251	04/03/2018	
BC	_____	018-WKS PUBLIC & SERVICE WALKS	20170806	811 CAULFIELD PT	107		04/12/2018
BC	_____	017-WKS PUBLIC & SERVICE WALKS	20170807	2465 WILTON CT	128		04/12/2018
BC	_____	016-EPW ENGINEERING- PUBLIC WALK	20170817	3178 BOOMBAH BLVD	131		04/17/2018
BC	_____	017-WK SERVICE WALK					04/17/2018
PR	_____	006-ABC ABOVE CEILING	20170824	1100 W VETERANS PKWY			04/12/2018
PR	_____	007-FIN FINAL INSPECTION					04/19/2018
PR	_____	008-PLF PLUMBING - FINAL OSR READ					04/19/2018
PR	_____	013-FIN FINAL INSPECTION	20170830	308 WESTWIND DR	2		04/11/2018
PR	_____	014-PLF PLUMBING - FINAL OSR READ					04/11/2018
TK	_____	015-EFL ENGINEERING - FINAL INSPE					04/11/2018
BC	_____	020-EPW ENGINEERING- PUBLIC WALK	20170840	3111 LAUREN DR	92		04/17/2018
BC	_____	021-WK SERVICE WALK					04/17/2018
BC	_____	021-EPW ENGINEERING- PUBLIC WALK	20170841	3161 LAUREN DR	87		04/17/2018
BC	_____	022-WK SERVICE WALK					04/17/2018
BC	_____	021-EPW ENGINEERING- PUBLIC WALK	20170842	505 SHADOW WOOD DR	106		04/17/2018
BC	_____	022-WK SERVICE WALK					04/17/2018
BC	_____	020-WK SERVICE WALK	20170877	488 SHADOW WOOD DR	103		04/17/2018
BC	_____	021-EPW ENGINEERING- PUBLIC WALK					04/17/2018
BC	_____	012-WKS PUBLIC & SERVICE WALKS	20170880	702 GREENFIELD TURN	99		04/19/2018

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PR	_____	013-FIN FINAL INSPECTION					04/23/2018
PR	_____	014-PLF PLUMBING - FINAL OSR READ					04/23/2018
TK	_____	015-EFL ENGINEERING - FINAL INSPE				04/25/2018	
BC	_____	011-INS INSULATION	20170888	941 PURCELL ST	62		04/02/2018
BC	_____	012-STP STOOP Comments1: FRONT					04/26/2018
BC	_____	013-STP STOOP Comments1: REAR					04/26/2018
BC	_____	011-BSM BASEMENT FLOOR	20170889	1011 S CARLY CIR	87		04/02/2018
BC	_____	012-GAR GARAGE FLOOR					04/04/2018
BC	_____	013-STP STOOP Comments1: FRONT					04/26/2018
BC	_____	014-STP STOOP Comments1: REAR					04/26/2018
BC	_____	009-INS INSULATION	20170920	521 OMAHA DR	4		04/03/2018
BC	_____	010-GAR GARAGE FLOOR					04/04/2018
BC	_____	011-GAR GARAGE FLOOR					04/13/2018
PR	_____	005-PLF PLUMBING - FINAL OSR READ	20170921	10 SARAVANOS DR	1		04/02/2018
PR	_____	019-FIN FINAL INSPECTION	20170949	344 FONTANA DR	54		04/02/2018
PR	_____	020-PLF PLUMBING - FINAL OSR READ					04/02/2018
TK	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE OSR INSTALLED OK TO TEMP					04/02/2018
BC	_____	022-WK SERVICE WALK					04/17/2018
BC	_____	023-EPW ENGINEERING- PUBLIC WALK					04/17/2018
BC	_____	012-GAR GARAGE FLOOR	20170953	2186 BURR CT	8		04/03/2018
BC	_____	013-STP STOOP Comments1: FRONT					04/16/2018

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BC	_____	014-STP STOOP Comments1: REAR					04/16/2018
PR	_____	004-RFR ROUGH FRAMING	20170954	2623 BURR ST	80	04/02/2018	
BC	_____	005-PLR PLUMBING - ROUGH					04/02/2018
BC	_____	006-REL ROUGH ELECTRICAL					04/02/2018
BC	_____	007-RMC ROUGH MECHANICAL					04/02/2018
PR	_____	008-PLU PLUMBING - UNDERSLAB					04/03/2018
PR	_____	009-GAR GARAGE FLOOR					04/03/2018
PR	_____	010-BSM BASEMENT FLOOR					04/03/2018
PR	_____	011-INS INSULATION					04/04/2018
BC	_____	012-STP STOOP Comments1: REAR					04/16/2018
BC	_____	013-STP STOOP Comments1: FRONT					04/16/2018
PR	_____	017-PLF PLUMBING - FINAL OSR READ	20170960	465 SHADOW WOOD DR	33		04/02/2018
PR	_____	018-FIN FINAL INSPECTION					04/02/2018
TK	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE, OSR INSTALLED OK TO TEMP					04/02/2018
BC	_____	020-WK SERVICE WALK					04/17/2018
BC	_____	021-EPW ENGINEERING- PUBLIC WALK					04/17/2018
PR	_____	009-RFR ROUGH FRAMING	20170961	3245 LONGVIEW DR	44		04/06/2018
PR	_____	010-REL ROUGH ELECTRICAL					04/06/2018
PR	_____	011-RMC ROUGH MECHANICAL					04/06/2018
PR	_____	012-PLR PLUMBING - ROUGH					04/06/2018
PR	_____	013-INS INSULATION					04/10/2018
PR	_____	014-STK STACK TEST					04/10/2018

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BC	_____	015-GAR GARAGE FLOOR					04/06/2018
BC	_____	016-STP STOOP					04/06/2018
BC	_____	017-EPW ENGINEERING- PUBLIC WALK					04/24/2018
BC	_____	018-WK SERVICE WALK					04/23/2018
PR	_____	018-FIN FINAL INSPECTION	20170962	3204 PINEWOOD DR	37		04/24/2018
PR	_____	019-PLF PLUMBING - FINAL OSR READ					04/24/2018
TK	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					04/24/2018
BC	_____	021-EPW ENGINEERING- PUBLIC WALK					04/23/2018
BC	_____	022-WK SERVICE WALK					04/23/2018
BC	_____	016-WK SERVICE WALK	20170981	2731 PHELPS CT	268		04/20/2018
BC	_____	017-EPW ENGINEERING- PUBLIC WALK					04/20/2018
BC	_____	015-EPW ENGINEERING- PUBLIC WALK	20170982	2667 FAIRFAX WAY	258		04/20/2018
BC	_____	016-PWK PRIVATE WALKS					04/20/2018
PR	_____	017-FIN FINAL INSPECTION	20170985	3475 RYAN DR	3		04/17/2018
PR	_____	018-PLF PLUMBING - FINAL OSR READ					04/17/2018
TK	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					04/17/2018
BC	_____	020-WK SERVICE WALK					04/24/2018
BC	_____	021-EPW ENGINEERING- PUBLIC WALK					04/23/2018
PR	_____	017-FIN FINAL INSPECTION	20170986	562 SHADOW WOOD DR	96		04/05/2018
PR	_____	018-PLF PLUMBING - FINAL OSR READ					04/05/2018
TK	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: BBOX KEYABLE					04/05/2018
BC	_____	020-WK SERVICE WALK					04/17/2018
BC	_____	021-EPW ENGINEERING- PUBLIC WALK					04/17/2018

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
TK	_____	017-EFL ENGINEERING - FINAL INSPE	20170987	582 SHADOW WOOD DR	94		04/05/2018
		Comments1: BBOX KEYABLE					
BC	_____	020-EPW ENGINEERING- PUBLIC WALK					04/23/2018
		Comments1: SOUTHSIDE NOT TO PROPERTY LINE					
BC	_____	021-WK SERVICE WALK					04/23/2018
BC	_____	018-WK SERVICE WALK	20170988	3228 BOOMBAH BLVD	137		04/23/2018
BC	_____	019-EPW ENGINEERING- PUBLIC WALK					04/23/2018
BC	_____	005-BSM BASEMENT FLOOR	20170991	984 S CARLY CIR	109		04/02/2018
		Comments1: REINSTALL VAPOR BARRIER BEFORE POU					
PR	_____	006-RFR ROUGH FRAMING					04/06/2018
PR	_____	007-REL ROUGH ELECTRICAL					04/06/2018
PR	_____	008-RMC ROUGH MECHANICAL					04/06/2018
PR	_____	009-PLR PLUMBING - ROUGH					04/06/2018
BC	_____	011-STP STOOP					04/27/2018
BC	_____	012-STP STOOP					04/27/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT	20170992	996 S CARLY CIR	111		04/02/2018
PR	_____	005-PLU PLUMBING - UNDERSLAB					04/04/2018
BC	_____	006-STP STOOP					04/26/2018
		Comments1: FRONT					
BC	_____	007-STP STOOP					04/26/2018
		Comments1: REAR					
BC	_____	006-GAR GARAGE FLOOR	20170993	988 S CARLY CIR	110		04/04/2018
PR	_____	007-RFR ROUGH FRAMING					04/17/2018
PR	_____	008-REL ROUGH ELECTRICAL					04/17/2018
PR	_____	009-RMC ROUGH MECHANICAL					04/17/2018
PR	_____	010-PLR PLUMBING - ROUGH					04/17/2018
BC	_____	011-INS INSULATION					04/19/2018

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BC	_____	012-STP STOOP Comments1: FRONT					04/27/2018
BC	_____	013-STP STOOP Comments1: REAR					04/27/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT	20170994	967 N CARLY CIR	124		04/02/2018
BC	_____	006-BKF BACKFILL					04/23/2018
BC	_____	011-INS INSULATION	20170995	1202 PATRICK CT	13		04/02/2018
BC	_____	012-GAR GARAGE FLOOR					04/04/2018
BC	_____	013-STP STOOP Comments1: FRONT					04/27/2018
BC	_____	014-STP STOOP Comments1: REAR					04/27/2018
PR	_____	007-PLU PLUMBING - UNDERSLAB	20170998	1131 BLACKBERRY SHORE LN	47	04/30/2018	
PR	_____	004-ESW ENGINEERING - SEWER / WAT	20171000	1963 MEADOWLARK LN	126		04/02/2018
PR	_____	005-PLU PLUMBING - UNDERSLAB					04/16/2018
BC	_____	005-BSM BASEMENT FLOOR	20171002	2643 MCLELLAN BLVD	45		04/09/2018
PR	_____	006-PLU PLUMBING - UNDERSLAB					04/09/2018
BC	_____	007-GAR GARAGE FLOOR					04/11/2018
PR	_____	008-RFR ROUGH FRAMING					04/18/2018
PR	_____	009-REL ROUGH ELECTRICAL					04/18/2018
PR	_____	010-RMC ROUGH MECHANICAL					04/18/2018
PR	_____	011-PLR PLUMBING - ROUGH					04/18/2018
PR	_____	012-RST FIRE OR DRAFT STOPPING					04/18/2018
BC	_____	013-INS INSULATION					04/20/2018
BC	_____	014-STP STOOP Comments1: FRONT					04/24/2018
BC	_____	015-STP STOOP Comments1: REAR					04/24/2018

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PR	_____	005-PLU PLUMBING - UNDERSLAB	20171003	2643 BURR ST	83		04/11/2018
BC	_____	006-BSM BASEMENT FLOOR	20171004	2609 BURR ST	79		04/09/2018
PR	_____	007-PLU PLUMBING - UNDERSLAB					04/09/2018
BC	_____	008-GAR GARAGE FLOOR					04/11/2013
PR	_____	009-RFR ROUGH FRAMING					04/18/2018
PR	_____	010-REL ROUGH ELECTRICAL					04/18/2018
PR	_____	011-RMC ROUGH MECHANICAL					04/18/2018
PR	_____	012-PLR PLUMBING - ROUGH					04/18/2018
PR	_____	013-RST FIRE OR DRAFT STOPPING					04/18/2018
PR	_____	014-INS INSULATION					04/23/2018
BC	_____	015-STP STOOP Comments1: FRONT					04/24/2018
BC	_____	016-STP STOOP Comments1: REAR					04/24/2018
BC	_____	001-PHF POST HOLE - FENCE	20180003	1636 WALSH DR	23	04/27/2018	
PR	_____	011-RFR ROUGH FRAMING	20180006	2007 S BRIDGE ST			04/03/2018
PR	_____	012-REL ROUGH ELECTRICAL					04/03/2018
PR	_____	013-ABC ABOVE CEILING					04/03/2018
PR	_____	015-PPS PRE-POUR, SLAB ON GRADE					04/10/2018
BC	_____	016-PPS PRE-POUR, SLAB ON GRADE					04/16/2018
PR	_____	008-INS INSULATION	20180015	3303 CALEDONIA DR	77		04/04/2018
PR	_____	009-STK STACK TEST					04/04/2018
BC	_____	010-RFR ROUGH FRAMING					04/02/2018
BC	_____	011-REL ROUGH ELECTRICAL					04/02/2018
BC	_____	012-RMC ROUGH MECHANICAL					04/02/2018

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PR	_____	013-PLR PLUMBING - ROUGH					04/02/2018
BC	_____	016-EPW ENGINEERING- PUBLIC WALK					04/23/2018
BC	_____	017-WK SERVICE WALK					04/23/2018
PR	_____	009-REL ROUGH ELECTRICAL	20180016	542 SHADOW WOOD DR	98		04/12/2018
PR	_____	010-RMC ROUGH MECHANICAL					04/12/2018
PR	_____	011-STK STACK TEST					04/12/2018
PR	_____	012-RFR ROUGH FRAMING					04/12/2018
PR	_____	013-PLR PLUMBING - ROUGH					04/12/2018
BC	_____	014-INS INSULATION					04/16/2018
BC	_____	015-GAR GARAGE FLOOR					04/06/2018
BC	_____	016-STP STOOP					04/06/2018
BC	_____	017-EPW ENGINEERING- PUBLIC WALK					04/24/2018
BC	_____	018-WK SERVICE WALK					04/24/2018
BC	_____	017-EPW ENGINEERING- PUBLIC WALK	20180017	3208 BOOMBAH BLVD	136		04/23/2018
BC	_____	018-WK SERVICE WALK					04/23/2018
_____	_____	010-RFR ROUGH FRAMING	20180018	3182 LAUREN DR	115		04/05/2018
PR	_____	011-REL ROUGH ELECTRICAL					04/05/2018
PR	_____	012-RMC ROUGH MECHANICAL					04/05/2018
PR	_____	013-PLR PLUMBING - ROUGH					04/05/2018
PR	_____	014-STK STACK TEST					04/06/2018
BC	_____	016-EPW ENGINEERING- PUBLIC WALK					04/24/2018
BC	_____	017-WK SERVICE WALK					04/24/2018
PR	_____	013-RFR ROUGH FRAMING	20180033	2691 FAIRFAX WAY	261		04/04/2018
PR	_____	014-REL ROUGH ELECTRICAL					04/04/2018

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PR	_____	015-RMC ROUGH MECHANICAL					04/04/2018
PR	_____	016-PLR PLUMBING - ROUGH					04/04/2018
BC	_____	017-INS INSULATION					04/09/2018
BC	_____	018-WK SERVICE WALK					04/20/2018
BC	_____	019-EPW ENGINEERING- PUBLIC WALK					04/20/2018
BC	_____	004-FIN FINAL INSPECTION	20180051	327 PENSACOLA ST	1140		04/11/2018
BC	_____	AM 003-FOU FOUNDATION	20180052	2811 SILVER SPRINGS CT	244		04/02/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB					04/10/2018
PR	_____	005-BKF BACKFILL					04/06/2018
BC	_____	006-BSM BASEMENT FLOOR					04/11/2018
BC	_____	007-GAR GARAGE FLOOR					04/11/2018
BC	_____	008-STP STOOP					04/11/2018
PR	_____	004-FIN FINAL INSPECTION	20180053	88 CROOKED CREEK DR	10		04/11/2018
PR	_____	005-PLF PLUMBING - FINAL OSR READ					04/11/2018
BC	_____	003-RFR ROUGH FRAMING	20180056	634 BURNING BUSH DR	94		04/24/2018
BC	_____	002-FTG FOOTING	20180060	4312 E MILLBROOK CIR	275		04/02/2018
BC	_____	003-FOU FOUNDATION					04/03/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB					04/12/2018
BC	_____	005-BKF BACKFILL					04/09/2018
		Comments1: REDISTRIBUTE GRAVEL AT NE CORNER TO COVE					
		Comments2: R TILE & FOOTING					
PR	_____	006-STP STOOP					04/13/2018
PR	_____	007-BSM BASEMENT FLOOR					04/13/2018
PR	_____	008-GAR GARAGE FLOOR					04/13/2018
BC	_____	007-BSM BASEMENT FLOOR	20180061	4420 E MILLBROOK CIR	263		04/03/2018

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BC	_____	008-GAR GARAGE FLOOR					04/03/2018
BC	_____	009-STP STOOP					04/03/2018
PR	_____	010-RFR ROUGH FRAMING					04/17/2018
PR	_____	011-REL ROUGH ELECTRICAL					04/17/2018
PR	_____	012-RMC ROUGH MECHANICAL					04/17/2018
PR	_____	013-PLR PLUMBING - ROUGH					04/17/2018
PR	_____	014-STK STACK TEST					04/17/2018
BC	_____	015-INS INSULATION					04/19/2018
PR	_____	016-WKS PUBLIC & SERVICE WALKS Comments1: PLACE 2#4 BARR 10' LONG OVER BBOX LOCATI Comments2: ON.					04/26/2018
PR	_____	017-WK SERVICE WALK					04/26/2018
PR	_____	001-RFR ROUGH FRAMING	20180066	462 TWINLEAF TR	140	04/27/2018	
PR	_____	002-REL ROUGH ELECTRICAL				04/27/2018	
PR	_____	003-PLR PLUMBING - ROUGH				04/27/2018	
PR	_____	003-BKF BACKFILL	20180072	2477 WILTON CT	127		04/05/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT					04/06/2018
PR	_____	005-PLU PLUMBING - UNDERSLAB					04/16/2018
BC	_____	006-BSM BASEMENT FLOOR					04/18/2018
PR	_____	007-SUM SUMP					04/23/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB	20180073	2435 FAIRFAX WAY	242		04/16/2018
BC	_____	005-BSM BASEMENT FLOOR					04/18/2018
PR	_____	007-SUM SUMP					04/23/2018
PR	_____	001-FOU FOUNDATION	20180075	1311 CAROLYN CT	6	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180076	1303 CAROLYN CT	6	04/24/2018	

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PR	_____	001-FOU FOUNDATION	20180077	1309 CAROLYN CT	6	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180078	1305 CAROLYN CT	6	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180079	1307 CAROLYN CT	6	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180080	1301 CAROLYN CT	6	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180081	1321 CAROLYN CT	5	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180082	1323 CAROLYN CT	5	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180083	1325 CAROLYN CT	5	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180084	1327 CAROLYN CT	5	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180085	1329 CAROLYN CT	5	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180086	1331 CAROLYN CT	5	04/24/2018	
PR	_____	001-FOU FOUNDATION	20180087	1339 CAROLYN CT	4		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
PR	_____	001-FOU FOUNDATION	20180088	1341 CAROLYN CT	4		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
PR	_____	001-FOU FOUNDATION	20180089	1343 CAROLYN CT	4		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
PR	_____	001-FOU FOUNDATION	20180090	1345 CAROLYN CT	4		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
PR	_____	001-FOU FOUNDATION	20180091	1347 CAROLYN CT	4		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
PR	_____	001-FOU FOUNDATION	20180092	1349 CAROLYN CT	4		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
PR	_____	001-FOU FOUNDATION	20180093	1357 CAROLYN CT	3		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018

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PR	_____	001-FOU FOUNDATION	20180094	1359 CAROLYN CT	3		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
PR	_____	001-FOU FOUNDATION	20180095	1361 CAROLYN CT	3		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
PR	_____	001-FOU FOUNDATION	20180096	1363 CAROLYN CT	3		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
PR	_____	001-FOU FOUNDATION	20180097	1365 CAROLYN CT	3		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
PR	_____	001-FOU FOUNDATION	20180098	1367 CAROLYN CT	3		04/17/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB					04/27/2018
BC	_____	001-PHF POST HOLE - FENCE	20180099	2206 LAVENDER WAY	64	04/30/2018	
BC	_____	004-BSM BASEMENT FLOOR	20180102	3223 PINWOOD DR	24		04/04/2018
BC	_____	005-CRL CRAWL SPACE					04/04/2018
BC	_____	006-GAR GARAGE FLOOR					04/18/2018
BC	_____	007-STP STOOP					04/18/2018
BC	_____	008-INS INSULATION					04/27/2018
PR	_____	009-RFR ROUGH FRAMING					04/25/2018
PR	_____	010-REL ROUGH ELECTRICAL					04/25/2018
PR	_____	011-RMC ROUGH MECHANICAL					04/25/2018
PR	_____	012-PLR PLUMBING - ROUGH					04/25/2018
PR	_____	013-STK STACK TEST					04/25/2018
PR	_____	001-FTG FOOTING	20180105	4000 N BRIDGE ST			04/04/2018
BC	_____	001-RFR ROUGH FRAMING	20180108	1745 MARKETVIEW DR	9		04/09/2018
BC	_____	002-REL ROUGH ELECTRICAL					04/09/2018

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UNITED CITY OF YORKVILLE
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BC	_____	003-FIN FINAL INSPECTION					04/13/2018
BC	_____	001-REL ROUGH ELECTRICAL Comments1: POOL	20180109	3376 RYAN DR	64	04/30/2018	
BC	_____	003-BKF BACKFILL	20180110	920 PURCELL ST	80		04/25/2018
BC	_____	004-REI REINSPECTION Comments1: BACKFILL					04/26/2018
BC	_____	AM 002-FOU FOUNDATION	20180111	991 S CARLY CIR	89		04/18/2018
BC	_____	003-BKF BACKFILL					04/25/2018
BC	_____	004-REI REINSPECTION Comments1: BACKFILL					04/26/2018
BC	_____	002-RFR ROUGH FRAMING	20180115	1305 EVERGREEN LN	168		04/03/2018
BC	_____	003-FIN FINAL INSPECTION					04/19/2018
BC	_____	001-FTG FOOTING	20180124	3194 BOOMBAH BLVD	135		04/04/2018
PR	_____	002-FOU FOUNDATION					04/05/2018
PR	_____	003-ESS ENGINEERING - STORM					04/11/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT					04/11/2018
BC	_____	005-BKF BACKFILL					04/12/2018
PR	_____	006-PLU PLUMBING - UNDERSLAB					04/17/2018
BC	_____	007-BSM BASEMENT FLOOR					04/18/2018
BC	_____	008-CRL CRAWL SPACE					04/18/2018
BC	_____	010-STP STOOP Comments1: FRONT CANCEL				04/26/2018	
BC	_____	011-STP STOOP Comments1: REAR CANCEL				04/26/2018	
BC	_____	001-RFR ROUGH FRAMING	20180127	1151 MIDNIGHT PL	273		04/05/2018
BC	_____	002-REL ROUGH ELECTRICAL					04/05/2018
BC	_____	003-RMC ROUGH MECHANICAL					04/05/2018

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INSPECTIONS SCHEDULED FROM 04/01/2018 TO 04/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	004-RST FIRE OR DRAFT STOPPING					04/05/2018
BC	_____	003-BKF BACKFILL	20180128	2671 MCLELLAN BLVD	48		04/03/2018
		Comments1: FOUNDATION DRAINAGE-GRAVEL DOES NOT COVE					
		Comments2: R 6" ABOVE FOOTING					
PR	_____	PM 004-WAT WATER					04/04/2018
BC	_____	005-REI REINSPECTION					04/04/2018
		Comments1: BACKFILL					
PR	_____	006-PLU PLUMBING - UNDERSLAB					04/11/2018
PR	_____	AM 007-PLU PLUMBING - UNDERSLAB					04/16/2018
BC	_____	008-BSM BASEMENT FLOOR					04/16/2018
BC	_____	009-GAR GARAGE FLOOR					04/16/2018
BC	_____	010-STP STOOP					04/16/2018
		Comments1: FRONT					
BC	_____	011-STP STOOP					04/16/2018
		Comments1: REAR					
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180132	365 SHADOW WOOD DR	123	04/13/2018	
BC	_____	001-PHF POST HOLE - FENCE	20180138	1311 WILLOW WAY	219		04/25/2018
BC	09:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180139	225 LEISURE ST	33		04/23/2018
BC	_____	002-FIN FINAL INSPECTION					04/27/2018
BC	_____	002-FIN FINAL INSPECTION	20180143	22 GAWNE LN	9		04/04/2018
BC	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE	20180146	2057 INGEMUNSON LN	151		04/23/2018
PR	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20180148	404 ELM STREET	40		04/24/2018
BC	_____	002-FIN FINAL INSPECTION					04/25/2018
PR	_____	003-FIN FINAL INSPECTION					04/26/2018
BC	_____	001-PHF POST HOLE - FENCE	20180153	844 CANYON TR	109		04/09/2018
BC	_____	002-FIN FINAL INSPECTION					04/17/2018
BC	_____	001-PHD POST HOLE - DECK	20180155	2447 FAIRFAX WAY	243		04/03/2018

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INSPECTIONS SCHEDULED FROM 04/01/2018 TO 04/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-PHD POST HOLE - DECK	20180156	2629 FAIRFAX WAY	253		04/13/2018
PR	_____	003-FIN FINAL INSPECTION					04/24/2018
PR	_____	001-FIN FINAL INSPECTION	20180157	764 JOHN ST			04/10/2018
BC	_____	001-FIN FINAL INSPECTION	20180162	901 ADRIAN ST			04/05/2018
BC	_____	001-PHF POST HOLE - FENCE	20180164	404 WOODWORTH ST	23	04/02/2018	
		Comments1: NOT READY					
BC	_____	002-FIN FINAL INSPECTION					04/16/2018
BC	_____	003-PHF POST HOLE - FENCE					04/12/2018
BC	_____	PM 001-RFR ROUGH FRAMING	20180168	215 HILLCREST AVE	0		04/11/2018
BC	_____	PM 001-PHF POST HOLE - FENCE	20180169	618 GREENFIELD TURN	88		04/10/2018
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20180173	349 WESTWIND DR	35		04/06/2018
BC	_____	PM 002-FTG FOOTING					04/09/2018
BC	10:30	001-PPS PRE-POUR, SLAB ON GRADE	20180175	364 FONTANA DR	53	04/20/2018	
BC	_____	001-PHF POST HOLE - FENCE	20180177	2374 TITUS DR	244		04/13/2018
BC	_____	002-FIN FINAL INSPECTION				04/18/2018	
		Comments1: CANCELLED					
BC	_____	002-FOU FOUNDATION	20180180	2655 FAIRFAX WAY	257		04/23/2018
PR	_____	003-BKF BACKFILL					04/26/2018
PR	_____	004-ESW ENGINEERING - SEWER / WAT					04/26/2018
BC	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE	20180185	245 WALSH CIR	35		04/13/2018
BC	13:30	001-PHF POST HOLE - FENCE	20180188	2649 FAIRFAX WAY	256		04/19/2018
BC	_____	001-PHF POST HOLE - FENCE	20180190	867 GREENFIELD TURN	43		04/26/2018
PR	_____	001-RFR ROUGH FRAMING	20180192	2710 GOLDENROD DR	245		04/25/2018
PR	_____	002-REL ROUGH ELECTRICAL					04/25/2018
PR	_____	003-RMC ROUGH MECHANICAL					04/25/2018

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INSPECTIONS SCHEDULED FROM 04/01/2018 TO 04/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	004-PLR PLUMBING - ROUGH					04/25/2018
BC	_____	001-PHF POST HOLE - FENCE	20180194	492 HONEYSUCKLE LN	165		04/13/2018
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20180196	3355 RYAN DR	15		04/24/2018
PR	_____	001-REL ROUGH ELECTRICAL	20180198	2821 OLD GLORY DR	229		04/27/2018
PR	_____	002-RFR ROUGH FRAMING					04/27/2018
PR	_____	003-PLR PLUMBING - ROUGH					04/27/2018
BC	_____	001-PHF POST HOLE - FENCE	20180199	764 JOHN ST	1		04/20/2018
PR	_____	001-FIN FINAL INSPECTION	20180202	101 W VAN EMMON ST		04/30/2018	
PR	_____	002-PLF PLUMBING - FINAL OSR READ				04/30/2018	
PR	_____	001-WAT WATER	20180203	4449 E MILLBROOK CIR	226		04/27/2018
PR	_____	002-FTG FOOTING				04/30/2018	
BC	_____	PM 001-FTG FOOTING	20180204	2820 SHERIDAN CT	201	04/30/2018	
BC	_____	001-FTG FOOTING	20180209	574 SHADOW WOOD DR	95		04/25/2018
BC	_____	002-FOU FOUNDATION					04/26/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180214	1228 EVERGREEN LN			04/11/2018
BC	_____	002-FIN FINAL INSPECTION					04/16/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180215	2428 SUMAC DR	57		04/25/2018
BC	_____	001-OCC OCCUPANCY INSPECTION	20180216	664 W VETERANS PKWY	A		04/11/2018
BKF	_____	002-FIN FINAL INSPECTION					04/11/2018
PR	_____	001-FTG FOOTING	20180222	407 COLTON ST	1		04/13/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180224	2961 ELLSWORTH DR	404		04/26/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180225	611 SUTTON ST	161		04/25/2018
BC	_____	001-FTG FOOTING	20180226	542 WINDETT RIDGE RD	170		04/20/2018
BC	_____	002-FOU FOUNDATION					04/25/2018

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INSPECTIONS SCHEDULED FROM 04/01/2018 TO 04/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180231	3188 BOOMBAH BLVD	134		04/27/2018
BC	_____	001-PHF POST HOLE - FENCE	20180232	2002 DEERPOINT LN			04/23/2018
PR	_____	002-FIN FINAL INSPECTION					04/25/2018
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180233	2510 BOOMER LN			04/12/2018
BC	_____	001-FIN FINAL INSPECTION	20180244	709 BLUESTEM DR	25	04/30/2018	
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180246	906 MILL ST			04/16/2018
PR	_____	002-FIN FINAL INSPECTION					04/25/2018
PR	_____	002-RFR ROUGH FRAMING	20180247	2975 ELLSWORTH DR	400		04/25/2018
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20180248	1121 BLACKBERRY SHORE LN	46		04/27/2018
BC	_____ AM	001-ROF ROOF UNDERLAYMENT ICE & W	20180250	306 W RIDGE ST	3		04/16/2018
BC	_____	002-FIN FINAL INSPECTION					04/27/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180254	554 SHADOW WOOD DR	97		04/27/2018
BC	_____	001-FTG FOOTING	20180258	568 WINDETT RIDGE RD	168	04/30/2018	
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180261	2692 FAIRFAX WAY	262		04/26/2018
		Comments1: ANCHOR TO FOUNDATION WITH #4REBAR ON 2'					
		Comments2: CENTERS					
BC	_____	002-REI REINSPECTION					04/27/2018
BC	_____	001-PHF POST HOLE - FENCE	20180264	409 ELM ST A	23	04/30/2018	
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180273	802 S MAIN ST			04/23/2018
BC	_____	001-PHF POST HOLE - FENCE	20180286	204 WALNUT ST		04/30/2018	
BC	_____ AM	001-ROF ROOF UNDERLAYMENT ICE & W	20180288	307 CENTER PKWY	20		04/23/2018

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INSPECTIONS SCHEDULED FROM 04/01/2018 TO 04/30/2018

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

PERMIT TYPE SUMMARY:		ADD ADDITION			1		
		AGP ABOVE-GROUND POOL			3		
		APT APARTMENT, CONDO			2		
		BDO COMMERCIAL BUILD-OUT			2		
		BIP BUILD INCENTIVE PROGRAM SFD			91		
		BSM BASEMENT REMODEL			17		
		CCO COMMERCIAL OCCUPANCY PERMIT			3		
		COM COMMERCIAL BUILDING			7		
		CRM COMMERCIAL REMODEL			16		
		DCK DECK			6		
		ESN ELECTRIC SIGN			1		
		FNC FENCE			21		
		GAR GARAGE			3		
		IGP IN-GROUND POOL			1		
		MSC MISCELLANEOUS			1		
		OTH OTHER			1		
		PTO PATIO / PAVERS			12		
		ROF ROOFING			12		
		RPZ RPZ - BACKFLOW PREVENTION			1		
		SFA SINGLE-FAMILY ATTACHED			36		
		SFD SINGLE-FAMILY DETACHED			190		
		SHD SHED/ACCESSORY BUILDING			2		
INSPECTION SUMMARY:		ABC ABOVE CEILING			3		
		BKF BACKFILL			12		
		BSM BASEMENT FLOOR			14		
		CRL CRAWL SPACE			2		
		EDA ENGINEERING - DRIVEWAY APRON			1		
		EFL ENGINEERING - FINAL INSPECTION			13		
		EPW ENGINEERING- PUBLIC WALK			25		
		ESS ENGINEERING - STORM			1		
		ESW ENGINEERING - SEWER / WATER			10		
		FIN FINAL INSPECTION			34		
		FOU FOUNDATION			32		
		FTG FOOTING			12		
		GAR GARAGE FLOOR			16		
		INS INSULATION			13		
		OCC OCCUPANCY INSPECTION			1		
		PHD POST HOLE - DECK			2		
		PHF POST HOLE - FENCE			15		
		PLF PLUMBING - FINAL OSR READY			14		
		PLR PLUMBING - ROUGH			16		
		PLU PLUMBING - UNDERSLAB			29		
		PPS PRE-POUR, SLAB ON GRADE			14		
		PWK PRIVATE WALKS			1		
		REI REINSPECTION			9		
		REL ROUGH ELECTRICAL			19		

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INSPECTIONS SCHEDULED FROM 04/01/2018 TO 04/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		RFR ROUGH FRAMING			23		
		RMC ROUGH MECHANICAL			14		
		ROF ROOF UNDERLAYMENT ICE & WATER			7		
		RPZ PLUMBING - RPZ VALVE			1		
		RST FIRE OR DRAFT STOPPING			3		
		STK STACK TEST			6		
		STP STOOP			30		
		SUM SUMP			3		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			1		
		UGE UNDERGROUND ELECTRIC			1		
		WAT WATER			2		
		WK SERVICE WALK			25		
		WKS PUBLIC & SERVICE WALKS			5		
INSPECTOR SUMMARY:					1		
		BC BOB CREADEUR			216		
		BKF BRISTOL KENDALL FIRE DEPT			1		
		PR PETER RATOS			195		
		TK TOM KONEN			16		
STATUS SUMMARY:	A	BC			3		
	C	BC			33		
	C	BKF			1		
	C	PR			9		
	C	TK			6		
	I				1		
	I	BC			148		
	I	PR			170		
	T	BC			32		
	T	PR			16		
	T	TK			10		
REPORT SUMMARY:					429		



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 2018-42

Agenda Item Summary Memo

Title: Property Maintenance Report for March and April 2018

Meeting and Date: Economic Development Committee – June 5, 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



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: May 1, 2018
Subject: April Property Maintenance

Property Maintenance Report April 2018

Adjudication:

6 Property Maintenance Cases heard in April

4/9/2018

N 3596	1620 Cottonwood Tr	Vehicles on Property	Dismissed
N 3597	120 Naden Ct	Off Street Parking	Dismissed
N 3598	120 Naden Ct	Vehicles on Property	Dismissed
N 3599	202 Church St	Vehicles on Property	Liable \$200

4/23/2018

N 2703	706 S State St	Unsafe Structure	Dismissed
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4/30/2018

N 3600	901 Omaha Dr	Vehicles on Property	Liable \$330
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Case Report**04/01/2018 - 04/30/2018**

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	DOWNTOWN SWEEP	STATUS	VIOLATION LETTER SENT	CITATION ISSUED	FOLLOW UP STATUS	DATE OF HEARING
20180094	4/30/2018	906 BRISTOL AVE	JUNK TRASH REFUSE		TO BE INSPECTED				
20180093	4/25/2018	605 Heustis St.	Dead Trees		IN VIOLATION	4/30/2018			
20180092	4/23/2018	601 Heustis St	GARAGE & TRASH CANS		IN VIOLATION	4/30/2018		PENDING	
20180091	4/23/2018	206 heustis	Permise Identification		IN VIOLATION	4/25/2018			
20180090	4/20/2018	2244 Meadowview Ln	Boat		COMPLIANT				
20180089	4/17/2018	335 E Van Emmon St	Water drainage being blocked		CLOSED				
20180088	4/12/2018	Lot in Corneils Rd	Junk		PENDING				
20180087	4/11/2018	700 Morgan Street	Exterior structure		IN VIOLATION	4/13/2018			
20180086	4/11/2018	1977 Switch grass Ln	Junk and Refuse		PENDING				
20180085	4/6/2018	382 E Veterans Pkwy	Work with out a permit		CLOSED	4/10/2018		COMPLIANT	
20180084	4/6/2018	2389 Iroquois Ln	Junk and Refuse		COMPLIANT				
20180083	4/3/2018	205 Elizabeth St	JUNK & DEBRIS		IN VIOLATION	4/10/2018	4/23/2018	IN VIOLATION	5/30/2018

Total Records: 12**5/1/2018**



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 2018-43

Agenda Item Summary Memo

Title: Economic Development Report for April and May 2018

Meeting and Date: Economic Development Committee – June 5, 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?

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>



651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois 60560
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



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Phone 630-553-0843 • FAX 630-553-0889

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

May 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.
- Capitano's Deli and Sweet Shop is preparing for an opening sometime around June 8th.
- 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. Eleno has also begun preparation for full completion of the structure. He is on target for a fall 2018 opening.

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. Sonny Shah has been focused on his Bensenville hotel project. That facility is scheduled to open on May 31st.
- Kendall Marketplace...Working with Alex Berman (owner) to identify potential additional development on the project. The townhome component of the project is now under contract. This is a very important development, as it will potentially add 164 new units to the area. We continue to work with other commercial, retail and service businesses who are exploring the center.
- Fox Hill Center...leases are being finalized. The former 7-Eleven is going to become "Fox Hill Pantry". The owners have applied to the city for liquor license. Additional new tenant continues to negotiate their lease.
- The owner of the Hardee's building has decided to completely demolish the existing building. Plans are being made for demolition to begin shortly. They are planning to build a new "fast food" restaurant on the site. The new restaurant most likely will not be a Hardee's. There is another national chain that is negotiating a lease for the new building. The name will be announced as soon as possible. This is the national chain that has been looking at Yorkville for quite some time.

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. Go For It Sports will host this year's Yorkville Relay for Life on Saturday, June 9th. Go For It Sports Special Olympic track team of five athletes qualified for the state games which will be held at Illinois State University from June 15th to June 17th.

Other Activity:

- Attended the ICSC Recon Conference in Las Vegas where we participated in interactive workshops to become familiar with the latest trends in the industry. At this event we also met with a variety of new retailers and restaurants, who are expanding into our market.
- Attended the ribbon cutting and grand opening of Anthony Place.

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 2018-44

Agenda Item Summary Memo

Title: 515 W Madison (Variance)

Meeting and Date: Economic Development Committee – June 5, 2018

Synopsis: Memo explains PZC 2018-10 of a variance request for an accessory structure to be

Located in the front yard

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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Memorandum

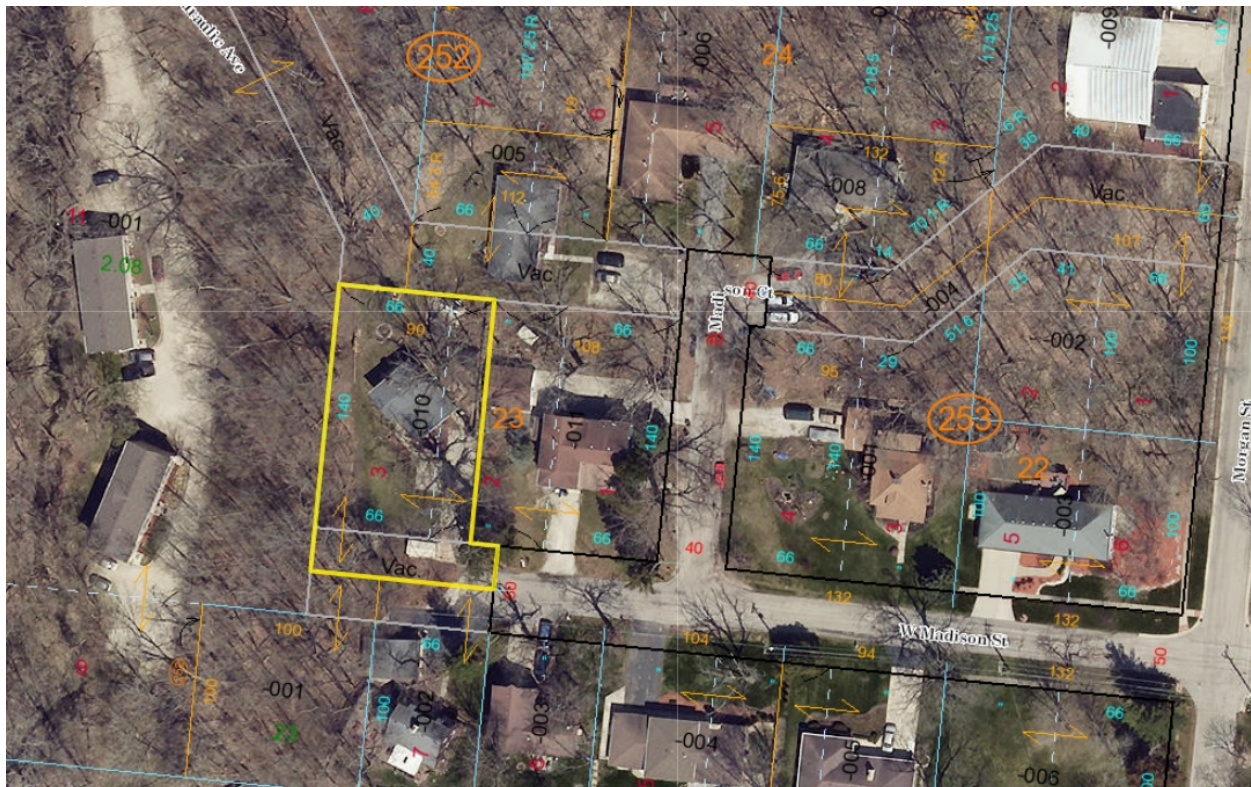
To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: May 8, 2018
Subject: PZC 2018-10 **515 W Madison Street – Accessory Structure Location Variance**

SUMMARY:

The petitioner, James McNamara, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting an accessory structure location variance for 515 West Madison Street. The purpose of this request is to allow a detached garage to be placed in the front yard of the property. This memorandum summarizes the submitted materials which will be reviewed by the Planning and Zoning Commission.

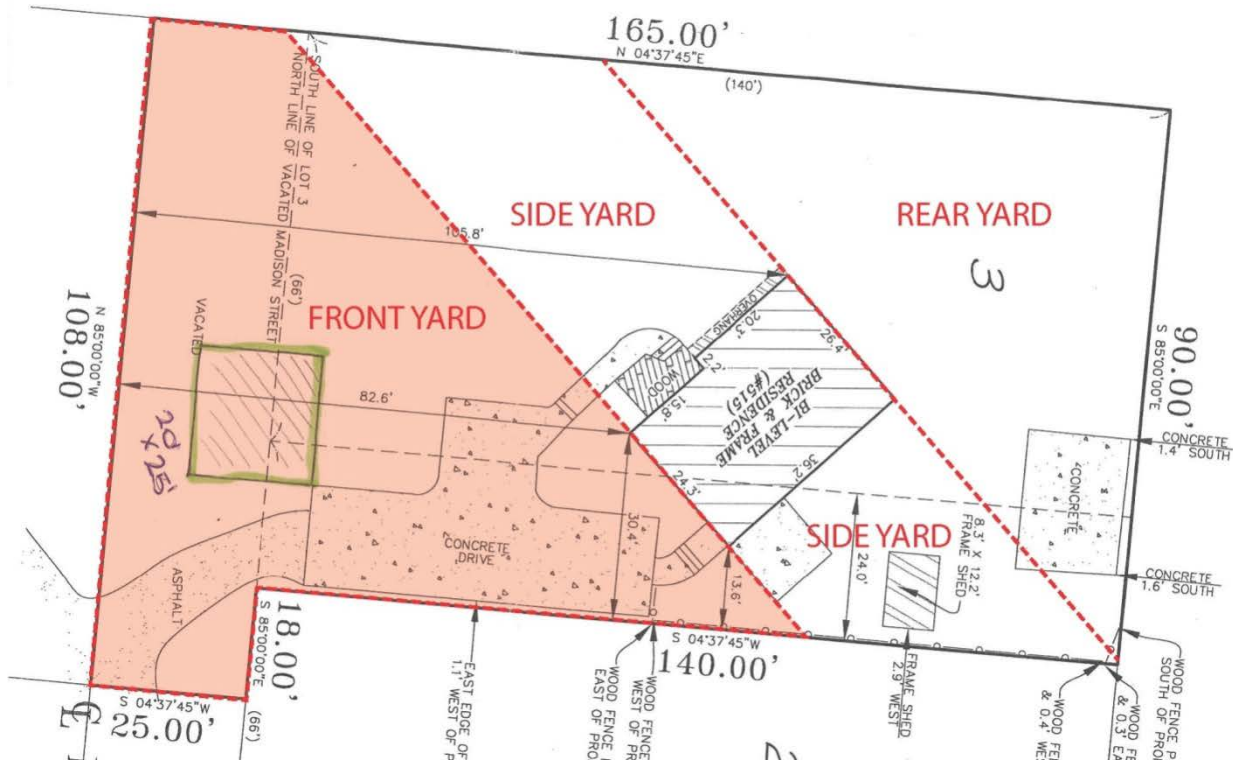
PROPERTY BACKGROUND:

The property is located at the western dead end of W Madison Street. The property is surrounded by single family homes to the north, east, and south and there are multi-family apartments to the west. This parcel as well as the adjacent parcels are irregularly shaped and not uniform in size. This area of the City was developed before any modern zoning regulations existed and therefore the structures and parcels in the area are uniquely placed and shaped.



PROJECT DESCRIPTION:

As proposed, the petitioner is seeking to construct a two car garage on the property. The shape of the parcel and the placement of the house has created uncommon required yards. The exhibit below illustrates where the house is located on the parcel and the yards that are created. The front yard is shaded and shows the location of the proposed garage.



Section 10-3-12 of the City's Zoning Ordinance states that enclosed detached off street parking is only allowed in the required rear yard. The petitioner is requesting to vary this part of the ordinance to construct a two car garage in the front yard of his property as shown in the above plat.

The petitioner has submitted materials which explain the hardship created by property and the reason he is requesting to vary from the Zoning Ordinance. To summarize, the petitioner bought the house and began to park his car on the driveway. Unfortunately, he discovered the location of his driveway is directly under several old walnut trees which are on his neighbors property. Walnuts were falling onto his vehicle and there was nowhere on the driveway where his vehicle would be safe.

The petitioner decided a garage would be the best way to mitigate this issue as all of his neighbors have garages. After reviewing his options on the property, the only place that would be acceptable to build a garage is where he is proposing it. The topography and location of the house limit the possibilities of where a detached garage may be accessible. Additionally, the property to the south has a detached garage in a similar location and the petitioner's proposed garage would be at the same depth of this property (see example on next page).



STAFF COMMENTS

Staff is seeking comments from the Economic Development Committee in regards to this proposed variance. A public hearing for the variance will be held at the Planning and Zoning Commission meeting on June 13, 2018.

ATTACHMENTS:

1. Petitioner Application (with attachments)
2. Public Hearing Notice



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

APPLICATION FOR VARIANCE

DATE: 4/19/17	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: James mc nemela	COMPANY: /	
MAILING ADDRESS: 515 W. madison ST.		
CITY, STATE, ZIP: Yorkville .IL. 60560	TELEPHONE: 630 877 6724	
EMAIL: Jmcn77@gmail.com	FAX: /	
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: James mc nemela.		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: /		
PROPERTY STREET ADDRESS: 515 W. madison ST.		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:		
CURRENT ZONING CLASSIFICATION: R2		
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: R2		
EAST: RA		
SOUTH: RA		
WEST: R2		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S) 02 -32- 252- 010.		



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

APPLICATION FOR VARIANCE

ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

ENGINEER INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

ATTACHMENTS

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

Petitioner 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".

VARIANCE STANDARDS

PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.

Set out for traditional residence.
will not go against official
comprehensive plan.



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

APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

Garage Only allowed in the rear of
Property, to which I have no drivable
access.

I am looking for permit / variance for
front yard. 10-3-12 Table 10.03.01

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR
HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

See attached Exhibit C.

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION
IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

Property is zoned R2, but unique
property parcel.

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN
INTEREST IN THE PROPERTY:

Not created by self. The front
yard position is the only logical
place to put garage,



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

APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

ALL MY SURROUNDING NEIGHBOURS HAVE GARAGES
SOME ATTACHED TO HOME SOME DETACHED, I WILL
BUILD A MODEST 2 CAR GARAGE WHICH WILL MATCH
MY HOUSE BOTH ROOF + SIDING, IT WILL ALSO
FINISH IN ENE LINE OF NEIGHBOURS GARAGE.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

I WILL BE FOLLOWING ALL CITY GUIDELINES.
DISTANCE FROM BOUNDARY, HEIGHT, DISTANCE FROM
STREET. DUE TO THE HEIGHT ELEVATION MY
STRUCTURE WILL BE MUCH LOWER THAN CLOSEST
NEIGHBOUR AND WILL BE SAME AS THEIRS.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.


PETITIONER SIGNATURE

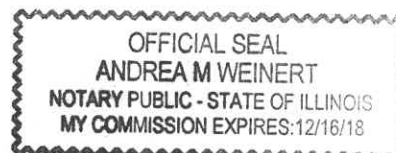
4/23/18.
DATE

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

OWNER SIGNATURE

DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**





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

PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: <u>515 W. Madison ST.</u>
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input checked="" type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> PRELIMINARY PLAN
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: <u>James Mc Nemera</u>	COMPANY:	
MAILING ADDRESS: <u>515 W. Madison ST.</u>		
CITY, STATE, ZIP: <u>YORKVILLE, IL. 60560</u>	TELEPHONE: <u>630.877.6724</u>	
EMAIL: <u>Jmcn77@gmail.com</u>	FAX:	
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
<u>James Mc Nemera</u> PRINT NAME		TITLE
<u>[Signature]</u> SIGNATURE		<u>4/19/18</u> DATE
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING <input type="checkbox"/> ENGINEERING <input type="checkbox"/> FINANCE <input type="checkbox"/> ADMIN.

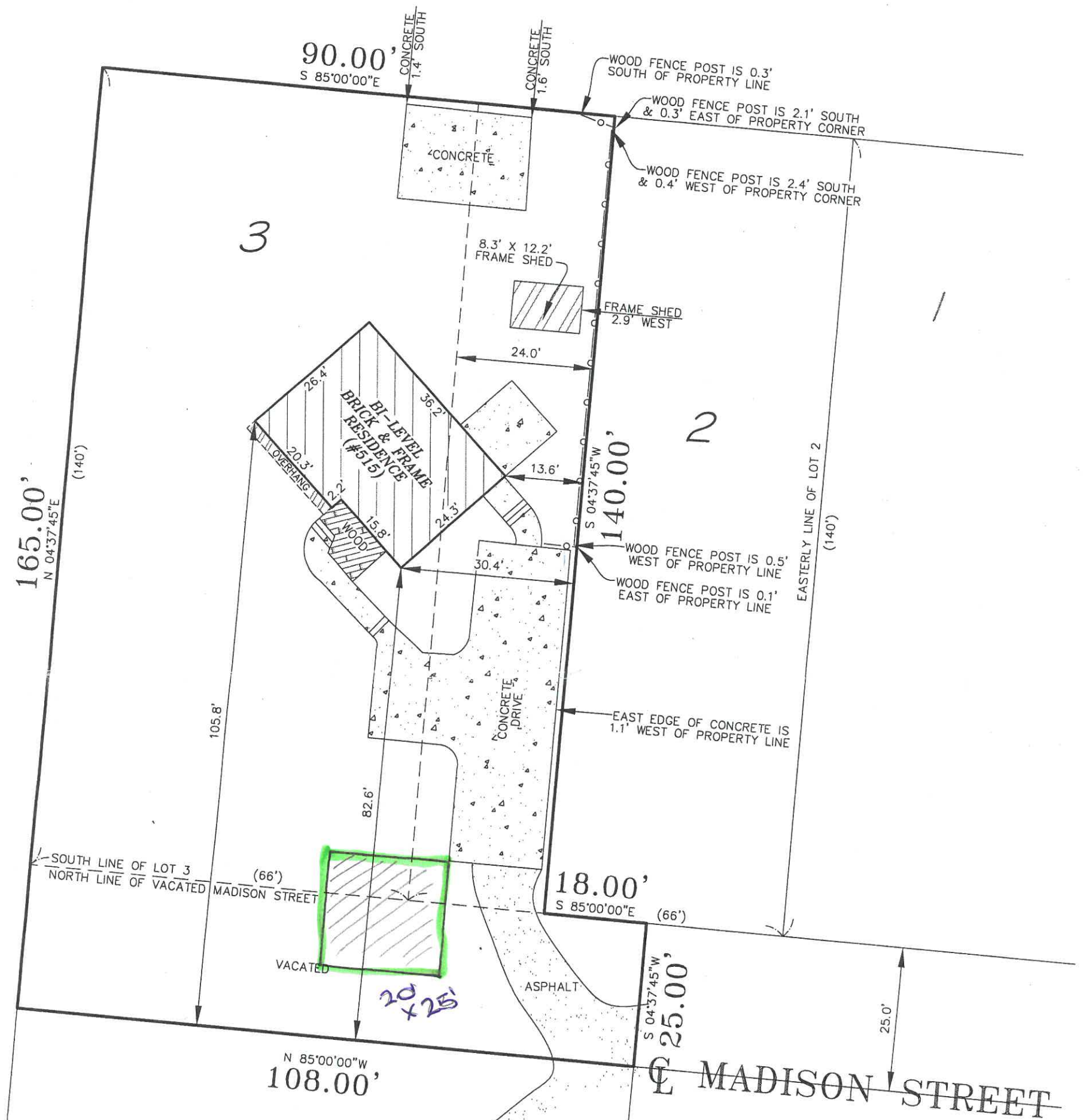
Exhibit A – Legal Description of Property

The westerly 24 feet of lot 2 and all of lot 3 in block 23 in black's 2nd addition to Yorkville, and the northerly ½ of that part of vacated Madison street lying between the extension southerly of the westerly line of said block 23 and the extension northerly of the easterly line of lot 7 in block 21 in said black's 2nd addition, in the city of Yorkville, Kendal County, Illinois.

PLAT OF SURVEY

OF

THE WESTERLY 24 FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 23 IN BLACK'S 2ND ADDITION TO YORKVILLE, AND THE NORTHERLY 1/2 OF THAT PART OF VACATED MADISON STREET LYING BETWEEN THE EXTENSION SOUTHERLY OF THE WESTERLY LINE OF SAID BLOCK 23 AND THE EXTENSION NORTHERLY OF THE EASTERLY LINE OF LOT 7 IN BLOCK 21 IN SAID BLACK'S 2ND ADDITION, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.



LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 15,300 SQ. FT.
MORE OR LESS

PREPARED FOR: CRAIG HURWITZ (ATTORNEY AT LAW)

JOB ADDRESS: 515 W. MADISON STREET, YORKVILLE, IL

SELLER/BUYER: GARTNER / McNAMARA

JOB NO.: 14-08-0146

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 2ND DAY OF SEPTEMBER, 2014.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 2ND DAY OF SEPTEMBER, 2014.

LICENSE RENEWAL DATE: 30 NOVEMBER 2014.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

ADDRESS	CITY	ZIP	STATE
411 W MADISON ST	YORKVILLE	60560	IL
511 W MADISON ST	YORKVILLE	60560	IL
515 W MADISON ST	YORKVILLE	60560	IL
516 W MADISON ST	YORKVILLE	60560	IL
655 WHITE OAK WAY	YORKVILLE	60560	IL
514 W MADISON ST	YORKVILLE	60560	IL
510 W MADISON ST	YORKVILLE	60560	IL
501 W MADISON ST	YORKVILLE	60560	IL
506 W MADISON ST	YORKVILLE	60560	IL
507 W RIDGE ST	YORKVILLE	60560	IL
653 WHITE OAK WAY	YORKVILLE	60560	IL
651 WHITE OAK WAY	YORKVILLE	60560	IL
649 WHITE OAK WAY	YORKVILLE	60560	IL
647 WHITE OAK WAY	YORKVILLE	60560	IL
510 W RIDGE ST	YORKVILLE	60560	IL
508 W RIDGE ST	YORKVILLE	60560	IL
506 W RIDGE ST	YORKVILLE	60560	IL
504 W RIDGE ST	YORKVILLE	60560	IL
409 W RIDGE ST	YORKVILLE	60560	IL
412 W VAN EMMON ST	YORKVILLE	60560	IL
507 A MADISON CT	YORKVILLE	60560	IL
511 A MADISON CT	YORKVILLE	60560	IL
657 WHITE OAK WAY	YORKVILLE	60560	IL
203 MORGAN ST	YORKVILLE	60560	IL
501 W RIDGE ST	YORKVILLE	60560	IL
509 W RIDGE ST	YORKVILLE	60560	IL
501 MORGAN ST	YORKVILLE	60560	IL
410 W VAN EMMON ST	YORKVILLE	60560	IL
511 B MADISON CT	YORKVILLE	60560	IL
507 B MADISON CT	YORKVILLE	60560	IL
510 D W HYDRAULIC AVE	YORKVILLE	60560	IL
510 C W HYDRAULIC AVE	YORKVILLE	60560	IL
510 B W HYDRAULIC AVE	YORKVILLE	60560	IL
510 A W HYDRAULIC AVE	YORKVILLE	60560	IL
506 E W HYDRAULIC AVE	YORKVILLE	60560	IL
506 D W HYDRAULIC AVE	YORKVILLE	60560	IL
506 C W HYDRAULIC AVE	YORKVILLE	60560	IL

506 B W HYDRAULIC AVE	YORKVILLE	60560	IL
506 A W HYDRAULIC AVE	YORKVILLE	60560	IL
505 W FOX ST	YORKVILLE	60560	IL
509 MADISON CT	YORKVILLE	60560	IL
507 W MADISON ST	YORKVILLE	60560	IL
518 H W HYDRAULIC AVE	YORKVILLE	60560	IL
518 G W HYDRAULIC AVE	YORKVILLE	60560	IL
518 F W HYDRAULIC AVE	YORKVILLE	60560	IL
518 E W HYDRAULIC AVE	YORKVILLE	60560	IL
518 A W HYDRAULIC AVE	YORKVILLE	60560	IL
518 B W HYDRAULIC AVE	YORKVILLE	60560	IL
518 C W HYDRAULIC AVE	YORKVILLE	60560	IL
518 D W HYDRAULIC AVE	YORKVILLE	60560	IL
402 MORGAN ST	YORKVILLE	60560	IL
521 W RIDGE ST	YORKVILLE	60560	IL

Exhibit C -

4/20/18

To whom it may concern,

I would like to explain my reasoning behind seeking a variance, I had initially hoped to get a regular 'Building Permit' and had positioned my plan using the only feasible position on my property. I understand that the guidelines set out are for a general home setting but this is not.

Where mine differs is the fact that my back yard is not accessible via car due to is geographical locations and the fact that my yard backs up to a wooded area which drops off around 75' into a valley. I had builders and even a concrete company come and look at the site to give me some ideas on possible sites for the garage, they were all in agreement with the location.

It doesn't take away from the overall look of my surrounding area, in fact it will be in line with my closest neighbor to the south and her 2 car garage. I have made a blueprint which has me in total accordance with the building codes, distance from perimeter, height to eaves and ridge line of roof, I would also be color matching the siding with my home and put white doors and windows along with color matched roof shingles. As it stands I have a portable car port/ gazebo in place, as only 10 days after buying a brand new car I had my neighbor's 100 year old walnut tree drop hundreds of nuts all over my car costing me \$2000 in repairs.

This garage will in no way impede light, sight, views or be any kind of eye sore what so ever. It will In fact make the area tidier and then I can even landscape. My neighbors to the south and west all have 2 car garages both attached and adjoining their homes. This is a unique placement granted but I invite anyone to come and the area will speak for itself both in position and variance in ground level. I have attached pictures showing the site in question, from the street, front view, rear and from my home.

Furthermore there are 10 homes on West Madison Street, 6 to the south and 4 on the north side, all of which have 2 car garages, I have none!

I appreciate your time and patience reading through this.

Regards James.

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2018-10

NOTICE IS HEREWITH GIVEN THAT James Mcnamara, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting an accessory structure location variance for 515 West Madison Street. The purpose of this request is to allow a detached garage to be placed in the front yard. The real property, zoned R-2 Traditional Family Residence District, is located at the west end of West Madison Street.

The legal description is as follows:

THE WESTERLY 24 FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 23 IN BLACK'S 2ND ADDITION TO YORKVILLE, AND THE NORTHERLY ½ OF THAT PART OF VACATED MADISON STREET LYING BETWEEN THE EXTENSION SOUTHERLY OF THE WESTERLY LINE OF SAID BLOCK 23 AND THE EXTENSION NORTHERLY OF THE EASTERLY LINE OF LOT 7 IN BLOCK 21 IN SAID BLACK'S 2ND ADDITION, IN THE CITY OF YORKVILLE, KENDAL COUNTY, ILLINOIS.

PIN: 02-32-252-010

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, June 13, 2018 at 7:00 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 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 2018-45

Agenda Item Summary Memo

Title: County Case 18-14 (1.5 mile review)

Meeting and Date: Economic Development Committee – June 5, 2018

Synopsis: Memo explains PZC 2018-11 of a 1.5 mile review for a property to be rezoned from A-1 to R-1 within the City's Planning Boundary

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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



Memorandum

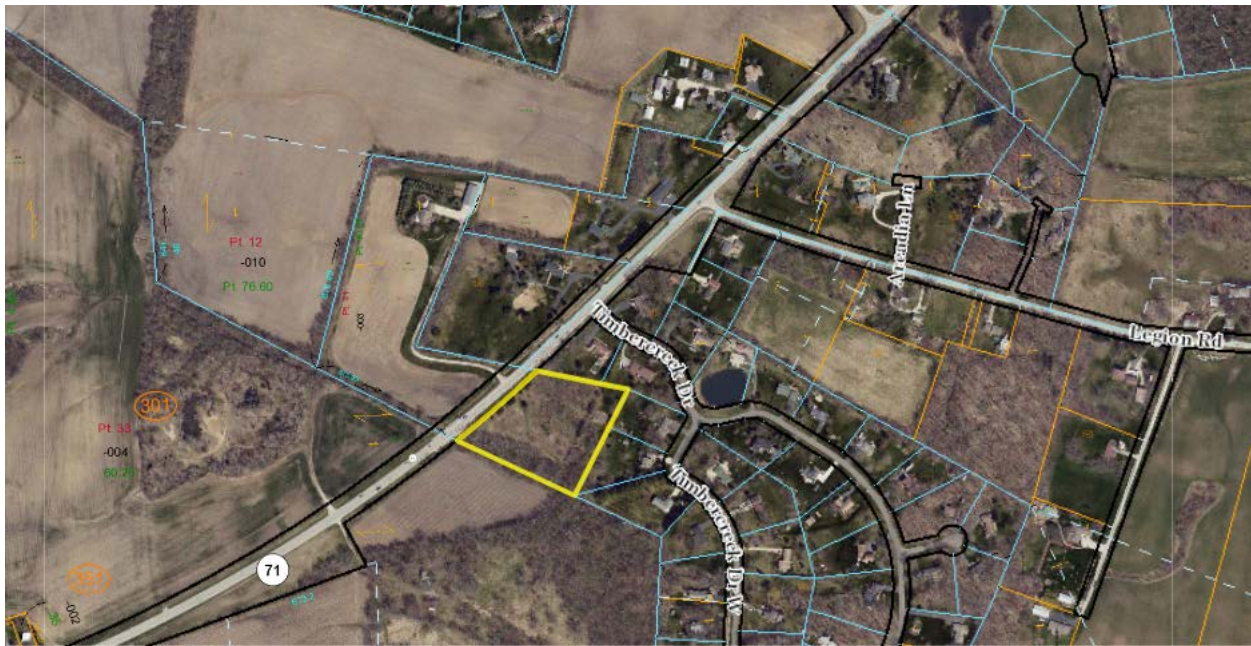
To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: May 13, 2018
Subject: **PZC 2018-11** – Kendall County Case #18-14 (Rezone) 1.5 Mile Review

Proposal Summary

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing us the opportunity to review and provide comments to Kendall County. The petitioners, Michael and Dayle Saar, are requesting a map amendment rezone for their property from A-1 Agricultural District to R-1 Residential District. Petitioners would like the ability to sell this property and market it as a single-family home site. The 4.23 acre property is located along the south edge of Route 71 just south of the Timbercreek Dr and Route 71 intersection.

As stated in the petitioner's findings of fact, they believe the use is compatible with other nearby uses in the area as the adjacent properties have single family homes constructed upon them. The petitioners state that the subject property is not suitable by site acreage for current modern row crop farming practices. The petitioners believe the construction of a single family home would be consistent with the adjacent rural residential uses.

Additionally, the petitioners own the house adjacent to the northeast corner of the subject property. They plan on dividing the northeast corner of the parcel and merge it with their property in the Timber Creek subdivision (see attachments). Once merged, they intend to rezone it to the County's R-3 zoning district to coincide with their existing property. This future request will be based on the outcome of the current request to rezone the subject property from A-1 to R-1.



Yorkville Comprehensive Plan

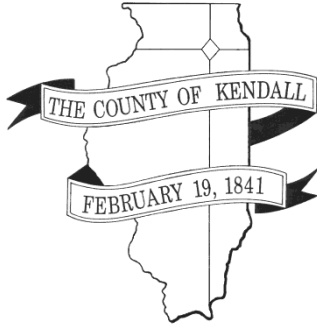
Since this property is within the City's planning radius, the City's Comprehensive Plan must be reviewed to ensure the rezone request will not hinder the plans for future development in this area. Yorkville's current 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential. This future land use is intended to provide flexibility for residential design in areas of Yorkville that can accommodate low-density detached single family housing but also include sensitive environmental and scenic features that should be retained and enhanced. The most typical form of development within this land use will be detached single family homes on large lots. After review of the petitioner's request, the proposed rezoning will conform to Yorkville's future land use in its Comprehensive Plan.

Staff Comments

Staff is seeking comments from the Economic Development Committee in regards to this proposed rezoning request within the City's one and a half mile planning boundary. The request will be reviewed at the Planning and Zoning Commission meeting on June 13, 2018.

Attachments

1. Application with Attachments



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 18-14**Michael and Dayle Saar****Map Amendment Rezoning Property from A-1 to R-1****INTRODUCTION**

Michael and Dayle Saar are requesting a map amendment rezoning the majority of the subject property from A-1 to R-1 in order to have the ability to sell the property and market the property as a single-family home site.

The petitioners own one (1) of the houses northeast of the subject parcel. They would like to divide a portion of the northeast corner off of the subject property and merge it with their property in the Timber Creek Subdivision and rezone the northeast corner to R-3 at some point in the future.

SITE INFORMATION

PETITIONER: Michael and Dayle Saar

ADDRESS: Between 11614 and 11571 Route 71 on the East Side of the Road

LOCATION: 0.06 Miles Southwest of Timbercreek Drive on the East Side of Route 71



TOWNSHIP: Kendall

PARCEL #: 05-07-328-003

LOT SIZE: 4.2302 acres

EXISTING LAND
USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:	Land Use	Agricultural
	Roads	Route 71 is a State maintained highway
	Trails	Trails are planned along Route 71
	Floodplain/ Wetlands	There are no floodplains or wetlands in the area. A stream runs along the southern boundary of the property.

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 to R-1

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	R-1 and R-3	Rural Residential	A-1, R-1, and R-3 (County) R-2 (Yorkville)
South	Agricultural/Residential	R-2 (Yorkville)	Estate Res (Yorkville)	R-2 (Yorkville)
East	Single-Family Residential	R-3	Rural Residential	A-1, R-1, R-2, R-3 RPD-3, and A-1 SU
West	Agricultural/Residential	A-1	Rural Residential	A-1 and R-1 (County) A-1 and R-2 (Yorkville)

The Timber Creek Subdivision is located to the north and east of the subject property.

The A-1 special use permit located east of the subject property is for boarding horses.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on April 12, 2018.

ACTION SUMMARY

KENDALL TOWNSHIP

Petition information was sent to Kendall Township on April 20, 2018.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on April 20, 2018. The proposal will go to Yorkville Economic Development Commission on June 5th and the Yorkville Planning Commission on June 13th.

ZPAC

ZPAC met on this proposal on May 1, 2018. They unanimously recommended approval of the request. The minutes of this meeting are included as Attachment 7.

GENERAL INFORMATION

The Petitioner desires the map amendment in order to have the ability to market and sell the property for single-family use. The subject property does not have an allocation for the construction of a home and does not possess forty (40) acres. Therefore, a map amendment is required in order to construct a home onsite.

The Petitioner does not believe that the property is large enough for farming. Pictures of the property are included.

The Land Resource Management Plan calls for this area to be rural residential in the future. Existing single-family homes are located to the north and east of the subject property. For these reasons, Staff does not believe that the approval of this request would constitute spot zoning.

BUILDING CODES

Any new homes or accessory structures would be required to meet applicable building codes.

ACCESS

The property fronts Route 71. Staff has no concerns regarding the ability of Route 71 to support a proposed home at this location.

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only. Staff does not foresee any concerns regarding lighting.

SCREENING

No fencing or buffer is presently planned for the property. Any new fences or plantings would be for a residential use. Any new fences would have to follow applicable regulations.

STORMWATER

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

UTILITIES

Electricity is near the property. A new well and septic system would have to obtain applicable permits.

FINDINGS OF FACT

Existing uses of property within the general area of the property in question. The area is a mix of agricultural, farmstead, and rural estate residential uses.

The Zoning classification of property within the general area of the property in question. The properties to the east are zoned R-3. R-1, R-3, and Yorkville residential zoning are within ½ mile of the subject property.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is too small for most modern agricultural uses. Homes are located on adjoining properties to the east and north and the subject property lacks an agricultural housing allocation which prevents the construction of a home on the property without a map amendment. The property would be suitable for most single-family residential related uses.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the

interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The proposed amendment fits the development of the area. This area will likely continue to become more residential if the United City of Yorkville continues to annex properties in the area. The proposed amendment benefits the Petitioner by giving him the opportunity to market and sell the property for a residential purpose instead of a purely agricultural use.

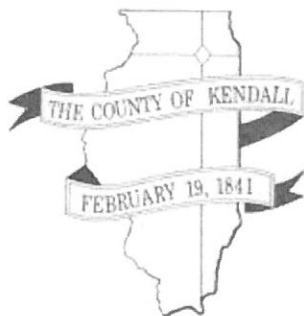
Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposed amendment is consistent with the Land Resource Management Plan.

RECOMMENDATION

Staff recommends approval of the proposed map amendment.

ATTACHMENTS

1. Application Materials (Including the Petitioner's Findings of Fact, Plat, and EcoCat)
2. Aerial
3. Looking East from Route 71
4. Looking South
5. South Property Line and Stream
6. Petitioner's Boundary Line
7. 5-1-18 ZPAC Minutes



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560 1621
 (630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Saar Map AmendmentFILE #: 18-14

NAME OF APPLICANT <u>MICHAEL SAAR</u>		
CURRENT LANDOWNER/NAME(s) <u>MICHAEL O. SAAR AND DAYLE E. SAAR</u>		
SITE INFORMATION ACRES <u>4.2302</u>	SITE ADDRESS OR LOCATION <u>05-07-328-003</u>	ASSESSOR'S ID NUMBER (PIN) <u>05-07-328-003</u>
EXISTING LAND USE <u>AGRICULTURAL</u>	CURRENT ZONING <u>A-1</u>	LAND CLASSIFICATION ON LRMP <u>RURAL RESIDENTIAL</u>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>R-1</u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹ PRIMARY CONTACT <u>MICHAEL O. SAAR</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]	DATE <u>4/12/2018</u>	

FEE PAID: \$ 500CHECK #: [REDACTED]¹Primary Contact will receive all correspondence from County²Engineering Contact will receive all correspondence from the County's Engineering Consultants

ZONING PLAT OF
PART OF SECTION 7, T36N-R7E, 3rd PM
KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS

DEVELOPER:

Michael O. & Dayle E. Saar
14 Timbercreek Drive
Yorkville, Illinois 60560

AREA TO BE REZONED:

184269 Sq.Ft. = 4.2302 Acres

PRESENT ZONING:

A-1 (Agricultural District)

PROPOSED ZONING:

R-1 (Residential District)

P.I.N.

05-07-328-003

FLOODPLAIN STATEMENT:

The Subject Property is located in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as depicted on FEMA Flood Insurance Rate Map Number 17093C0125G with an effective date of February 4, 2009.

SOILS (USDA/NRCS – Kendall County, 2015)

356A Elpaso Silty Clay Loam, 0%–2% slopes

145B Saybrook Silt Loam, 2%–5% slopes

SCALE
1"=30'

- Indicates Iron Stake Found
- Indicates Concrete Monument Found
- Indicates Iron Stake Set
- $12^{\circ}\Delta$ Indicates Tree and Size
- Indicates Line of Fence
- + 719.14 Indicates Existing Spot Elevation
- 719 — Indicates Existing Contour Elevation
- · · Indicates Soil Type Boundary

NOTE: This property is vacant.

WETLANDS STATEMENT:

The stream bed along the South Line of the Subject Property is classified R4SBC on the National Wetlands Inventory Map.

R – Riverine (contained within the stream channel)

4 - Intermittent flow
 SB - Stream Bed

C - Seasonally flooded

but absent by the end of the growing season in most years)

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of Section 7, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest corner of said Section 7; thence North 01°45'36" West along the West Line of said Section 7, a distance of 695.70 feet to the present center line of Illinois State Route No. 71; thence North 71°11'00" East along said center line, 37.40 feet; thence Northwesterly along said center line, being a tangential curve to the left with a radius of 6611.12 feet, an arc distance of 2271.16 feet to the southernmost line of a tract described in a Warranty Deed from Janet C. Shick to C.A. Bassak and Frances A. Bassak, husband and wife, recorded as Document Number 74-2411 on May 21, 1974 for the point of beginning; thence South 64°37'06" East, along said southernmost line, 575.55 feet to the Southerly extension of the monumented Westerly Line of Lot 35 of Timber Creek Subdivision; thence North 26°52'33" East along said Westerly Line and its extension, 266.47 feet; thence North 63°06'24"W, 107.12 feet; thence North 26°53'36" East, 180.04 feet to the monumented Southerly Line of Lot 37 and Lot 38 of said Timber Creek Subdivision; thence North 78°39'26" West, along said monumented Southerly Line and said Line extended, 321.83 feet to said center line; thence Southwesterly along said center line, 406.64 feet to the point of beginning in Kendall Township, Kendall County, Illinois.

State of Illinois)
) SS
County of Kendall)

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements on the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work was completed December 14, 2017. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated April 2, 2018 at Yorkville, Illinois

Phillip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/18)

BENCHMARKS -- (NGVD1929)

BM#1 - Southerly Magnail at Edge of
Pavement at Road Sign
Elevation = 714.43

BM#2 - Northerly Magnail at Edge of
Pavement at Mailbox
Elevation = 717.61

LOCATION SKETCH
Not to Scale

Not to Scale

**1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580**

Philip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

JOB NO.	
JOB NAME	SAAR
DWG FILE	17312B
REVISION DATE	

April 2, 2018



Kendall County Soil & Water
Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: MICHAEL SAAR

Contact Person: MICHAEL SAAR

Address: [REDACTED]

City, State, [REDACTED]

Phone Num [REDACTED]

Email: [REDACTED]

Please select: How would you like to receive a copy of the NRI Report? ☐ Email ☒ Mail

Site Location & Proposed Use

Township Name KENDALL Township 36 N, Range 7 E, Section(s) 7

Parcel Index Number(s) 05-07-328-003

Project or Subdivision Name _____ Number of Acres 4.2302

Current Use of Site AGRICULTURAL Proposed Use RESIDENTIAL

Proposed Number of Lots 1 Proposed Number of Structures 1

Proposed Water Supply WELL Proposed type of Wastewater Treatment SEPTIC

Proposed type of Storm Water Management N/A

Type of Request

☒ Change in Zoning from A-1 to R-1

☐ Variance (Please describe fully on separate page)

☐ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County

In addition to this completed application form, please including the following to ensure proper processing:

☒ Plat of Survey/Site Plan – showing location, legal description and property measurements

☐ Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.

☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies

☐ NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under \$ 375.00

0 Additional Acres at \$18.00 each \$ 0

Total NRI Fee \$ 375.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

Petitioner or Authorized Agent

Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# 1802 Date initially rec'd 4/11/18 Date all rec'd 4/11/18 Board Meeting MAY 2018
Fee Due \$ 375.00 Fee Paid \$ 375.00 Check # [REDACTED] Over/Under Payment _____ Refund Due _____



Applicant: Michael O. Saar

Contact: Michael O. Saar

Address:



IDNR Project Number: 1809867

Date: 04/11/2018

Project: Saar-rezoning

Address: site number 05-07-328-003, Yorkville

Description: Rezone from A-1 to R-1.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

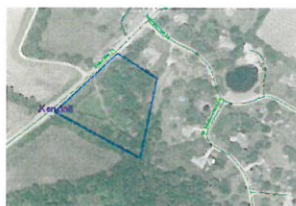
Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:

36N, 7E, 7



IL Department of Natural Resources

Contact

Natalia Jones

217-785-5500

Division of Ecosystems & Environment

Government Jurisdiction

Kendall County Building and Zoning

Matt Asselmeir

111 W. Fox Street

Yorkville, Illinois 60560 -1621

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Attachment 1, Page 5

JUSTIFICATION FOR REQUESTED REZONING AND INTENDED USES

Michael O. Saar

The land parcel is too small for farming (4.2302 acres \pm) and has large trees. It would be better utilized for residential purposes.

Attachment 1, Page 6

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

Existing uses of property within the general area of the property in question.

AGRICULTURE
RESIDENTIAL

The Zoning classification of property within the general area of the property in question.

A-1
R-1
R-3

The suitability of the property in question for the uses permitted under the existing zoning classification.

TO SMALL FOR AGRICULTURE, ALSO TO MANY
TREES.
MOST SUITABLE FOR RESIDENTIAL

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification.

THE TREND IS TO RESIDENTIAL USES

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

IT IS CONSISTENT.

GEORGE E. COLE[®]
LEGAL FORMS
215431

No. 810
September, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory
(Individual to Individual)

890496
KENDALL COUNTY ILL
DOC # 890496
402 PM
JAN 24 1989

BK 188 PG 251

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
\$ 8,009.99

(The Above Space For Recorder's Use Only)

THE GRANTOR C. A. BASSAK AND FRANCES A. BASSAK, HIS WIFE
of the CITY of SARASOTA County of SARASOTA State of FLORIDA
for and in consideration of TEN (\$10.00) DOLLARS.
CONVEY and WARRANT to MICHAEL O. SAAR & DAYLE E. SAAR,
(NAMES AND ADDRESS OF GRANTEE(S))

HUSBAND AND WIFE 14 TIMBERCREEK DRIVE, YORKVILLE, ILLINOIS 60560
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
County of KENDALL in the State of Illinois, to wit:

THAT PART OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SECTION 7; THENCE NORTH 01 DEGREES 45 MINUTES, 36 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 695.70 FEET TO THE PRESENT CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTH 71 DEGREES, 11 MINUTES, 00 SECONDS EAST ALONG SAID CENTER LINE, 37.40 FEET; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING A TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 6611.12 FEET, AN ARC DISTANCE OF 2271.16 FEET TO THE SOUTHERNMOST LINE OF A TRACT DESCRIBED IN A WARRANTY DEED FROM JANET C. SHICK TO C.A. BASSAK AND FRANCES A. BASSAK, HUSBAND AND WIFE, RECORDED AS DOCUMENT 74-2411 ON MAY 21, 1974 FOR THE POINT OF BEGINNING; THENCE SOUTH 64 DEGREES, 37 MINUTES, 06 SECONDS EAST, ALONG SAID SOUTHERNMOST LINE 575.55 FEET TO THE SOUTHERLY EXTENTION OF THE MONUMENTED WESTERLY LINE OF LOT 35 OF TIMBER CREEK SUBDIVISION; THENCE NORTH 26 DEGREES, 52 MINUTES, 33 SECONDS EAST ALONG SAID WESTERLY LINE AND ITS EXTENTION AND ALONG THE WESTERLY LINE OF LOT 36 OF SAID SUBDIVISION, 475.64 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 36, THENCE NORTH 78 DEGREES, 39 MINUTES, 26 SECONDS WEST ALONG THE MONUMENTED SOUTHERLY LINE OF LOT 37 AND LOT 38 OF SAID SUBDIVISION AND SAID LINE EXTENDED, 433.22 FEET TO SAID CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 406.64 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PLEASE PRINT OR TYPE NAME(S) BELOW
SIGNATURE(S)

C. A. BASSAK (Seal) FRANCIS A. BASSAK (Seal)
FRANCES A. BASSAK (Seal)

FLORIDA
State of Illinois, County of SARASOTA ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
C. A. BASSAK and FRANCES A. BASSAK
personally known to me to be the same person s whose name s
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9th day of January 19 89
NOTARY PUBLIC, STATE OF FLORIDA;
MY COMMISSION EXPIRES: MAR. 16, 1992;
Commission expires 9th
NOTARY PUBLIC

This instrument was prepared by ANTHONY J. BASSAK 1737 W. HOWARD SUITE 404
(NAME AND ADDRESS) CHICAGO, ILL. 60626

MAIL TO: {
MICHAEL O. SAAR (Name)
14 TIMBERCREEK DRIVE (Address)
YORKVILLE, ILLINOIS 60560 (City, State and Zip)
OR
RECORDER'S OFFICE BOX NO. _____

ADDRESS OF PROPERTY:
RT. 71
YORKVILLE, ILLINOIS
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
MICHAEL O. SAAR
14 TIMBERCREEK DRIVE
YORKVILLE, ILLINOIS 60560
(Address)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN 24 1989
KENDALL 047

AFFIX "RIDERS" OR REVENUE STAMPS HERE

CHICAGO TITLE INSURANCE CO.
Kane County Office
Geneva, Illinois 60134
Phone 222-2750

DOCUMENT NUMBER

ELEANOR E. JUNGELS - RECORDER OF DEEDS OF KANE COUNTY

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

Kathleen J. Bentley, being duly

sworn on oath, states that she resides at 1919 Pepper Valley Drive
Geneva, IL 60134. That the attached deed is

not in violation of Section 1 of Chapter 109 of the Illinois Revised

Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



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

Agenda Item Number

New Business #7

Tracking Number

EDC 2018-46

Agenda Item Summary Memo

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

Meeting and Date: Economic Development Committee - June 5, 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: City Council
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: April 13, 2018
Subject: **PZC 2018-08 BAP Power Corp. – Windmill Farms PUD
Freestanding Solar Energy System (Special Use Permit)**

Recommendation Summary:

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 attached site plan.

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 and the parcels owned by the previous developer were foreclosed upon by the bank.

The current owner of the land where the solar farms will be located is the Oswego Family Church (Restore Church Inc.), who is planning to renovate an existing building on the site for a new worship facility. Restore Church Inc. has agreed to lease a portion of their land 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 a lack of quorum, this request was not presented before the Economic Development Committee (EDC) prior to a public hearing at the Planning and Zoning Commission which forwarded its recommendation to the City Council below. Should the City Council like for the matter to go before the EDC prior to making a final determination, it can be discussed at the June 5th meeting.

Planning & Zoning Commission Action:

Upon the review of the proposed Special Use authorization 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 May 9, 2018 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system (FSSES), or solar farm, on a B-3 General Business District zoned property located in the southeast quadrant of IL Route 71 and IL Route 126 within the approved Windmill Farms PUD, as illustrated in Solar Power System Site Layout Plan prepared by Cenergy Power, dated 4-13-18, subject to:

- 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 resin-like or vinyl solid fence surrounding the entire perimeter of the freestanding solar energy system (FSES), per City staff approval.*
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.*

Action Item:

Harker-yes; Olson-yes; Goins- yes; Marcum-yes; Gockman-yes

5 yes; 0 no; 1 abstain

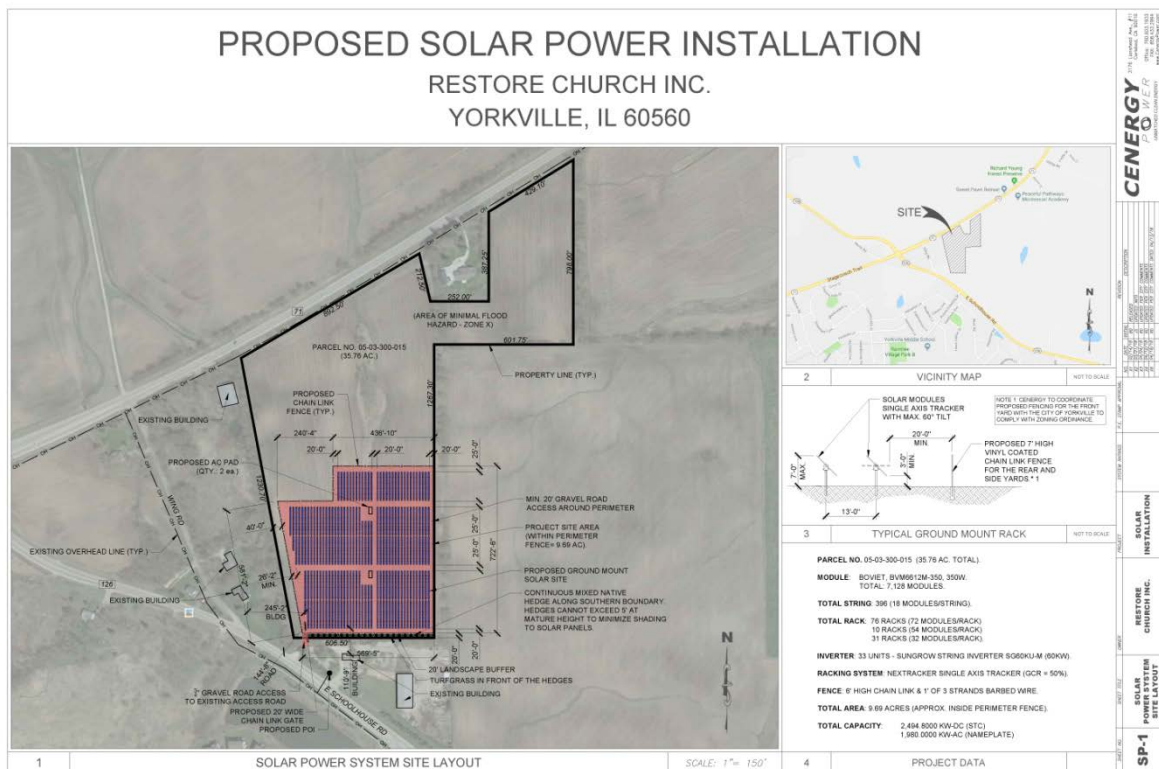


Memorandum

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 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:

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.

Staff understands 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.

SPECIAL USE CRITERIA:

Section 10-4-9-F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the plan commission.

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

Additionally, the Planning and Zoning Commission must consider the following factors specific to freestanding solar energy systems (FSES) in determining whether to issue a special use permit above and beyond those factors referenced above (Section 10-19-4-C):

1. That the proposed energy system shall further the intent of Chapter 19: Alternative Energy Systems and provide renewable energy to the property on which it is proposed.
2. That the proposed alternative energy system is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means.
3. That the establishment for the proposed alternative energy system will not prevent the normal and orderly use, development or improvement of the adjacent property for uses permitted in the district.

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.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on May 9, 2018 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system (FSES), or solar farm, on a B-3 General Business District zoned property located in the southeast quadrant of IL Route 71 and IL Route 126 within the approved Windmill Farms PUD, as illustrated in Solar Power System Site Layout Plan prepared by Cenergy Power, dated 4-13-18, subject to staff recommendations in a memo dated April 16, 2018, and further subject to {insert any additional conditions of the Plan Commission}...

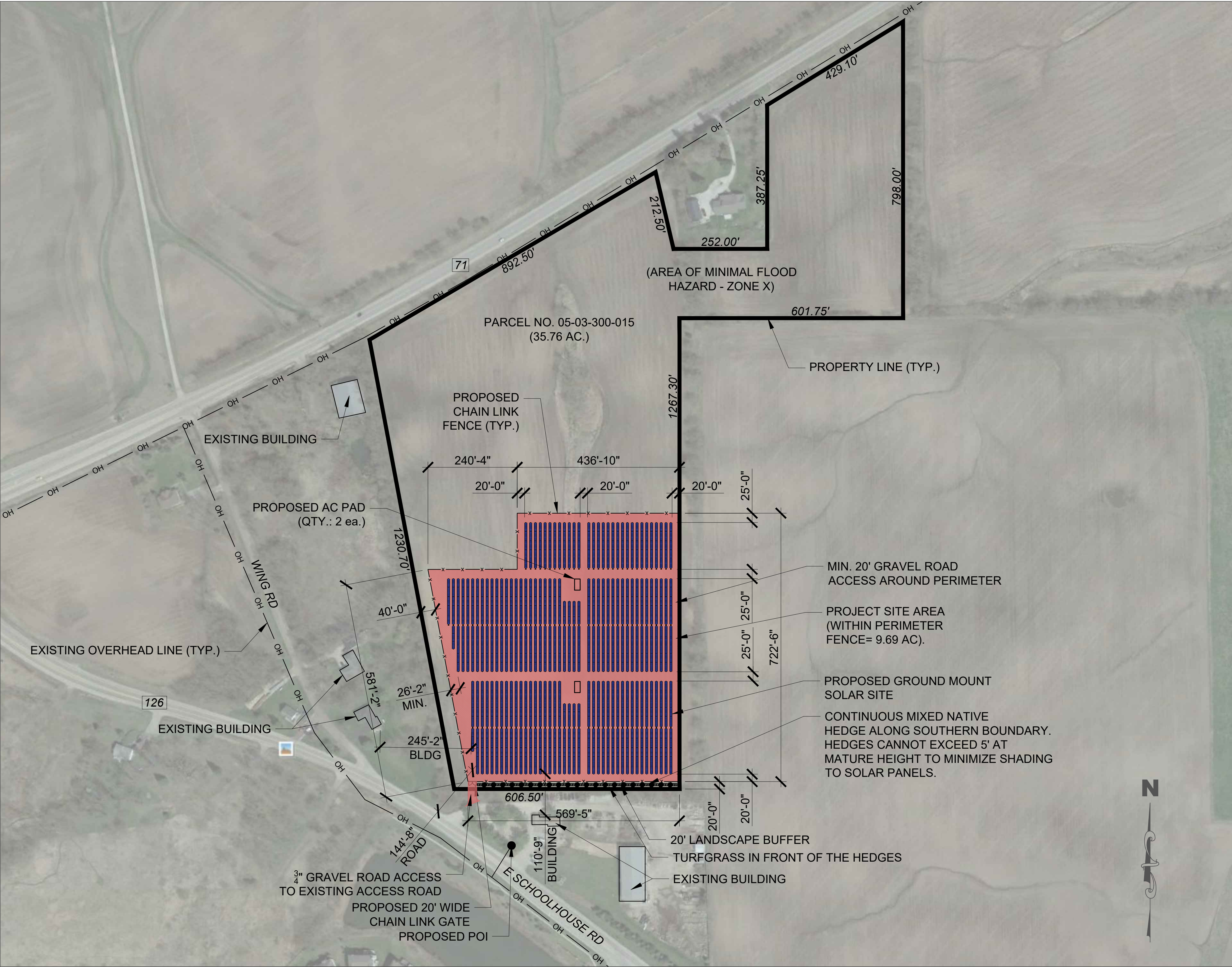
Attachments:

1. Copy of Petitioner's Application w/exhibits.
2. Solar Power System Site Layout prepared by Cenergy Power, dated 4-13-18.
3. EEI Review Letter dated April 16, 2018.
4. Copy of Public Notice.

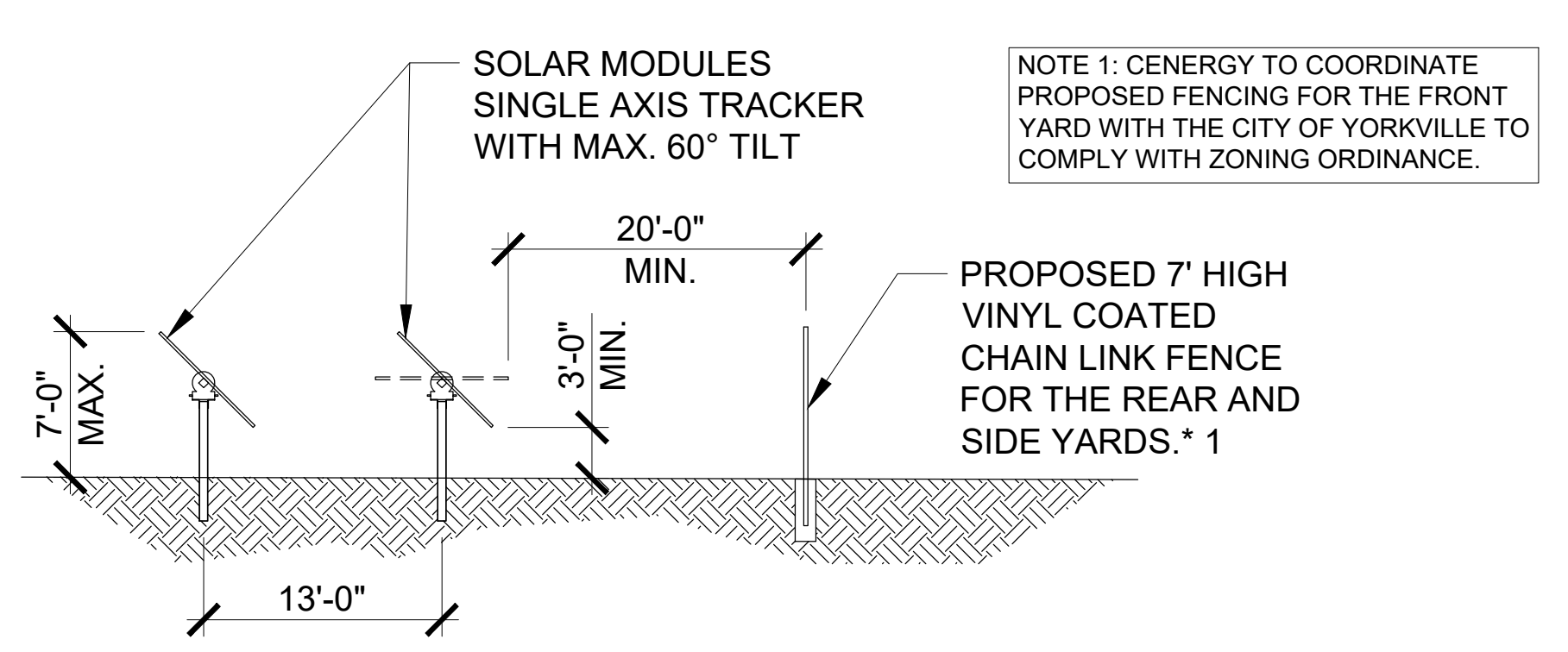
PROPOSED SOLAR POWER INSTALLATION

RESTORE CHURCH INC.

YORKVILLE, IL 60560



2 VICINITY MAP NOT TO SCALE



3 TYPICAL GROUND MOUNT RACK NOT TO SCALE

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

MODULE: BOVIET, BVM6612M-350, 350W.
TOTAL: 7,128 MODULES.

TOTAL STRING: 396 (18 MODULES/STRING).

TOTAL RACK: 76 RACKS (72 MODULES/RACK)
10 RACKS (54 MODULES/RACK)
31 RACKS (32 MODULES/RACK).

INVERTER: 33 UNITS - SUNGROW STRING INVERTER SG60KU-M (60KW).

RACKING SYSTEM: NEXTRACKER SINGLE AXIS TRACKER (GCR = 50%).

FENCE: 6' HIGH CHAIN LINK & 1' OF 3 STRANDS BARBED WIRE.

TOTAL AREA: 9.69 ACRES (APPROX. INSIDE PERIMETER FENCE).

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

SOLAR POWER SYSTEM SITE LAYOUT

SCALE: 1"= 150'

PROJECT DATA

3176 Lionhead Ave., #11
Corlisod, CA 92010
Office: 760.603.1933
Fax: 858.433.2994
www.CENERGYPower.com

CENERGY
POWER
UNMATCHED CLEAN ENERGY
A DIVISION OF BAP POWER CORPORATION

NO.	DATE	INITIAL	DESCRIPTION
X1	02/14/18	BQ	RELEASED
X2	03/17/18	JS	UPDATED INFO
X3	04/12/18	RD	UPDATED PER CITY COMMENTS
X4	04/12/18	RD	UPDATED PER CITY COMMENTS
X5	04/12/18	RD	UPDATED PER CITY COMMENTS
X6	04/18/18	RD	UPDATED PER CITY COMMENTS DATED 04/13/18

NO.	DATE	INITIAL	DESCRIPTION
X1	02/14/18	BQ	RELEASED
X2	03/17/18	JS	UPDATED INFO
X3	04/12/18	RD	UPDATED PER CITY COMMENTS
X4	04/12/18	RD	UPDATED PER CITY COMMENTS
X5	04/12/18	RD	UPDATED PER CITY COMMENTS
X6	04/18/18	RD	UPDATED PER CITY COMMENTS DATED 04/13/18

NO.	DATE	INITIAL	DESCRIPTION
X1	02/14/18	BQ	RELEASED
X2	03/17/18	JS	UPDATED INFO
X3	04/12/18	RD	UPDATED PER CITY COMMENTS
X4	04/12/18	RD	UPDATED PER CITY COMMENTS
X5	04/12/18	RD	UPDATED PER CITY COMMENTS
X6	04/18/18	RD	UPDATED PER CITY COMMENTS DATED 04/13/18

DRAWN BY: V-TEAM



aka BAP Power Corporation (CA Lic. # 922883)

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

Landscaping Plan - Restore Church Inc. Community Solar Project

1. The Project

BAP Power Corporation dba Cenergy Power (“Developer”) is developing 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 (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. The Project Site will sit on approximately 9.7 acres.

2. Landscaping Plan

Pursuant to the Yorkville letter dated 4/13/18, please see the landscaping plan attached as Exhibit A. As requested by Yorkville, Developer intends to place native grass and hedges (per Yorkville zoning ordinance section 8-12-1) along the southern boundary of the Project Site. Developer will maintain a minimum 20' buffer between the hedges and the landscaping business directly south of the Project Site.

Developer also intends to build 20' access roads from the Project Site's gate entrance on the southwest side off the Project Site into the Project Site. These access roads will be built using approximately 5-6" of 3/4" crushed rock.

Inside the Project Site fence and between the solar array rows, Developer will allow natural vegetation to grow. Developer will utilize pre-emergent at construction completion for weed abatement. In addition, as part of the routine maintenance of the Project Site, Developer will also conduct weed abatement up to 2 times per year.

Please see photos below for a similar project in size and scope to this proposed Project Site which demonstrates the natural vegetation and access roads inside the Project Site fenced area.



aka BAP Power Corporation (CA Lic. # 922883)

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



www.CenergyPower.com

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

**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	<input type="text" value="N/A"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
		ZIP	<input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

Engineer

Name	<input type="text" value="BAP Power Corporation, DBA Cenergy Power"/>		
Address	<input type="text" value="3176 Lionshead Ave"/>		
City	<input type="text" value="Carlsbad"/>	State	<input type="text" value="CA"/>
		ZIP	<input type="text" value="92010"/>
Phone	<input type="text" value="760-603-1933"/>	Fax	<input type="text"/>
E-mail	<input type="text" value="mimoto@cenergypower.com"/>		

Land Planner/Surveyor

Name	<input type="text" value="N/A"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
		ZIP	<input type="text"/>
Phone	<input type="text"/>	Fax	<input type="text"/>
E-mail	<input type="text"/>		

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: BAP Power Corporation	Address: 3176 Lionshead Ave	City: Carlsbad	State: CA	Zip Code: 92010
Telephone: 760-603-1933	Mobile:	Fax: 760.683.3116	E-mail: 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.

real estate reports



Subject Property

IL
APN: 05-03-300-015

Prepared For:

Data Provided By:

Frank Green

stewart title®

Requested By:

mike Imoto
Cenergy Power
Email: mimoto@cenergypower.com

stewart title®

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Data Provided By:

Frank Green

Disclaimer

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Property Detail

Subject Property : **IL**

Owner Information

Owner Name : **Restore Church Inc**

Mailing Address : **5498 Us Highway 34, Oswego IL 60543 R025**

Vesting Codes : **/ / Corporation**

Location Information

Legal Description : **Sec 3-36-7**

County : **Kendall, IL**

APN : **05-03-300-015**

Township-Range- Sect : **36N-07E-03**

Munic/Township : **Kendall Twp**

Owner Transfer Information

Recording/Sale Date : **10/17/2017 / 09/07/2017**

Deed Type : **Special Warranty Deed**

Document # : **16528**

1st Mtg Document # : **16529**

Last Market Sale Information

Recording/Sale Date : **10/16/2006 / 08/30/2006**

Deed Type : **Trustee Deed**

Sale Price : **\$2,802,000**

Price Per SqFt : **\$1.79**

Document # : **33258**

Title Company : **Nationwide Title**

Seller Name : **Trust 9450**

Prior Sale Information

Prior Rec/Sale Date : **05/27/2005 / 04/13/2005**

Prior Doc Number : **14668**

Prior Sale Price : **\$1,374,000**

Prior Deed Type : **Quit Claim Deed**

Property Information

Land Use : **Agricultural Land**

Lot Acres : **35.76**

Lot Size : **1,557,706**

County Use : **Farm Land 20g**

Customer Name : mike Imoto
Customer Company Name : Cenergy Power
Prepared On : 03/21/2018

stewart title

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Property Detail

Tax Information

Total Value :	\$6,110	Assessed Year :	2016	Property Tax :	\$681.26
Land Value :	\$6,110	Tax Year :	2016	Tax Rate Area :	KE
Total Taxable Value :	\$6,110				

Transaction History

Sales History

Rec. Date :	10/17/2017	04/24/2017	05/04/2012	05/04/2012
Sale Date :	09/07/2017	04/03/2017	04/16/2012	04/16/2012
Sale Price :				\$4,000,000
Rec.Doc.No :	16528	6075	8082	8081
Doc. Type :	SPECIAL WARRANTY DEED	DEED (REG)	SHERIFF'S DEED	CERTIF OF SALE-SHERIFF/MARSHAL
Sale Price Type :				
Buyer :	Restore Church Inc	Synergy Property Holdings Llc	Standard Bk & Trust	Standard Bk & Trust
Seller :	Synergy Property Holdings Llc	First Midwest Bk	Sheriff Of Kendall County	Sheriff Of Kendall County
Title Company :	Attorney Only	Other	Attorney Only	Attorney Only
Other Doc No :				

Rec. Date :	10/16/2006	05/27/2005	09/30/1996
Sale Date :	08/30/2006	04/13/2005	
Sale Price :	\$2,802,000	\$1,374,000	
Rec.Doc.No :	33258	14668	10023
Doc. Type :	TRUSTEE DEED	QUIT CLAIM DEED	GRANT DEED
Sale Price Type :			
Buyer :	Trust 19589	Trust 9450	Trust 122132-03
Seller :	Trust 9450	Trust 6817	Inland Land Appreciation Fund
Title Company :	Nationwide Title	Attorneys Title Guaranty Fund	
Other Doc No :			

Customer Name : mike Imoto
Customer Company Name : Cenergy Power
Prepared On : 03/21/2018

stewart title

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Note: Refer to the property reports recorded documents

Mortgage History

1st Mortgage Details

Mtg. Date : **10/17/2017**
Mtg. Amt : **\$309,000**
Mtg. Doc. No : **16529**
Doc. Type : **MORTGAGE**
Loan Type : **CONVENTIONAL**
Mtg. Rate Type :
Mtg. Term : **5 Years**
Mtg. Rate :
Lender : **Old Second
Nat'l Bk**
Borrower 1 : **Restore
Church Inc**
Borrower 2 :
Borrower 3 :
Borrower 4 :

Foreclosure History

Doc Type : **LIS PENDENS**
Recording Date : **01/09/2012**
Fore. Doc. No : **485**
Orig Mtg Amt :
Orig Doc Date :
Lender Name :

Sales Document



201700016528
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 10/17/2017 02:01 PM
WD: 42.00 RHSPS FEE: 10.00
PAGES: 7

Prepared by

Dennis P Lindell, Esq
Lindell & Tessitore P C
1755 Park St., Suite 200, Naperville, IL 60563

When Recorded, Return to

Jordan D. Gash
1104 Redwood Dr.
Yorkville, IL 60560

Mail Tax Bills to

Jordan D. Gash
1104 Redwood Dr.
Yorkville, IL 60560

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that SYNERGY PROPERTY HOLDINGS, LLC, an Illinois limited liability company ("Grantor"), with an address of 7800 West 95th Street, Hickory Hills, IL 60457. **CONVEYS AND SPECIALLY WARRANTS** to RESTORE CHURCH, INC., an Illinois Corporation d/b/a Oswego Family Church, Inc ("Grantee"), with a principal address at 5498 US Highway 31, Oswego, IL 60543 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Kendall County, State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE PART HEREOF

The subject Real Estate does not constitute homestead property of Grantor

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed,

201700016528 1/7

Customer Name : mike Imoto
Customer Company Name : Cenergy Power
Prepared On : 03/21/2018

stewart title

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that Grantor has full capacity to convey the Real Estate described herein, and that all necessary action for the making of such conveyance has been taken and done

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 7th day of September, 2017

GRANTOR Synergy Property Holdings, LLC

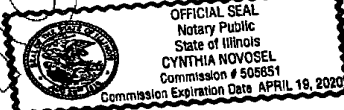
By Mary Brown
Mary Brown

Title Vice President

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Cynthia Novosel, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Brown personally known to me to be the Vice President of Synergy Property Holdings, LLC, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, she signed and delivered the said instrument pursuant to authority given by the company as her free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth

GIVEN under my hand and official seal this 7 day of September, 2017
Cynthia Novosel



Special Warranty Deed
Grantee Restore Church, Inc.
Grantor Synergy Property Holdings, LLC
Property Address Vacant land adjacent to IL Rt 71 and Wing Rd in Yorkville, IL.
Parcel Numbers 05-03-300-015, 05-03-300-025, 05-03-300-026

Exempt under provisions of Paragraph B
Section 31-45, Property Tax Code

9-8-17 Dennis K. Kucera
Date Buyer, Seller, or Representative

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 570 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 38 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)

PARCEL 2

THAT PART OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE CENTER OF SAID SECTION 3, THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, 1284.36 FEET, THENCE SOUTH 89 DEGREES 50 MINUTES 00 DEGREES WEST, 684.42 FEET, THENCE NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST, 592.27 FEET, THENCE SOUTH 57 DEGREES 33 MINUTES 55 SECONDS WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD, THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, ALONG SAID EASTERLY LINE, 705.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 FOR THE POINT OF BEGINNING, THENCE SOUTH 21 DEGREES 52 MINUTES 29 SECONDS EAST, ALONG SAID EASTERLY LINE, 119.0 FEET, THENCE NORTH 68 DEGREES 07 MINUTES 31 SECONDS EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET, THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71, THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 211.36 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PARCEL 3

THAT PART OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE CENTER OF SAID SECTION 3, THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, 1284.36 FEET, THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, 684.42 FEET, THENCE NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST, 592.27 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 57 DEGREES 33 MINUTES 55 SECONDS WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD, THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, ALONG SAID EASTERLY LINE, 586.85 FEET TO A POINT ON SAID EASTERLY LINE WHICH IS 119.0 FEET (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71, THENCE NORTH 68 DEGREES 07 MINUTES 31 SECONDS EAST, PERPENDICULAR TO SAID EASTERLY LINE 211.0 FEET, THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-

OF-WAY LINE OF ILLINOIS ROUTE 71, THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE LEFT WITH A RADIUS OF 11509 16 FEET, AN ARC DISTANCE OF 261 03 FEET TO A LINE DRAWN NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 09 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID LINE 695 72 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

(Less and except from Above Parcels 1, 2 & 3 part of the Southwest Quarter and part of the Northwest Quarter of Section 3, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows with bearings and distances based upon the Illinois State Plane Coordinate System, (Grid) East Zone (NAD-83, 2007 adj) Commencing at the southwest corner of said Section 3, thence North 01 degree 35 minutes 30 seconds West 1995 04 feet along the west line of said southwest quarter section to the centerline of Illinois Route 71, thence North 69 degrees 55 minutes 19 seconds East 262 19 feet along said centerline to the point of curvature of a 11,479 05 foot radius curve to the left, thence northeasterly 1163 11 feet along said curve whose chord bears North 67 degrees 01 minutes 09 seconds East 1162 62 feet, thence South 25 degrees 53 minutes 00 seconds East 50 00 feet to the Point of Beginning on the southeasterly right of way line of Illinois Route 71, thence northeasterly 1118 45 feet along said southeasterly right of way line along a 11,529 02 foot radius curve to the left whose chord bears North 61 degrees 20 minutes 15 seconds East 1118 01 feet, thence North 58 degrees 33 minutes 29 seconds East 316 42 feet along said right of way line to the west line of property described in document number 201300024064, thence South 13 degrees 56 minutes 03 seconds East 15 73 feet along said west line, thence South 58 degrees 33 minutes 29 seconds West 65 67 feet, thence South 56 degrees 13 minutes 50 seconds West 246 22 feet to a non-tangential curve to the right, thence southwesterly 658 26 feet along a 11,564 05 foot radius curve to the right whose chord bears South 60 degrees 11 minutes 25 seconds West 658 17 feet, thence South 50 degrees 42 minutes 49 seconds West 51 33 feet, thence southwesterly 75 56 feet along a 11,564 05 foot radius curve to the right whose chord bears South 62 degrees 15 minutes 33 seconds West 75 56 feet, thence South 73 degrees 52 minutes 10 seconds West 76 98 feet, thence southwesterly 226 37 feet along a 11,549 05 foot radius curve to the right whose chord bears South 63 degrees 22 minutes 56 seconds West 226 57 feet, thence South 15 degrees 56 minutes 14 seconds West 40 32 feet, thence South 23 degrees 05 minutes 13 seconds East 100 12 feet, thence South 10 degrees 56 minutes 42 seconds East 51 74 feet to the easterly right of way line of Wing Road, thence North 22 degrees 56 minutes 28 seconds West 200 26 feet along said right of way line to the Point of Beginning)

EXHIBIT B

PERMITTED EXCEPTIONS

- 1 General real estate taxes, general and special assessments not yet due and payable
- 2 Acts done or suffered by Grantee
- 3 Matters the title company agrees to endorse or insure over
- 4 Private, public and utility easements and roads and highways, if any
- 5 Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules
- 6 Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way
- 7 All matters of public record
- 8 All exceptions and defects contained within that certain Title Commitment issued by Chicago Title with a title commitment number of 17010823WF with an effective date of August 18, 2017, as amended
- 9 Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any
- 10 All of the matters, terms, and conditions set forth in that certain Purchase and Sale Agreement dated June 27, 2017 between Grantor and Grantee, as may be amended
- 11 Farm lease by and between Synergy Property Holdings, LLC (as Landlord) and Chris Ormiston and Madeline Ormiston Jr (as Tenants), as may be amended, and rights of the tenants thereunder



Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

Synergy Property Holdings, LLC, an Illinois limited liability company, being duly sworn on oath, states that affiant resides at vacant land at Illinois Route 71 and Wing Road, Yorkville, IL And further states that (please check the appropriate box)

A ☐ That the attached deed is not in violation of 765 ILS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land, or
B ☐ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons (please circle the appropriate number)

- 1 The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access,
- 2 The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access,
- 3 The sale or exchange of parcels of land between owners of adjoining and contiguous land,
- 4 The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access,
- 5 The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access,
- 6 The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use,
- 7 Conveyances made to correct descriptions in prior conveyances,
- 8 The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access,
- 9 The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land,
- 10 The conveyance is of land described in the same manner as title was taken by grantor(s)

AFFIANT further states that ___ he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording

SUBSCRIBED AND SWORN BEFORE ME

This 8 day of Sept, 2017

Signature of Notary Public



Signature of Affiant

111 West Fox Street, Yorkville IL 60560-1498
Tel (630) 553-4104 • Fax (630) 553-4119 • Email Dgillette@co.kendall.il.us

201700016528 7/7

Customer Name : mike Imoto
Customer Company Name : Cenergy Power
Prepared On : 03/21/2018

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Loan Document



RECORDATION REQUESTED BY

Old Second National Bank
Aurora Main
37 S River Street
Aurora, IL 60506

201700016529

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 10/17/2017 02:01 PM
MTGE: 50.00 RHSPS FEE: 10.00
PAGES: 15

WHEN RECORDED MAIL TO

Old Second National Bank
37 S River Street
Aurora, IL 60506

SEND TAX NOTICES TO

Restore Church, Inc
5498 Route 34
Oswego, IL 60543-0000

FOR RECORDER'S USE ONLY

This Mortgage prepared by

Loan Administration
Old Second National Bank
37 S River Street
Aurora, IL 60506

MORTGAGE

MAXIMUM LIEN At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$618,000 00

THIS MORTGAGE dated September 8, 2017, is made and executed between Restore Church, Inc, whose address is 5498 Route 34, Oswego, IL 60543 (referred to below as "Grantor") and Old Second National Bank, whose address is 37 S River Street, Aurora, IL 60506 (referred to below as "Lender")

GRANT OF MORTGAGE For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures, all easements, rights of way, and appurtenances, all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights), and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Kendall County, State of Illinois

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

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**MORTGAGE
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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)

PARCEL 2

THAT PART OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE CENTER OF SAID SECTION 3, THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, 1284 36 FEET, THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, 684 42 FEET, THENCE NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST, 592 27 FEET, THENCE SOUTH 57 DEGREES 33 MINUTES 55 SECONDS WEST, 327 57 FEET TO THE EASTERLY LINE OF WING ROAD, THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, ALONG SAID EASTERLY LINE, 705 85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 FOR THE POINT OF BEGINNING, THENCE SOUTH 21 DEGREES 52 MINUTES 29 SECONDS EAST, ALONG SAID EASTERLY LINE, 119 0 FEET, THENCE NORTH 68 DEGREES 07 MINUTES 31 SECONDS EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211 0 FEET, THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST PARALLEL WITH SAID EASTERLY LINE, 131 87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71, THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 11509 16 FEET, AN ARC DISTANCE OF 214 36 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PARCEL 3

THAT PART OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE CENTER OF SAID SECTION 3, THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, 1284 36 FEET, THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, 684 42 FEET, THENCE NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST, 592 27 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 57 DEGREES 33 MINUTES 55 SECONDS WEST, 327 57 FEET TO THE EASTERLY LINE OF WING ROAD, THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, ALONG SAID EASTERLY LINE, 586 85 FEET TO A POINT ON SAID EASTERLY LINE WHICH IS 119 0 FEET (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71, THENCE NORTH 68 DEGREES 07 MINUTES 31 SECONDS EAST, PERPENDICULAR TO SAID EASTERLY LINE 211 0 FEET, THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, PARALLEL WITH SAID EASTERLY LINE, 131 87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71, THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE LEFT WITH A RADIUS OF 11509 16 FEET, AN ARC DISTANCE OF 261 03 FEET TO A LINE DRAWN

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Customer Company Name : Cenergy Power
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**MORTGAGE
(Continued)**

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NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 09 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID LINE 695 72 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

(Less and except from Above Parcels 1, 2 & 3 part of the Southwest Quarter and part of the Northwest Quarter of Section 3, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows with bearings and distances based upon the Illinois State Plane Coordinate System, (Grid) East Zone (NAD-83, 2007 adj) Commencing at the southwest corner of said Section 3, thence North 01 degree 35 minutes 30 seconds West 1995 04 feet along the west line of said southwest quarter section to the centerline of Illinois Route 71, thence North 69 degrees 55 minutes 19 seconds East 262 19 feet along said centerline to the point of curvature of a 11,479 05 foot radius curve to the left, thence northeasterly 1163 11 feet along said curve whose chord bears North 67 degrees 01 minutes 09 seconds East 1162 62 feet, thence South 25 degrees 53 minutes 00 seconds East 50 00 feet to the Point of Beginning on the southeasterly right of way line of Illinois Route 71, thence northeasterly 1118 45 feet along said southeasterly right of way line along a 11,529 02 foot radius curve to the left whose chord bears North 61 degrees 20 minutes 15 seconds East 1118 01 feet, thence North 58 degrees 33 minutes 29 seconds East 316 42 feet along said right of way line to the west line of property described in document number 201300024064, thence South 13 degrees 56 minutes 03 seconds East 15 73 feet along said west line, thence South 58 degrees 33 minutes 29 seconds West 65 67 feet, thence South 56 degrees 13 minutes 50 seconds West 246 22 feet to a non-tangential curve to the right, thence southwesterly 658 26 feet along a 11,554 05 foot radius curve to the right whose chord bears South 60 degrees 11 minutes 25 seconds West 658 17 feet, thence South 50 degrees 42 minutes 48 seconds West 51 33 feet, thence southwesterly 75 56 feet along a 11,564 05 foot radius curve to the right whose chord bears South 62 degrees 15 minutes 33 seconds West 75 56 feet, thence South 73 degrees 52 minutes 10 seconds West 76 98 feet, thence southwesterly 226 37 feet along a 11,549 05 foot radius curve to the right whose chord bears South 63 degrees 22 minutes 56 seconds West 226 37 feet, thence South 15 degrees 56 minutes 14 seconds West 40 32 feet, thence South 29 degrees 05 minutes 13 seconds East 100 12 feet, thence South 10 degrees 56 minutes 42 seconds East 51 74 feet to the easterly right of way line of Wing Road, thence North 22 degrees 56 minutes 26 seconds West 200 26 feet along said right of way line to the Point of Beginning)

The Real Property or its address is commonly known as Vacant Land at Illinois Route 71 and Wing Rd , Yorkville, IL 60560 The Real Property tax identification number is 05-03-300-015, 05-03-300-025 & 05-03-300-026

CROSS-COLLATERALIZATION In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents

FUTURE ADVANCES In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor, together with all interest thereon

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B)

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**MORTGAGE
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PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS

PAYMENT AND PERFORMANCE Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage

POSSESSION AND MAINTENANCE OF THE PROPERTY Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions

Possession and Use Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property, (2) use, operate or manage the Property, and (3) collect the Rents from the Property

Duty to Maintain Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value

Compliance With Environmental Laws Grantor represents and warrants to Lender that (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property, (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters, and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property, and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws, and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise

Nuisance, Waste Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent

Removal of Improvements Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with

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**MORTGAGE
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Improvements of at least equal value

Lender's Right to Enter Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage

Compliance with Governmental Requirements Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest

Duty to Protect Grantor agrees neither to abandon or leave unattended the Property Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property

DUE ON SALE - CONSENT BY LENDER Lender may, at Lender's option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property, whether legal, beneficial or equitable, whether voluntary or involuntary, whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to (any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Illinois law

TAXES AND LIENS The following provisions relating to the taxes and liens on the Property are part of this Mortgage

Payment Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property Grantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph

Right to Contest Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings

Evidence of Payment Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property

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**MORTGAGE
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Notice of Construction Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE The following provisions relating to insuring the Property are a part of this Mortgage

Maintenance of Insurance Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption and boiler insurance as Lender may require. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of ten (10) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

Grantor's Report on Insurance Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing (1) the name of the insurer, (2) the risks insured, (3) the amount of the policy, (4) the property insured, the then current replacement value of such property, and the manner of determining that value, and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Mortgage or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Mortgage or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to

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discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand, (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy, or (2) the remaining term of the Note, or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Mortgage also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY, DEFENSE OF TITLE The following provisions relating to ownership of the Property are a part of this Mortgage:

Title Grantor warrants that (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties All representations, warranties, and agreements made by Grantor in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's Indebtedness shall be paid in full.

CONDEMNATION The following provisions relating to condemnation proceedings are a part of this Mortgage:

Proceedings If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without

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limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage

Taxes The following shall constitute taxes to which this section applies (1) a specific tax upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage, (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage, (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note, and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Grantor

Subsequent Taxes If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender

SECURITY AGREEMENT, FINANCING STATEMENTS The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage

Security Agreement This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time

Security Interest Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Real and Personal Property. In addition to recording this Mortgage in the real property records, Lender may at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law

Addresses The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage

FURTHER ASSURANCES, ATTORNEY-IN-FACT The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage

Further Assurances At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph

Attorney-in-Fact If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph

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FULL PERFORMANCE If Grantor pays all the Indebtedness, including without limitation all future advances, when due, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time

REINSTATEMENT OF SECURITY INTEREST If payment is made by Grantor, whether voluntarily or otherwise, or by guarantor or by any third party, on the Indebtedness and thereafter Lender is forced to remit the amount of that payment (A) to Grantor's trustee in bankruptcy or to any similar person under any federal or state bankruptcy law or law for the relief of debtors, (B) by reason of any judgment, decree or order of any court or administrative body having jurisdiction over Lender or any of Lender's property, or (C) by reason of any settlement or compromise of any claim made by Lender with any claimant (including without limitation Grantor), the Indebtedness shall be considered unpaid for the purpose of enforcement of this Mortgage and this Mortgage shall continue to be effective or shall be reinstated, as the case may be, notwithstanding any cancellation of this Mortgage or of any note or other instrument or agreement evidencing the Indebtedness and the Property will continue to secure the amount repaid or recovered to the same extent as if that amount never had been originally received by Lender, and Grantor shall be bound by any judgment, decree, order, settlement or compromise relating to the Indebtedness or to this Mortgage

EVENTS OF DEFAULT Each of the following, at Lender's option, shall constitute an Event of Default under this Mortgage

Payment Default Grantor fails to make any payment when due under the Indebtedness

Default on Other Payments Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien

Environmental Default Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property

Other Defaults Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Mortgage or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor

Default in Favor of Third Parties Should Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or Grantor's ability to repay the Indebtedness or Grantor's ability to perform Grantor's obligations under this Mortgage or any of the Related Documents

False Statements Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Mortgage or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter

Defective Collateralization This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason

Insolvency The dissolution or termination of Grantor's existence as a going business, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor

Creditor or Forfeiture Proceedings Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender However, this Event of Default shall not

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apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute

Breach of Other Agreement Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later

Events Affecting Guarantor Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness

Adverse Change A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired

Insecurity Lender in good faith believes itself insecure

RIGHTS AND REMEDIES ON DEFAULT Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law

Accelerate Indebtedness Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay

UCC Remedies With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code

Collect Rents Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver

Mortgagee in Possession Lender shall have the right to be placed as mortgagee in possession or to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The mortgagee in possession or receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver

Judicial Foreclosure Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property

Deficiency Judgment If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section

Other Remedies Lender shall have all other rights and remedies provided in this Mortgage or the Note or

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available at law or in equity

Sale of the Property To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Election of Remedies Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Mortgage, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies. Nothing under this Mortgage or otherwise shall be construed so as to limit or restrict the rights and remedies available to Lender following an Event of Default, or in any way to limit or restrict the rights and ability of Lender to proceed directly against Grantor and/or against any other co-maker, guarantor, surety or endorser and/or to proceed against any other collateral directly or indirectly securing the Indebtedness.

Attorneys' Fees, Expenses If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES Any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

CURE PROVISIONS If any default, other than a default in payment on Indebtedness, is curable and if Borrower or Grantor, as the case may be, has not been given a notice of a similar default within the preceding twelve (12) months, then so long as the continued operation and safety of the Property, and the priority, validity and enforceability of the liens created by the Mortgage or any of the other Related Documents and the value of the Property are not impaired, threatened or jeopardized, then the Borrower or Grantor, as the case may be, shall have a period (the "Cure Period") of fifteen (15) days after the Borrower or Grantor, as the case may be, obtains actual knowledge of such failure or receives written notice of such failure to cure the default.

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COUNTERPARTS This document may be executed in any number of counterparts and by the different parties hereto on separate counterparts and each such counterpart shall be deemed to be an original, but all such counterparts shall together constitute but one and the same document

MISCELLANEOUS PROVISIONS The following miscellaneous provisions are a part of this Mortgage

Amendments This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment

Annual Reports If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property

Caption Headings Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage

Governing Law This Mortgage will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Illinois without regard to its conflicts of law provisions. This Mortgage has been accepted by Lender in the State of Illinois

No Waiver by Lender Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Mortgage shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender

Severability If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Mortgage. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage

Merger There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender

Successors and Assigns Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the Indebtedness

Time is of the Essence Time is of the essence in the performance of this Mortgage

Waive Jury All parties to this Mortgage hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party

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Waiver of Homestead Exemption Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Illinois as to all indebtedness secured by this Mortgage

Waiver of Right of Redemption NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES, TO THE EXTENT PERMITTED UNDER 735 ILCS 5/15-1601(b) OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS OF REDEMPTION ON GRANTOR'S BEHALF AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY

DEFINITIONS The following capitalized words and terms shall have the following meanings when used in this Mortgage Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code

Borrower The word "Borrower" means Restore Church, Inc and includes all co-signers and co-makers signing the Note and all their successors and assigns

Default The word "Default" means the Default set forth in this Mortgage in the section titled "Default"

Environmental Laws The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto

Event of Default The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage

Grantor The word "Grantor" means Restore Church, Inc

Guaranty The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note

Hazardous Substances The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos

Improvements The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property

Indebtedness The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage Specifically, without limitation, Indebtedness includes the future advances set forth in the Future Advances provision, together with all interest thereon and all amounts that may be indirectly secured by the Cross-Collateralization provision of this Mortgage

Lender The word "Lender" means Old Second National Bank, its successors and assigns

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Mortgage The word "Mortgage" means this Mortgage between Grantor and Lender

Note The word "Note" means the promissory note dated September 8, 2017, in the original principal amount of \$309,000 00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 4.875% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$2,434.69 each and one irregular last payment estimated at \$232,562.56. Grantor's first payment is due October 8, 2017, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on September 8, 2022, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest. The maturity date of the Note is September 8, 2022.

Personal Property The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property, together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property, and together with all proceeds (including without limitation, all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property The word "Property" means collectively the Real Property and the Personal Property.

Real Property The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Rents The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS

GRANTOR

RESTORE CHURCH, INC

By 
Jordan D. Gash, President of Restore Church, Inc

201700016529 14/15

Customer Name : mike Imoto
Customer Company Name : Cenergy Power
Prepared On : 03/21/2018

stewart title

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Loan No 63801024421

**MORTGAGE
(Continued)**

Page 15

CORPORATE ACKNOWLEDGMENT

STATE OF IL)
COUNTY OF Dupage) SS
)

On this 8th day of September, 2017 before me, the undersigned Notary Public, personally appeared Jordan D Gash, President of Restore Church, Inc, and known to me to be an authorized agent of the corporation that executed the Mortgage and acknowledged the Mortgage to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Mortgage and in fact executed the Mortgage on behalf of the corporation.

By Kristin M Halbert Residing at Naperville, IL
Notary Public in and for the State of IL
My commission expires 11/5/18



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L:\CFILPL\G03 PG. 1R-5553 PR-11

201700016529 15/15

Customer Name : mike Imoto
Customer Company Name : Cenergy Power
Prepared On : 03/21/2018

stewart title

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Foreclosure Document

PREPARED BY:

Marilyn A. Mulcahy
7800W. 95th Street. Ste. 2 East
Hickory Hills IL 60457
Telephone: 708-430-1300
Attorneys for Plaintiff

MAIL TO:

JAMES B. CARROLL & ASSOCIATES
7800 West 95th Street, Ste. 2 East
Hickory Hills, IL 60457



201200000485

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 1/9/2012 1:55 PM
LISP: 58.00 RHSPS FEE: 18.00
PAGES: 5

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT
KENDALL COUNTY, ILLINOIS

STANDARD BANK AND TRUST,
an Illinois Banking Corporation,

Plaintiff,

v.

JAKE LAND GROUP, LLC, an Illinois
Limited Liability Company, STANDARD
BANK AND TRUST COMPANY
A/T/U/T/A A/T/U/T # 19589 DATED
8/25/06, KEVIN M. BENSON,
UNKNOWN OWNERS and NON-RECORD
CLAIMANTS,

Defendants.

Case No.

2011 CH 1375

NOTICE OF FORECLOSURE

I, the undersigned attorney for Plaintiff, do hereby certify that the above entitled cause was filed in the captioned Court on December 29, 2011, for foreclosure of a Collateral Assignment of Beneficial Interest in Standard Bank and Trust Company Trust #19589, made by Standard Bank and Trust Company a/t/u/t/a dated August 25, 2006, and known as Trust Number 19589 to Standard Bank and Trust Company dated September 1, 2006. Said action is now pending in the captioned Court. The record title holder of the affected real estate is Standard Bank and Trust Company a/t/u/t/a dated August 25, 2006, and known as Trust Number 19589 and it is legally described as:

See Legal Description attached hereto as Exhibit "A" and made a part hereof.

COMMONLY KNOWN AS: 94 acres vacant land located at Route 126 and 71, Yorkville, IL 60550

P.I.N. NUMBER: 05-03-300-013
05-03-300-014
05-03-300-015
05-03-300-016
05-03-300-025
05-03-300-026

STANDARD BANK AND TRUST COMPANY

By

201200000485 1/5

Customer Name : mike Imoto
Customer Company Name : Cenergy Power
Prepared On : 03/21/2018

stewart title

LEGAL DESCRIPTION

PARCEL ONE: 05-03-300-014

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET A POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE, THENCE NORTHEASTERLY ALONG SAID CLAIM LINE, 941.92 FEET TO A POINT ON A LINE DRAWN SOUTHWESTERLY, PERPENDICULAR TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 126 FROM A POINT ON SAID CENTER LINE WHICH IS 1049.70 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 71; THENCE NORTHEASTERLY TO SAID POINT ON SAID CENTER LINE OF ILLINOIS ROUTE 126 AFORESAID; THENCE NORTHWESTERLY ALONG SAID ROUTE 126 CENTER LINE AND TO SAID ROUTE 71 CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID ROUTE 71 CENTER LINE, 30.58 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 78.83 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 1925.21 FEET ON THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 59 MINUTES 22 SECONDS EAST 58.55 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF A F.A.P. ROUTE 311 (IL ROUTE 71) AND THE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 34 MINUTES 00 SECONDS EAST 35.28 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 66 (IL ROUTE 126); THENCE SOUTH 70 DEGREES 08 MINUTES 35 SECONDS EAST 125.66 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 81 DEGREES 09 MINUTES 04 SECONDS WEST 51.85 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 40 SECONDS WEST 103.47 FEET TO THE POINT OF BEGINNING); IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL TWO: 05-03-300-013

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST LINE, 1118.27 FEET THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 28 DEGREES 33 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE

THEREFROM, 228.53 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 178 DEGREES 11 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 112.67 FEET TO A LINE DRAWN PARALLEL WITH AND 160.0 FEET NORMALLY DISTANT, EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 717.44 FEET TO SAID CLAIM LINE; THENCE SOUTHWESTERLY ALONG SAID CLAIM LINE, 188.42 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL THREE: 05-03-300-015

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 QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 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 QUARTER, FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER WHICH IS 598.62 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; 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.

PARCEL FOUR: 05-03-300-016

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 798.60 FEET TO AN OLD CLAIM LINE; THENCE NORTH 57 DEGREES 59 MINUTES 05 SECONDS

EAST ALONG SAID OLD CLAIM LINE 299.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 51 MINUTES 32 SECONDS WEST, 402.10 FEET; THENCE SOUTH 59 DEGREES 25 MINUTES, 54 SECONDS EAST, 256.51 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 25 SECONDS EAST, 355.65 FEET; THENCE NORTH 62 DEGREES 43 MINUTES 29 SECONDS EAST, 853.57 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 40 SECONDS EAST, 542.27 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2292.01 FEET AND A RADIAL BEARING OF SOUTH 29 DEGREES 23 MINUTES 51 SECONDS WEST AT THE LAST DESCRIBED POINT, 358.41 FEET TO A POINT WHICH IS 151.00 FEET, AS MEASURED ALONG SAID CENTER LINE, SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE AND SAID OLD CLAIM LINE; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 265.70 FEET; THENCE SOUTH 73 DEGREES 54 MINUTES 28 SECONDS WEST, 102.86 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 54 SECONDS WEST, 280.96 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 24.19 FEET TO SAID OLD CLAIM LINE; THENCE SOUTH 87 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID OLD CLAIM LINE 789.92 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL FIVE:

A PERPETUAL EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF A SEPTIC FIELD FOR THE BENEFIT OF PARCEL ONE HEREINABOVE DESCRIBED, UNDER AND UPON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE CONTIGUOUS TO PARCEL ONE TO WIT:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL ONE, HEREINABOVE DESCRIBED ON THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 126; THENCE SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 47.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NUMBER 126, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 05 MINUTES 49 SECONDS WEST, 105.0 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 38 SECONDS WEST, 151.18 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 49 SECONDS EAST, 5.28 FEET; THENCE SOUTH 70 DEGREES 39 MINUTES 49 SECONDS EAST, 158.65 FEET, TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 6: 05-03-300-025

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST, 592.27 FEET; THENCE SOUTH 57 DEGREES 33 MINUTES 55 SECONDS WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, ALONG SAID EASTERLY LINE, 705.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 52 MINUTES 29 SECONDS EAST, ALONG SAID EASTERLY LINE, 119.0 FEET; THENCE NORTH 68 DEGREES 07 MINUTES 31 SECONDS EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-

WAY LINE OF ILLINOIS ROUTE 71; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 211.36 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL SEVEN: 05-03-300-026

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, 1284.36 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, 684.42 FEET; THENCE NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST, 592.27 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 33 MINUTES 55 SECONDS WEST, 327.57 FEET TO THE EASTERLY LINE OF WING ROAD; THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, ALONG SAID EASTERLY LINE, 586.85 FEET TO A POINT ON SAID EASTERLY LINE WHICH IS 119.0 FEET (MEASURED ALONG SAID EASTERLY LINE) SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTH 68 DEGREES 07 MINUTES 31 SECONDS EAST, PERPENDICULAR TO SAID EASTERLY LINE, 211.0 FEET; THENCE NORTH 21 DEGREES 52 MINUTES 29 SECONDS WEST, PARALLEL WITH SAID EASTERLY LINE, 131.87 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 11509.16 FEET, AN ARC DISTANCE OF 261.03 FEET TO A LINE DRAWN NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 09 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID LINE 695.72 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

C/K/A - 94 Acres Vacant Land Route 126 & Route 71
Yorkville, IL 6056

PIN NUMBERS:

05-03-300-013
05-03-300-014
05-03-300-015
05-03-300-016
05-03-300-025
05-03-300-026



No additional documents uploaded.

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]



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)



United City of Yorkville

County Seat of Kendall County

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-8545

Fax: 630-553-3436

Website: www.yorkville.il.us

April 2, 2018

Mr. William Pham

CEO

BAP Power Corporation

3176 Lionshead Avenue

Carlsbad, CA 92010

VIA E-MAIL (wpham@cenergypower.com)

**RE: BAP Power Corporation - Windmill Farms – SE Quadrant of IL 71 & IL 126
Follow-up Letter for Special Use Permit Application for a Solar Farm**

Dear Mr. Pham,

Staff has reviewed your submitted application for the above-referenced project and found deficiencies in needed information/documentation before the application can be deemed complete. Please provide the additional information requested below in order to advance to the next regularly scheduled meeting in the process:

1. Differentiation of the property's boundary lines in a bolder line and solid black color on the Site Plan for ease in determining the setback distances.
2. Overall height of solar module units must be shown on the section of the Typical Ground Mount Rack (Image No. 3 on Proposed Solar Power Installation plan Sheet SP-1 dated last revised 3-21-18). This information was provided in the narrative of the project description, but is also required to be illustrated on the proposed plan.
3. 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 is not directed onto nearby properties or roadways. While information on the orientation of the panels tilt has been provided in the project narrative, please provide the distance, in linear feet, of the closest solar module to the nearest neighboring property with a building and roadway on the Site Plan.
4. A dimensioned section detail is required for the proposed perimeter fence. Note that Section 10-17-2 of the Zoning Ordinance regarding Fencing and Screening prohibits the use of chain-link fencing, but allows for vinyl coated chain-link fencing only in the rear and side yards. Additionally, barbed wire is prohibited in Residential and Business zoned districts.
5. 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 refer to the following link to the Landscape Ordinance for additional information: http://www.sterlingcodifiers.com/codebook/index.php?book_id=415
6. 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. Please provide this documentation.

7. 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'). Please provide a written response and reasoning as to the requested distance.
8. Section 10-19-9-A-3 states prior to permit issuance, the owner shall sign an acknowledgement that said owner will be responsible for any and all enforcement costs and remediation costs resulting from any violations of that chapter. The costs include, but are not limited to, removal of system, property restoration upon removal of the system, city legal expenses and hearing costs associated with violations of that chapter. This will be a condition of the Special Use approval.

Upon satisfactory receipt of the information requested by **Friday, April 13, 2018**, you will be placed on the next available Plan Council meeting. A revised tentative meeting schedule will be provided to you upon review of the completed application.

Should you have any additional questions, please feel free to contact me at 630-553-8573, or via email: knoble@yorkville.il.us.

Sincerely,

Krysti J. Barksdale-Noble, AICP
Community Development Director

Encl.

Cc: Chad Chahbazi, Cenergy Power (via e-mail)
Michael Imoto, Cenergy Power (via e-mail)
Gary Golinski, Mayor (via e-mail)
Bart Olson, City Administrator (via e-mail)
Erin Willrett, Assistant City Administrator (via e-mail)
Kathleen Field-Orr, City Attorney (via e-mail)
Brad Sanderson, EEI, City Engineer (via-email)
Lisa Pickering, Deputy City Clerk (via e-mail)
Jason Engberg, Senior Planner (via e-mail)



United City of Yorkville

County Seat of Kendall County

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-8545

Fax: 630-553-3436

Website: www.yorkville.il.us

April 13, 2018

Mr. William Pham

CEO

BAP Power Corporation

3176 Lionshead Avenue

Carlsbad, CA 92010

VIA E-MAIL (wpham@cenergypower.com)

**RE: BAP Power Corporation - Windmill Farms – SE Quadrant of IL 71 & IL 126
Follow-up Letter for Special Use Permit Application for a Solar Farm**

Dear Mr. Pham,

This correspondence is intended to follow-up on the recent Plan Council meeting held on April, 12, 2018 to discuss the proposed Special Use Permit application for a proposed solar farm project at the above-referenced location. Per that discussion, below are the comments presented during the Plan Council meeting for which additional information, revised plans and/or a written response is requested:

Community Development Comments:

Fencing

- A dimensioned elevation and/or manufacturers cut sheet of the proposed perimeter fence is required. 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 in written narrative 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 provide a dimensioned example/graphic of any proposed signage to be attached on the solar farm or the surrounding fence.

Landscape Plan

- 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. While the Tree Preservation Plan will be a requirement as a condition of the special use and prior to issuance of a building permit, a landscape plan will be required as part of the Special Use application.

Site Access

- 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. If an existing access easement is recorded, this should be indicated on the plan with a notation of the document recording number.

Engineering Comments:

- Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEI) dated April 6, 2018. These work items listed in the review letter will become conditions of your Special Use and a requirement for issuance of a building permit.

Revised plans and/or responses to the comments requested herein should be provided no later than **Friday, April 20, 2018**, so that staff may incorporate the necessary information into our review of the plans for upcoming committee/commission meetings regarding the Special Use request.

Upon satisfactory receipt of the information requested by the aforementioned deadline, you will be tentatively placed on the Tuesday, May 1, 2018 Economic Development Committee meeting.

Should you have any additional questions, please feel free to contact me at 630-553-8573, or via email: knoble@yorkville.il.us.

Sincerely,

Krysti J. Barksdale-Noble, AICP
Community Development Director

Encl.

Cc: Chad Chahbazi, Cenergy Power (via e-mail)
Michael Imoto, Cenergy Power (via e-mail)
Gary Golinski, Mayor (via e-mail)
Bart Olson, City Administrator (via e-mail)
Erin Willrett, Assistant City Administrator (via e-mail)
Kathleen Field-Orr, City Attorney (via e-mail)
Brad Sanderson, EEI, City Engineer (via email)
Lisa Pickering, Deputy City Clerk (via e-mail)
Jason Engberg, Senior Planner (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

Ordinance No. 2018-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS,
APPROVING A SPECIAL USE
FOR A SOLAR FARM WITH FREESTANDING SOLAR ENERGY SYSTEMS**

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

WHEREAS, under section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*), the Mayor and City Council of the City (collectively, the “Corporate Authorities”) may provide for the classification of special uses in its zoning ordinances; and,

WHEREAS, pursuant to the United City of Yorkville Zoning Ordinance (the “Zoning Code”), any person owning or having an interest in property may file an application to use such land for one or more of the special uses provided for in the zoning district in which the land is situated; and,

WHEREAS, BAP Power Corporation (“the Lessee”) is leasing 9.69 acres for the proposed installation of approximately 7,000 freestanding solar energy systems on the property located generally at the southeast quadrant of Illinois Route 71 and Illinois Route 126, legally described in Section 2 of this Ordinance (the “Subject Property”); and,

WHEREAS, under the authority of the Zoning Code, the Subject Property is located in a designated B-3 General Business District and R-4 General Multi-family Residence District, and freestanding solar energy systems are allowed in both districts with a special use permit; and,

WHEREAS, the Corporate Authorities have received a request from the Lessee for a special use permit for the Subject Property to allow the solar farm with freestanding solar energy systems; and,

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

WHEREAS, notice to property owners within 500 feet of the Subject Property identified for the special use permit was delivered by certified mail; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on the 9th day of May, 2018, for the consideration of the special use application; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-4-9(F) and 10-19-4-C of the Zoning Code; and,

WHEREAS, upon conclusion of said public hearing, the Planning and Zoning Commission recommended the approval with conditions for the special use for the Subject Property for a solar farm with freestanding solar energy systems.

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

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

Section 2: That the Corporate Authorities hereby approve a special use for the Subject Property, legally described as:

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

COMMON ADDRESS: Vacant land adjacent to Illinois Route 71 and Wing Road in Yorkville, Illinois

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)

for use as a solar farm with freestanding solar energy systems.

Section 3: That the special use granted herein shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A. Site plan attached hereto and made a part hereof as Exhibit A prepared by Cenergy Power, dated April 13, 2018,
- B. The amendment of the existing annexation agreement and the repeal of the existing Planned Unit Development concept plan prior to the issuance of a building permit to construct the solar farm with freestanding solar energy systems,
- C. The clearance between the lowest point of the freestanding solar energy systems and the surface on which the systems are mounted shall not be more than three (3) feet,
- D. That a seven (7) foot tall solid resin or vinyl fence be installed along the perimeter line and a landscape buffer be provided along the southern fence line adjacent to the existing landscape business,
- E. 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, and
- F. Adherence to all comments prepared by EEI, city engineering consultant, in a letter dated April 6, 2018 attached hereto and made a part hereof as Exhibit B.

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

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

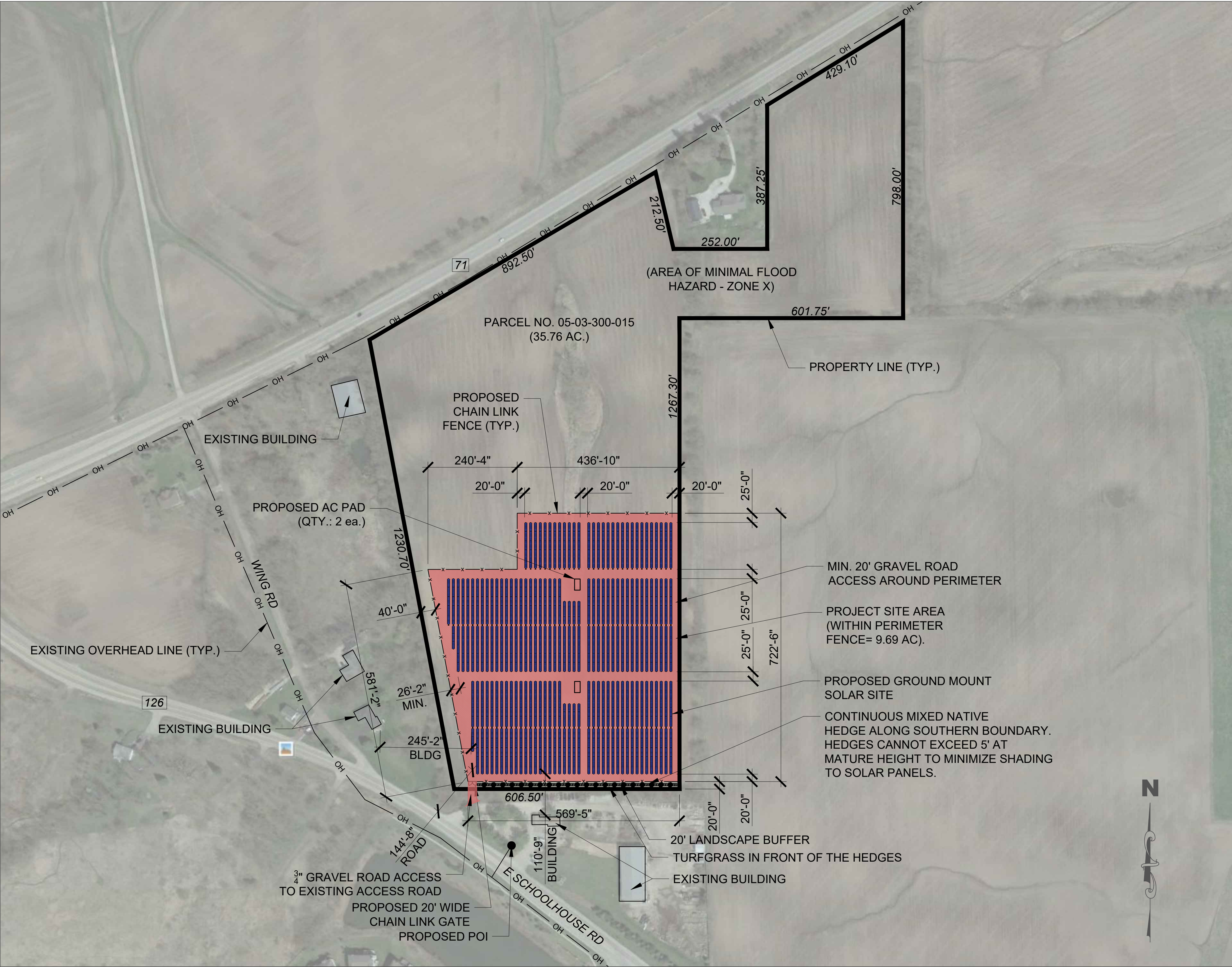
MAYOR

EXHIBIT “A”

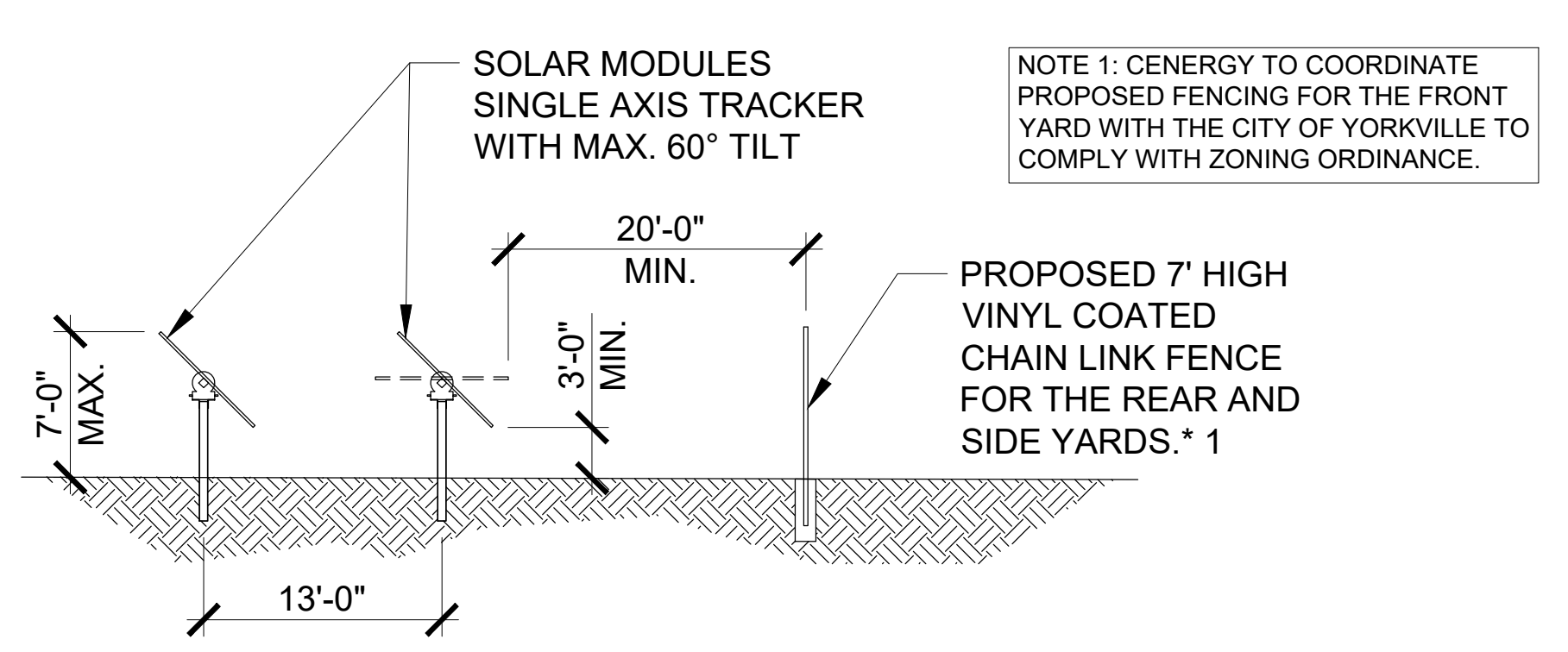
PROPOSED SOLAR POWER INSTALLATION

RESTORE CHURCH INC.

YORKVILLE, IL 60560



2 VICINITY MAP NOT TO SCALE



3 TYPICAL GROUND MOUNT RACK NOT TO SCALE

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

MODULE: BOVIET, BVM6612M-350, 350W.
TOTAL: 7,128 MODULES.

TOTAL STRING: 396 (18 MODULES/STRING).

TOTAL RACK: 76 RACKS (72 MODULES/RACK)
10 RACKS (54 MODULES/RACK)
31 RACKS (32 MODULES/RACK).

INVERTER: 33 UNITS - SUNGROW STRING INVERTER SG60KU-M (60KW).

RACKING SYSTEM: NEXTRACKER SINGLE AXIS TRACKER (GCR = 50%).

FENCE: 6' HIGH CHAIN LINK & 1' OF 3 STRANDS BARBED WIRE.

TOTAL AREA: 9.69 ACRES (APPROX. INSIDE PERIMETER FENCE).

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

1 SOLAR POWER SYSTEM SITE LAYOUT

SCALE: 1"= 150'

4 PROJECT DATA

3176 Lionhead Ave., #11
Corlisod, CA 92010
Office: 760.603.1933
Fax: 858.433.2994
www.CENERGYPower.com

CENERGY
POWER
UNMATCHED CLEAN ENERGY
A DIVISION OF BAP POWER CORPORATION

NO.	DATE	INITIAL	DESCRIPTION
X1	02/14/18	BQ	RELEASED
X2	03/17/18	JS	UPDATED INFO
X3	04/12/18	RD	UPDATED PER CITY COMMENTS
X4	04/12/18	RD	UPDATED PER CITY COMMENTS
X5	04/12/18	RD	UPDATED PER CITY COMMENTS
X6	04/18/18	RD	UPDATED PER CITY COMMENTS DATED 04/13/18

NO.	DATE	INITIAL	DESCRIPTION
X1	02/14/18	BQ	RELEASED
X2	03/17/18	JS	UPDATED INFO
X3	04/12/18	RD	UPDATED PER CITY COMMENTS
X4	04/12/18	RD	UPDATED PER CITY COMMENTS
X5	04/12/18	RD	UPDATED PER CITY COMMENTS
X6	04/18/18	RD	UPDATED PER CITY COMMENTS DATED 04/13/18

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X4	04/12/18	RD	UPDATED PER CITY COMMENTS
X5	04/12/18	RD	UPDATED PER CITY COMMENTS
X6	04/18/18	RD	UPDATED PER CITY COMMENTS DATED 04/13/18

EXHIBIT “B”



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 Ratosh, 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)



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 #8

Tracking Number

EDC 2018-47

Agenda Item Summary Memo

Title: Mircoblading (Semi-Permanent/Cosmetic Tattooing Service) - Text Amendment

Meeting and Date: Economic Development Committee - June 5, 2018

Synopsis: Discussion of a text amendment to Title 3 Chapter 10: Tattooing and Body Piercing
Regulations related to "microblading" an eyebrow tattooing technique.

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 J. Barksdale-Noble Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: May 19, 2018
Subject: **Microblading (Semi-Permanent/Cosmetic Tattooing Services)
Text Amendment**

Summary

Over the past several months, staff has been working with a local business owner interested in offering cosmetic tattooing services for eyebrows, also known as “microblading” as part of an existing salon operation. Staff is recommending exempting microblading establishments from the required 700’ buffer from any residential, office or agricultural zoning district requirement as now stipulated in Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City’s Business and License Regulations.

Background

In 2015, the City Council considered an amendment to Section 3-10-5: Premise Regulations of the City Code to remove the 700 foot buffer restriction for tattooing establishments at the request of a proprietor leasing space in a downtown building located immediately across the street from a multi-family residential property. At that time, the City Council declined to remove the restriction and no further substantive requests were made to the City for such uses. However, in early March 2018 staff noticed an existing salon business located at 101 E. Center Street advertising microblading services which is a type of cosmetic tattooing for eyebrows and is regulated under Title 3: Business and License Regulations for tattooing establishments. Upon further research, no tattoo business license was on file with the City for this property. Furthermore, the property at 101 E. Center Street is within 700 feet of residentially zoned property.

Staff notified the business owner of the zoning and licensure requirements as they relate to the microblading services on March 20, 2018. Since that time, the owner has ceased the services and worked to educate staff on microblading procedures and potential options for amendments to the current code. The owner is currently awaiting the outcome of the text amendment request to know the future of this aspect of their business operations.

Existing Ordinances

As mentioned previously, all tattooing and body piercing services are regulated in the City by Title 3: Business and License Regulations of the City Code. According to the City Attorney, the City’s current definition of “tattooing” found in Section 3-10-1 (see below) is the same definition contained in the State’s Tattoo and Body Piercing Establishment Registration Act which would require microblading businesses in Yorkville to obtain a license from the City Clerk’s Office. There are exemptions for doctors to perform tattooing without requiring a State or City license; however, there are no exceptions for others to perform cosmetic tattooing services without licensure.

While the Zoning Code identifies “tattooing and body piercing establishments” as outright permitted land uses in all business zoned districts, Title 3: Business and License Regulations of the City Code has additional restrictions related to tattooing and body piercing services which would apply to “microblading” as outlined below:

3-10-1 Definitions

TATTOOING: Making permanent marks on the skin of a live human being by puncturing the skin and inserting indelible colors. "Tattooing" includes imparting permanent makeup on the skin, such as permanent lip coloring and permanent eyeliner.

3-10-2 License Required

It shall be unlawful for any person, firm or corporation to maintain and operate a tattoo establishment, with or without body piercing, or a body piercing establishment without first having obtained a license as hereinafter provided.

3-10-5-L Premises Regulations

No establishment shall be allowed within seven hundred feet (700') of any zoning district which is zoned for single-family suburban residence district (R-1), single-family traditional residence district (R-2), duplex, two-family attached residence district (R-2D), multi-family attached residence district (R-3), general multi-family residence district (R-4), office district (O), agricultural district (A-1).

Microblading Research

To fully understand how “microblading” fits into our current ordinance regulations and how it is similar to, but differs from the traditional understanding of a tattoo establishment, staff conducted research on the topic from an accrediting organization, a practicing aesthetician and surrounding communities who also regulate these services.

According to the Society of Permanent Cosmetic Professionals (SPCP), states microblading is a semi-permanent to permanent cosmetic tattooing process, also referred to as micro-pigmentation, dermal implantation, micro-stroking, eyebrow embroidery. Microblading is performed using a grouping or configuration of needles affixed to a handle to manually create lines that resemble eyebrow hairs, although manual methods of tattooing can also be used, but rarely. An actual scalpel or cutting-type blade is never used in this process as these are considered medical devices and are not legitimately used for microblading by a technician. All tools or devices used for microblading (both the handles and the needles) are pre-sterilized and should be fully disposable.



Additionally, according to the local aesthetician at 101 E. Center Street who is licensed to perform microblading services states, “microblading is a treatment for those who want to fully reconstruct, define, cover gaps, fill-in over plucked brows, alopecia, cancer survivors, or those who have had reconstructive surgery that stops hair from growing. It’s also ideal for someone who just wants to add a slight arch to their eyebrows. The results are natural.”



“The micro pigmentation differs from traditional tattoo inks in that typically, it consists of fine particles in a liquid suspension, as opposed to the fully dissolved inks used for traditional

tattooing. The particulate nature of micro-pigmentation and the various “natural pigments” reputedly used in their manufacture are said to contribute to their semi-permanency. Various operations offering semi-permanent skin-coloring treatments claim that skin coloration will last anything from 1 to 5 years depending on skin type and level of exposure to the sun.”

Surrounding Communities

Staff has also conducted research on how other nearby communities address microblading in their ordinances. While we found that most communities do not expressly have a definition or use category for “microblading”, some do regulate the use either as part of body art or tattooing services as listed below:

Plainfield, IL	Special Use (for all beauty/nail salons & body art services)
Naperville, IL	Conditional Use (tattooing services)
Oswego, IL	Special Use
Homer Glen, IL	Permitted Use (exempted from tattooing regulations same as ear piercing is exempted from body piercing services)

While some local communities have opted to treat body art and tattooing services as Special or Conditional Uses, the City Council in 2014, as part of the Zoning Code Update, approved the reclassification of tattooing and body art services from special uses to outright permitted uses in all business zoned districts. Additionally, we have found a recent article from Patterson, California where their Plan Commission elected to view microblading as a personal service similar to eyelash extensions, face waxing or make-up application and not a tattooing service (see attached).

Proposed Code Revision(s)

Based upon staff’s analysis, there are a few options available to address how the City’s Zoning Ordinance and Business and License regulations can accommodate cosmetic tattooing or “microblading” for current and future businesses wanting to offer this service:

- 1. Amend Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City Code to exempt microblading services**
 - a. Pro – allows microblading and similar services to be treated as an outright permitted use in business districts
 - b. Con – would not require a tattoo license from the City and is inconsistent with surrounding communities
- 2. Amend Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City Code to exempt the 700’ buffer requirement only for microblading services**
 - a. Pro – allows microblading services in business districts to locate without the buffer requirement and still requires licensing from the City’s Clerk’s Office
 - b. Con – Prior City Council opposed removing the buffer for general tattooing services in 2015
- 3. Keep ordinance as is**
 - a. Pro – allows microblading and similar services to be treated as a permitted use with conditions of buffers and Clerk’s License
 - b. Con – very limited locations for uses to occupy

Staff Comments/Recommendation

It is staff's recommendation to amend Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City Code to include a definition of "microblading" and exempt the service from the minimum 700' buffer requirement for all other tattooing and body piercing establishments. In staff's estimation, having a location restriction for professional aesthetic services like microblading which is similar to other personal cares services such as tanning, massage, and cosmetic spas, creates an undue burden on businesses trying to offer these desired treatments in Yorkville.

Since there are no revisions proposed to the Zoning Ordinance for the request to exempt microblading services from Title 3 Chapter 10: Tattoo and Body Piercing Establishments, no public hearing or review by the Planning and Zoning Commission is required. Therefore, if it is the concurrence of the Economic Development Committee to proceed with staff's recommendation, a draft ordinance will be prepared by the City Attorney for consideration at an upcoming City Council meeting.

Separately from this request, if the Economic Development Committee is interested in revisiting the discussion of removing the 700' buffer requirement for all other tattooing and body piercing establishments, staff would like feedback on this as well.

Staff and the business owner who originally sought the approval for the microblading establishment at 101 E. Center Street will be available at Tuesday night's meeting should the EDC members have any questions.

Microblading is not tattooing: Planning Commission

Posted: Thursday, October 5, 2017 6:00 am

In a precedent-setting move last Thursday, the Planning Commission elected to consider microblading a personal service, thus exempting providers of the service from the more stringent requirements, and zoning restrictions, that apply to tattoo artists.

According to Karina Mora, whose business license application brought the relatively new technique to the attention of the Planning Commission, microblading is a semi-permanent form of makeup specifically used to enhance the appearance of clients' eyebrows.

Those who could benefit from the technique include women (or men) who have lost their eyebrows due to medication or radiation treatment associated with cancer, women who have over-plucked their eyebrows and those whose eyebrows have thinned with age or due to illness.

In her presentation to the Planning Commission, Mora pointed out the differences between the cosmetic service and tattooing. The pigments do not penetrate as deeply into the skin as tattoos, Mora said, which means the results are semi-permanent, lasting anywhere from 12 to 18 months.

Practitioners are required to receive special training and certification.

The ink is applied freehand, as opposed to tattoos which require a machine. Only natural pigments are used, to create natural-looking results.

All tools and supplies are disposable.

Most microblading practitioners operate inside an existing beauty salon.

In preparation for her presentation to the Planning Commission, Mora contacted neighboring jurisdictions. None require the Conditional Use Permit (CUP) that would have been required if the City of Patterson had classified the procedure as tattooing. The fee for the CUP application is \$1,140. That classification would also have restricted the areas in which Mora could offer her services, as well as putting into place more stringent requirements for the running of her business.

Mora had personal reasons for learning about the technique: She suffers from alopecia, a condition which causes an otherwise healthy person to experience hair loss. In her case, this meant thinning to non-existent eyebrows. She had considered tattooing, she said, but didn't care for the look.

When she learned of microblading, which uses fine needles to mimic the look of individual hairs, she liked the look enough to undergo the process herself.

She was so pleased with the results that she decided to become certified so that she could help other women like herself, she said.

But when she applied for a business license for a location within an existing salon, she learned the service could come under the umbrella of tattooing. She objected both because of the additional requirements, and because she considers her service semi-permanent makeup, as opposed to "body art".

"I was simply trying to rent a space within an existing salon, and was told that I would still be required to get a CUP. I spoke with a city planner from Modesto, who suggested I come to a Patterson city council meeting," she said. She ended up speaking with City Planner Joel Andrews first, who got the item put on the Planning Commission agenda.

"I truly felt like... they didn't know about (microblading)," Mora said.

"I've had alopecia since I was four years old. I got (microblading) done a year ago last August. When I saw it was a new technique that actually simulates hair, I wanted it done right away because I had no eyebrows. And as happy as I felt when I saw myself in the mirror (after the procedure), immediately I started doing research on how I could provide the service," to other women.



Karina Mora Microblading

Karina Mora addresses the Patterson Planning Commission on Thursday, September 28 in a successful bid to have microblading recognized as a personal service, rather than tattooing, by the City of Patterson.

“I partnered up with a salon owner here just a couple of months ago, and he didn’t know what it was either. He’s since done his research on and he’s told some of his customers about it, and there seems to be a demand for it.”

Mora is currently working on setting up a space that meets the requirements established by both the City of Patterson and the Stanislaus County health department.

Other agenda items

The Planning Commission also discussed updated rules and regulations for mobile vendors, as well as design guidelines for new development. Both topics will be addressed in future Planning Commission meetings.



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 #9

Tracking Number

EDC 2018-48

Agenda Item Summary Memo

Title: Comprehensive Plan Update – Forced Annexations Discussion

Meeting and Date: Economic Development Committee - June 5, 2018

Synopsis: Discussion of forcible annexation strategy for land less than 60-acres in area and wholly surrounded by the City of Yorkville's corporate boundaries.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Feedback and direction

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

Agenda Item Notes:



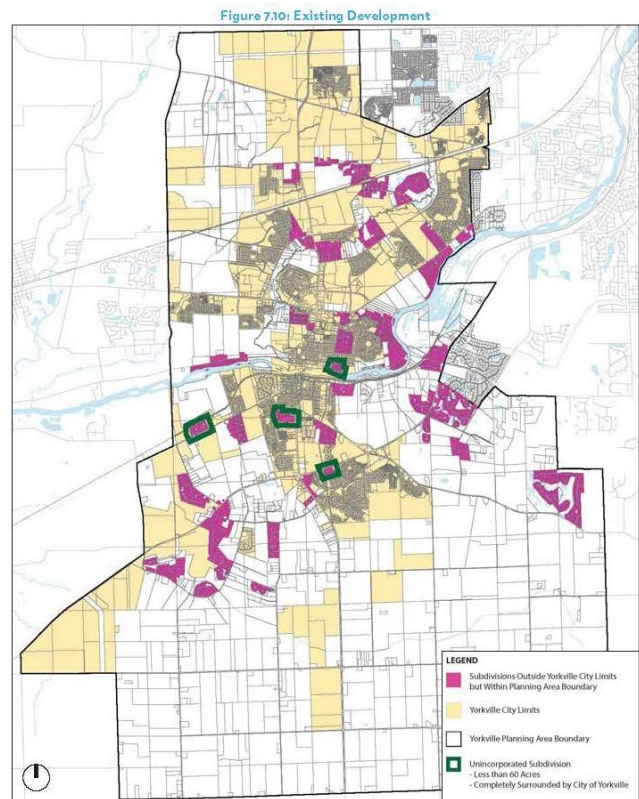
Memorandum

To: Bart Olson, City Administrator
From: Krysti Barksdale-Noble, Community Development Director
CC: Jason Engberg, Senior Planner
Date: May 3, 2018
Subject: **Forced Annexation Strategy Plan Summary**

Summary

In 2016, the City of Yorkville adopted a Comprehensive Plan Update which laid out the foundation for future land development and growth over the next 5-10 years. It was noted in the update that “[d]ue to the growth that occurred in the 2000s, the City witnessed leap frog development that resulted in scattered municipal boundaries...[i]n some areas on the outskirts of the City, the municipal boundaries are beyond the current reach of the utility system.” However, there are fully developed subdivisions and active commercial properties contiguous to, or wholly surrounded by, the City’s corporate borders which are potential opportunities for increased residential population (bringing the City closer to the “Home Rule” threshold) or tax base expansion (added sales tax revenue). It was recommended that the City began to use its extraterritorial jurisdictional powers and involuntarily annex those areas of unincorporated land which are less than 60 acres and completely surrounded by our corporate boundaries.

This memorandum will provide the background information on the basic laws regarding annexation, the methods and processes used in annexations. While the Comprehensive Plan identified four (4) residential areas for immediate concentration by the City for annexation, staff expanded the area for consideration to include a total of eleven (11) planning areas which identifies eight (8) unincorporated residential land use areas consisting of 78 parcels; one (1) mixed residential/commercial land use area consisting of 15 parcels; one (1) institutional land use area consisting of 4 parcels; and one (1) commercial land use area consisting of 2 parcels located within the City’s statutory planning boundary for annexation consideration. The area/property summaries provided as part of this memorandum will offer property description (i.e., acreage, current land use, development name or business name, existing County zoning, Comprehensive Plan future designation and zoning, availability of utilities, current estimated population or current equalized assessed value). This profile of property information will assist in developing an Annexation Strategic Plan.



Basics of Annexation

Generally speaking, the act of extending the City's municipal boundaries to include unincorporated contiguous land and thereby providing city-related services is called annexation. Annexation allows municipalities the ability to regulate development on the most outer edges of their boundaries that would otherwise be subject to the often less restrictive standards in county zoning ordinance. Furthermore, annexation facilitates a city in meeting its goals and objectives outlined in an adopted comprehensive plan such as addressing land use deficits, opportunities for future growth and resource planning. Municipalities, under Division 1 of Article 7 of the Illinois Municipal Code¹, have the authority to determine and expand their corporate boundaries subject to certain provisions, such as:

- Annexed land must be contiguous to the municipality at the time of annexation. Contiguity requires physical touching and a common border of reasonable length and width. The determination of what constitutes "contiguity" is vague in the the statute but has been litigated in Illinois over the past 60 years to be anything between 30 feet and 300 feet. Exceptions apply to land annexed when contiguity depends on a highway right-of-way and maybe limited to only the portion of land that is adjacent and parallel to the existing municipal limits.
- Annexed land must be automatically zoned to the highest restrictive (lowest density) zoning classification providing principally for residential use. Meaning once annexed, properties in Yorkville are automatically zoned "R-1 Single-Family Suburban Residence District" until a public hearing for rezoning has occurred and been approved by the corporate authority.

Municipalities may enter into annexation agreements with the property owners which may specify requirements related to development standards, infrastructure improvements, impact fees and allowances for relief of certain minimum zoning regulations. Generally, the desire from property owners to connect to public water and/or sanitary has been the catalyst for voluntary annexations, conversely, the opportunity for development control, expanded tax base and minimizing service gaps has been the reason for municipalities to involuntarily annex land. Voluntary and involuntary annexations are the most commonly used methods for annexing land.

Types of Annexation

There are several means of annexing property to a municipality, with the most common methods being: voluntary, by court action, "optional" annexation and forced annexation. All are explained below in greater detail.

Voluntary:	<ul style="list-style-type: none">• Non-court controlled annexation by ordinance of territory contiguous to a municipality.• Owners of record of all land within the area of annexation, with or without electors, may file a written petition with the city seeking annexation. If there are electors, 51% of the electors must be part of the annexation petition, in addition to the property's owner of record.• <i>"Electors" means persons qualified to vote for elective officers at municipal elections.</i>
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¹ 65 ILCS 5/7-1-1 *et seq.*

By Court Action:	<ul style="list-style-type: none"> • Annexation accomplished by court action is needed when not all of the owners of property within the territory consent to the petition of annexation. • In this instance, a majority of the owners of record and a majority of the electors, if any, residing in the territory may sign a petition and file it with the circuit court clerk of the county.
Optional:	<ul style="list-style-type: none"> • Annexation territory not less than one square mile; contains at least 500 inhabitants; and is contiguous to a municipality having less than 100,000 inhabitants may petition the circuit court for an order authorizing submission of the question for annexation to the electorate. • Petition must be signed by at least 100 electors and more than 50% of the property owners. • If the court orders the question for annexation be put to the electorate of the municipality, a vote on the question must be held. • If the majority vote is to approve, the territory is annexed; if the vote fails, the territory remains unincorporated.
Involuntary or “Forced”:	<ul style="list-style-type: none"> • Territory of 60 acres or less can be annexed without consent of the property owners if it is wholly bounded by one or more municipalities; one or more municipalities and a creek in a county with a population of 400,000 or more, or one or more municipalities and a river or lake in a county; one or more municipalities and the Illinois State boundary; one or more municipalities and property owned by the state except highway right of way; or several other configurations listed in Section 7-1-13 • May be effectuated by ordinance. Notice of the area to be annexed must be published only once in a newspaper of general circulation within the territory to be annexed not less than ten (10) days before the annexation ordinance is passed. If the territory lies wholly or partially within a township other than the municipal township, at least ten (10) days prior written notice of time and passage of the ordinance must be sent to the township supervisor having jurisdiction. • No notice (other than by publication in the newspaper) to the owners of the property which is subject to forced annexation is required by statute.

Legal Process & Potential Challenges

For the purposes of this memo, we will focus on the involuntary or “forced” annexation option. All annexation actions made by municipalities require notification in writing, by certified or registered mail, to the following entities at least ten (10) days prior to action being taken:

1. The Trustees of a Fire Protection District, if the annexing municipality provides fire protection;
2. The Trustees of a Public Library District where a municipal public library is provided;
3. The Township Commissioner of Highways and the Board of Township Trustees if land to be annexed includes any highway under township jurisdiction. The new boundary of the annexed property will extend to the far side of any adjacent highway.

The failure to provide notice to the above bodies of government may result in the municipality having to reimburse the township for “any loss or liability caused by the failure to give notice.” An affidavit of service must also be completed and then filed with the county recorder’s office when the annexation does not involve court action.

Additionally, any annexation must be reported to the post office branches and election authorities (county clerk or clerk of elections) serving the proposed annexed territory by certified or

registered mail within thirty (30) days of the action taken. However, failure to do so does not invalidate the annexation. Challenges to the validity of an annexation, for any reason, must be made no later than one (1) year from the date the annexation becomes final, except that the limitation does not apply to annexations of property that was not contiguous at the time of annexation and is not contiguous at the time of the court action.

Planning Considerations of Annexation

In contemplating the annexation of new territory within the corporate boundaries, the City should consider the following key planning factors in the decision making process:

- Comprehensive Plan designation regarding the future land use, type and nature of existing or proposed development.
 - Will annexation create potential non-conforming uses and/or structures?
 - Is the territory being annexed strategically located or contiguous to other desirable parcels?
- Any special considerations unique to the area
 - Is there adequate access to public utilities (water, sanitary, storm, etc.)?
 - Are the roadway/traffic networks adequate or are improvements/upgrades needed?
- Subdivision/Development Standards
 - Under what standards were the existing developments built (engineering, stormwater, building codes, etc.)?
- Environmental conditions
 - Wetlands identified?
 - Floodplains need mapping?
 - Brownfield concerns?
 - Drainage Issues?
- Existing Boundary Agreements with neighboring municipalities
- Use of Pre-Annexation or Annexation Agreements (for those territories no able to be annexed via the involuntary method)

Economic and Policy Impact of Annexation

Typically when unincorporated land is annexed into a municipality, there are economic and policy impacts. Below are the general economic and policy impacts that can be expected:

- Increased municipal tax base (Motor Fuel Tax, Sales and Income) and bonding authority
- Economies of scale may reduce the cost of service delivery
- Increased population gets city closer to Home Rule status and ability to qualify for grants and other state and federal revenues
- Property values in the annexed area may increase
- Potential reduction in Fire Insurance rates and/or utility surcharges
- Continuity in enforcement of municipal codes (building, zoning, property maintenance, etc.)

Areas Considered for Annexation

The following summaries detail the eleven (11) identified areas in the Comprehensive Plan Update which were recommended for involuntary or “forced” annexation. The property profiles will provide property area, current county zoning, if a boundary agreement affects the annexed property, the City’s Comprehensive Plan future land use designation, availability of utilities, current estimated population or current equalized assessed value and recommended City action.

For the purposes of this analysis, the methodology utilized for estimating the current population was to use the City's updated population of 19,002 and divide that by the number of households (7,025). The resulting population equivalent per household is estimated as 2.7 residents per dwelling unit. This figure was multiplied by the number of dwelling units in each of the residential areas identified for annexation to estimate the population. Using the estimated population, staff was also able to estimate the annual increase in per capita state tax revenues based upon the average of \$145 per resident.

Additionally, the net taxable value for the parcels was obtained from the Kendall County Assessor's website for real estate tax year 2017. By using this information, staff was able to estimate the annual property taxes to be gained by the City at a rate of \$0.6470 per \$100 assessed value.

Below is a summary of the parcel data considered for forcible annexation:

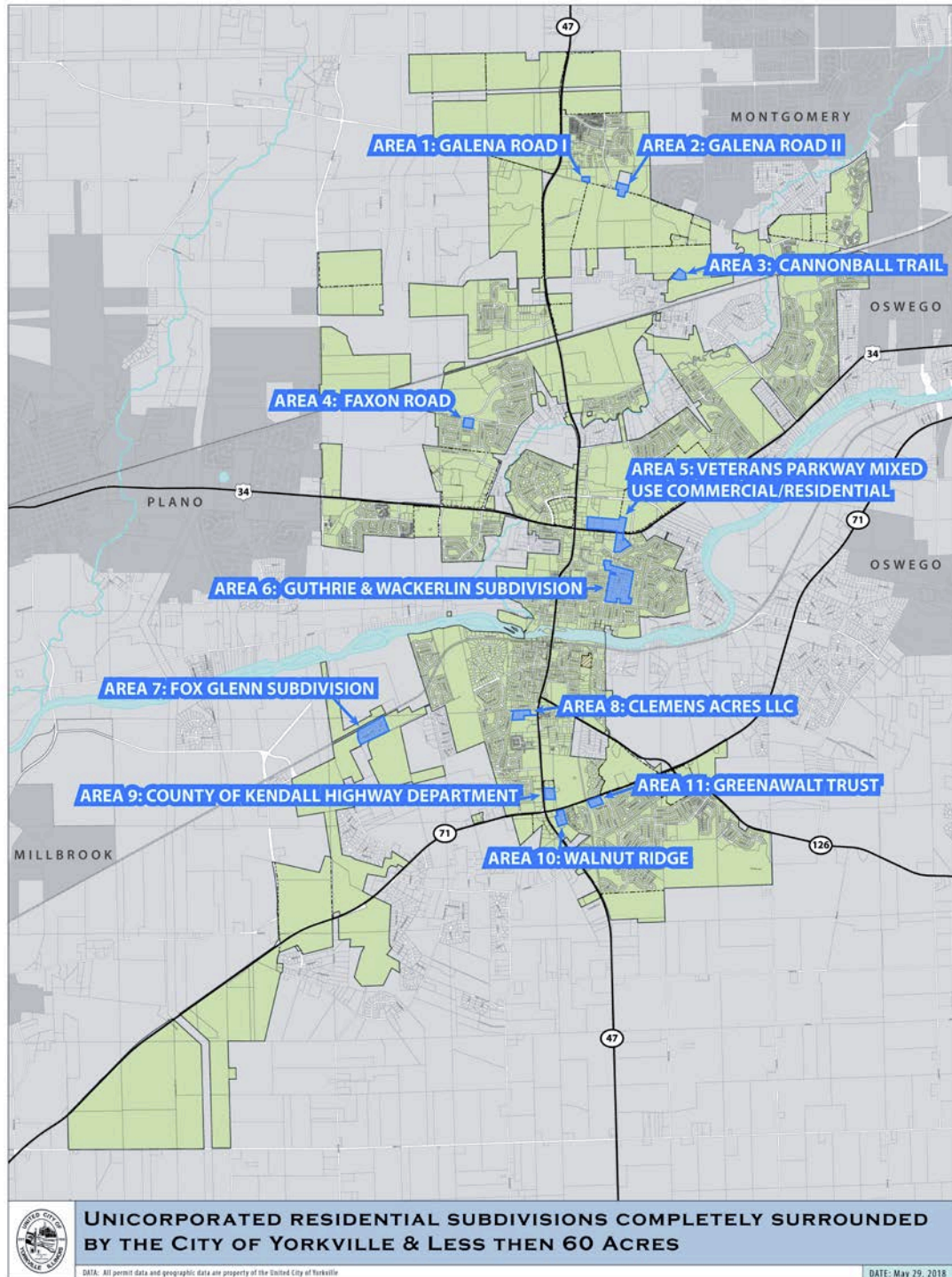
	AREA	ACRES	PARCELS	EST. POPULATION	NET TAXABLE VALUE	EST. STATE TAX REVENUE	EST. ANNUAL PROPERTY TAX REVENUE
1	GALENA ROAD I	2	1	2.7	\$68,788	\$392	\$445
2	GALENA ROAD II	6	1	2.7	\$161,800	\$392	\$1,047
3	CANNONBALL TRAIL	5	1	2.7	\$101,031	\$392	\$654
4	FAXON ROAD	5	1	2.7	\$92,527	\$392	\$599
5	VETERANS PARKWAY	34	15	10.8	\$769,006	\$1,566	\$4,975
6	GUTHRIE & WACKERLIN SUBDIVISION	47	46	121.5	\$2,860,709	\$17,618	\$18,509
7	FOX GLENN	25	19	51.3	\$1,657,996	\$7,439	\$10,727
8	CLEMENS ACRES, LLC	8	2	0	\$25,036	\$0	\$162
9	KENDALL COUNTY HIGHWAY DEPT	7	4	0	\$0	\$0	\$0
10	WALNUT RIDGE	7	6	16.2	\$337,587	\$2,349	\$2,184
11	GREENAWALT TRUST	6	2	2.7	\$142,041	\$392	\$919
TOTAL		152	98	213.3	\$6,216,521	\$30,932	\$40,221

Staff Comments

Staff is seeking direction and feedback from the Economic Development Committee regarding pursuing these areas for forcible annexation. Should the EDC direct staff to draft a public hearing notice and ordinance for annexation, the earliest date to meet the minimum legal notice publication would be in the July 19, 2018 editions of the Beacon Newspaper and the Kendall County Record for a public hearing to be held at the August 14, 2018 City Council meeting. Certified notifications to the required local governmental agencies would have to be sent not later than August 4, 2018. Final determination could then be considered at the August 28, 2018 City Council meeting.

This timeline, however, does not include any public outreach or information meetings, which is not required by state statute. Should the EDC want staff to actively engage the owners of the identified parcels, the proposed timeline would be extended to include additional time.

MAP OF UNINCORPORATED RESIDENTIAL SUBDIVISIONS COMPLETELY SURROUNDED BY THE CITY OF YORKVILLE & LESS THAN 60-ACRES



ANNEXATION AREA ONE: GALENA ROAD I

PROPERTY ACREAGE: 2 ACRES
PARCELS: 1
CURRENT COUNTY ZONING: A-1 AGRICULTURE
BOUNDARY AGREEMENT: NONE
UTILITIES: WATER & SANITARY AVAILABLE (NORTH & EAST)
ESTIMATED POPULATION: 2.7 RESIDENTS (\$392 EST. STATE TAX REV.)
ASSESSED VALUE: \$74,788.00

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Single family detached residential surrounded by farmed land and just south of the Bristol Bay Subdivision.



COMPREHENSIVE PLAN DESIGNATION:

SUBURBAN NEIGHBORHOODS (SN) Single family detached residential homes will be the primary land use in Suburban Neighborhoods, areas that comprise recently developed subdivisions both north and south of the Fox River in Yorkville. Such neighborhoods can feature typical conventional subdivision layout with long blocks and curvilinear streets or be developed according to neo-traditional principles with shorter blocks, gridded street layouts and the incorporation of public squares and parks; however, the overall intent in this land use classification is to create well-designed, walkable neighborhoods that incorporate open space and appropriate linkages to surrounding districts or areas. Such neighborhoods should also be well buffered from land uses of higher intensity.

ANNEXATION AREA TWO: GALENA ROAD II

PROPERTY ACREAGE: 6.33 ACRES
PARCELS: 2
CURRENT COUNTY ZONING: A-1 AGRICULTURE/SPECIAL USE
BOUNDARY AGREEMENT: NONE
UTILITIES: WATER & SANITARY AVAILABLE (EAST)
ESTIMATED POPULATION: 2.7 RESIDENTS (\$392 EST. STATE TAX REV.)
ASSESSED VALUE: \$176,658.00

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Single family residence and farmstead surrounded by Bristol Bay 65 Park site to the east and Bristol Bay subdivision to the north



COMPREHENSIVE PLAN DESIGNATION:

ESTATE/CONSERVATION RESIDENTIAL (ECR) Estate/Conservation Residential neighborhoods are intended to provide flexibility for residential design in areas of Yorkville that can accommodate low-density detached single family housing but also include sensitive environmental and scenic features that should be retained and enhanced. These neighborhoods can be characterized by conventional development, such as detached housing on large lots, or conservation design by clustering homes together that leave undeveloped green space for agriculture, preservation of historic and cultural resources, and community open space. In conservation design, generally 40 to 60 percent of a development site is set aside in conservation areas; therefore, homes may be built on smaller lots than in a conventional estate-type subdivision. Suitable locations for Estate/Conservation Residential neighborhoods include areas that serve as transitions from Suburban Neighborhoods to agricultural zones, and places of identifiable scenic views, tree masses and environmental features.

ANNEXATION AREA THREE: CANNONBALL TRAIL

PROPERTY ACREAGE: 5.22 ACRES
PARCELS: 1
CURRENT COUNTY ZONING: A-1 AGRICULTURE/SPECIAL USE
BOUNDARY AGREEMENT: NONE
UTILITIES: NEAREST WATER AVAILABLE ~2,600' (NORTH)
ESTIMATED POPULATION: 2.7 RESIDENTS (\$392 EST. STATE TAX REV.)
ASSESSED VALUE: \$101,031.00

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Residential structure with special use approval for a landscaping business. Sought approval for a landscape waste recycling business through County in 2015 but withdrew application.



COMPREHENSIVE PLAN DESIGNATION:

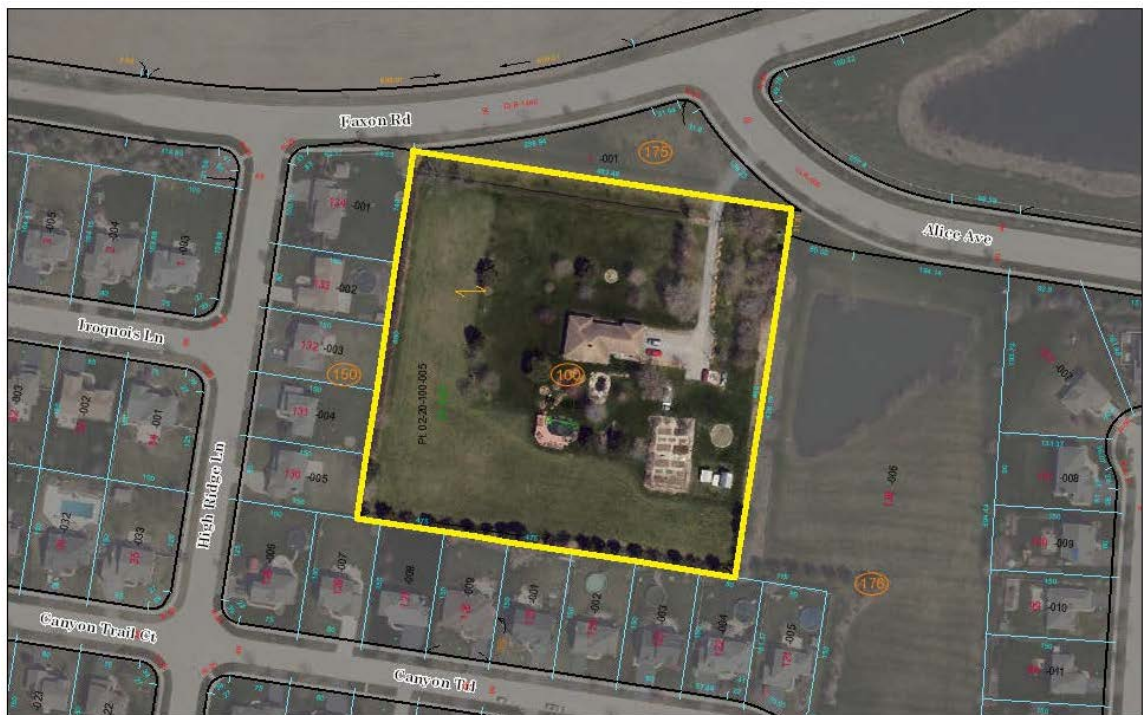
NEIGHBORHOOD RETAIL (NR) Smaller-scaled commercial developments located in close proximity to nearby residential neighborhoods and subdivisions will provide opportunities for independent and convenience type retailing and services, such as dry cleaners, groceries, salons, boutique stores, florists, clinics and doctor offices, and cafes and restaurants. Such developments are typically part of smaller, auto-oriented strip centers that are adequately screened and buffered from nearby homes and neighborhoods, although pedestrian linkages and connections should be required in order to reduce vehicular use. Neighborhood retail development should also be compatible in scale and design with adjacent land uses. Locations for Neighborhood Retail may be the intersections of collector roads and thoroughfares, such as Galena Road and Illinois Route 47, and at Greenbriar Road and Illinois Route 47.

ANNEXATION AREA FOUR: FAXON ROAD

PROPERTY ACREAGE:	5.02 ACRES
PARCELS:	1
CURRENT COUNTY ZONING:	A-1 AGRICULTURE
BOUNDARY AGREEMENT:	NONE
UTILITIES:	WATER & SANITARY AVAILABLE (NORTH & NORTHEAST)
ESTIMATED POPULATION:	2.7 RESIDENTS (\$392 EST. STATE TAX REV.)
ASSESSED VALUE:	\$92,527.00

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Parcel is surrounded to the south, east and west by the Kylyn's Ridge residential subdivision and an outlot of the Whispering Meadows residential subdivision to the north.



COMPREHENSIVE PLAN DESIGNATION:

SUBURBAN NEIGHBORHOODS (SN) Single family detached residential homes will be the primary land use in Suburban Neighborhoods, areas that comprise recently developed subdivisions both north and south of the Fox River in Yorkville. Such neighborhoods can feature typical conventional subdivision layout with long blocks and curvilinear streets or be developed according to neo-traditional principles with shorter blocks, gridded street layouts and the incorporation of public squares and parks; however, the overall intent in this land use classification is to create well-designed, walkable neighborhoods that incorporate open space and appropriate linkages to surrounding districts or areas. Such neighborhoods should also be well buffered from land uses of higher intensity.

ANNEXATION AREA FIVE: VETERANS PARKWAY MIXED USE COMMERCIAL/RESIDENTIAL

PROPERTY ACREAGE:	33.78 ACRES
PARCELS:	15 (4 RESIDENTIAL & 11 COMMERCIAL)
CURRENT COUNTY ZONING:	B-3 HIGHWAY BUSINESS R-3 ONE-FAMILY RESIDENTIAL
BOUNDARY AGREEMENT:	NONE
UTILITIES:	WATER & SEWER AVAILABLE ALONG US 34 AND MCHUGH ROAD
ESTIMATED POPULATION:	10.8 RESIDENTS (\$1,566 EST. STATE TAX REV.)
ASSESSED VALUE:	\$769,006.00

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Area had had recent annexations to the City of Yorkville for the Casey's gas station development at McHugh and US 34. Annexation area consists of vacant parcels to the north of US 34 (one of which is owned by IDOT for stormwater detention). Residential lots abut the Heartland Subdivision.



COMPREHENSIVE PLAN DESIGNATION:

DESTINATION COMMERCIAL (DC) Portions of Yorkville's most significant commercial corridors, including Illinois Route 47 and Veterans Parkway, are classified as Destination Commercial given the significant concentration of large format retail and strip center development that attract both local Yorkville residents and customers from the surrounding area.

This land use classification also reflects the particular design characteristics of these developments, which are mainly single-story in height and require deep setbacks and large parking areas. Other destination commercial uses may include hotels and recreational complexes. Important concentrations of destination commercial uses include the node at Veterans Parkway and Illinois Route 47 and the Kendall Marketplace west of the Illinois Route 47 and Veterans Parkway intersection. Future Destination Commercial development should be focused in these existing areas to take advantage of available land, especially in the outparcel areas of existing developments.

MID-DENSITY RESIDENTIAL (MDR) The purpose of the Mid-Density Residential land use area is to provide for higher density residential developments near commercial areas and transportation corridors, and to promote economically mixed housing developments and the provision of a range housing types. Such housing types can include townhomes and multi-family developments. Pedestrian linkages to adjacent commercial areas and parks and open space should be required; development design should also be compatible in scale and architecture with surrounding land uses. Suitable locations for Mid-Density Residential include the land areas east of Illinois Route 47 north of Veterans Parkway and south of Countryside Parkway; additional areas could include the land west of the Kendall Marketplace.

ANNEXATION AREA SIX: GUTHRIE & WACKERLIN SUBDIVISION

PROPERTY ACREAGE:	46.87 ACRES
PARCELS:	46
CURRENT COUNTY ZONING:	R-3 ONE FAMILY RESIDENTIAL
BOUNDARY AGREEMENT:	NONE
UTILITIES:	WATER & SEWER AVAILABLE (SURROUNDS)
ESTIMATED POPULATION:	121.5 RESIDENTS (\$17,618 EST. STATE TAX REV.)
ASSESSED VALUE:	\$3,442,977.00

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Neighborhood is surrounded by older established subdivisions in Yorkville such as Foxfield and Prairie Park, as well newer developments including Heartland and Heartland Circle. This area consists of 46 parcels; one (1) is owned by the Archdioceses of Joliet and approximately 49% of the properties receive discounts or exemptions on their real estate tax bills due to senior, disabled or veteran status. Therefore the taxable rate is lower than the assessed valuation of the property.



COMPREHENSIVE PLAN DESIGNATION:

TRADITIONAL NEIGHBORHOOD RESIDENTIAL (TNR) Traditional Neighborhood Residential areas comprise the older neighborhoods east, west and south of the Downtown Core, and those north of the Fox River comprising the old Town of Bristol. These areas are largely characterized by historic homes, pre-War and Post World War II housing types, and mid-century ranch homes that form cohesive neighborhoods within walking distance of the Fox River and the Downtown. This designation seeks to preserve and maintain the traditional single family character of these neighborhoods by encouraging housing maintenance and rehabilitation, and compatible new housing development that compliment the scale and design of the existing housing stock. Development of some forms of multi-family housing is encouraged if they maintain the visual and physical character of adjacent blocks, including building setbacks and architectural materials and treatments.

ANNEXATION AREA SEVEN: FOX GLENN SUBDIVISION

PROPERTY ACREAGE:	25.41 ACRES
PARCELS:	19
CURRENT COUNTY ZONING:	R-3 ONE-FAMILY RESIDENTIAL
BOUNDARY AGREEMENT:	NONE
UTILITIES:	NEAREST WATER & SEWER AVAILABLE ~2,500' (EAST)
ESTIMATED POPULATION:	51.3 RESIDENTS (\$7,439 EST. STATE TAX REV.)
ASSESSED VALUE:	\$1,787,996.00

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Residential subdivision surrounded by Forest Preserve and undeveloped farm land.



COMPREHENSIVE PLAN DESIGNATION:

ESTATE/CONSERVATION RESIDENTIAL (ECR) Estate/Conservation Residential neighborhoods are intended to provide flexibility for residential design in areas of Yorkville that can accommodate low-density detached single family housing but also include sensitive environmental and scenic features that should be retained and enhanced. These neighborhoods can be characterized by conventional development, such as detached housing on large lots, or conservation design by clustering homes together that leave undeveloped green space for agriculture, preservation of historic and cultural resources, and community open space. In conservation design, generally 40 to 60 percent of a development site is set aside in conservation areas; therefore, homes may be built on smaller lots than in a conventional estate-type subdivision. Suitable locations for Estate/Conservation Residential neighborhoods include areas that serve as transitions from Suburban Neighborhoods to agricultural zones, and places of identifiable scenic views, tree masses and environmental features.

ANNEXATION AREA EIGHT: CLEMENS ACRES LLC

PROPERTY ACREAGE:	7.87 ACRES
PARCELS:	2
CURRENT COUNTY ZONING:	A-1 AGRICULTURE
BOUNDARY AGREEMENT:	NONE
UTILITIES:	SEWER AVAILABLE (SOUTH/WEST) WATER AVAILABLE (EAST) ALONG IL 47
ESTIMATED POPULATION:	0 RESIDENTS (\$0 EST. STATE TAX REV.)
ASSESSED VALUE:	\$25,036.00

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Land area is surrounded by residential zoned property to the north, south, west and commercial to the east along IL Route 47.



COMPREHENSIVE PLAN DESIGNATION:

SUBURBAN NEIGHBORHOODS (SN) Single family detached residential homes will be the primary land use in Suburban Neighborhoods, areas that comprise recently developed subdivisions both north and south of the Fox River in Yorkville. Such neighborhoods can feature typical conventional subdivision layout with long blocks and curvilinear streets or be developed according to neo-traditional principles with shorter blocks, gridded street layouts and the incorporation of public squares and parks; however, the overall intent in this land use classification is to create well-designed, walkable neighborhoods that incorporate open space and appropriate linkages to surrounding districts or areas. Such neighborhoods should also be well buffered from land uses of higher intensity.

ANNEXATION AREA NINE: COUNTY OF KENDALL HIGHWAY DEPARTMENT

PROPERTY ACREAGE: 6.72 ACRES
PARCELS: 4
CURRENT COUNTY ZONING: B-3 HIGHWAY BUSINESS SPECIAL USE
BOUNDARY AGREEMENT: NONE
UTILITIES: WATER & SEWER AVAILABLE (WEST)
ESTIMATED POPULATION: 0 RESIDENTS (\$0 EST. STATE TAX REV.)
ASSESSED VALUE: \$0

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Property is owned by Kendall County Department of Highways and utilized for salt storage.



COMPREHENSIVE PLAN DESIGNATION:

INSTITUTIONAL (I) Yorkville municipal facilities; Kendall County government offices; facilities of other entities, including the Bristol-Kendall Fire Protection District and the Yorkville-Bristol Sanitary District; Yorkville Community Unit School District 115; other government facilities; religious buildings; and, other non-private land uses are categorized as Institutional. The Institutional land use classification allows public or quasi-public entities to plan accordingly for future location and expansion of such facilities.

ANNEXATION AREA TEN: WALNUT RIDGE

PROPERTY ACREAGE:	7.14 ACRES
PARCELS:	6
CURRENT COUNTY ZONING:	R-3 ONE-FAMILY RESIDENTIAL
BOUNDARY AGREEMENT:	NONE
UTILITIES:	WATER & SEWER AVAILABLE (NORTH, WEST & EAST)
ESTIMATED POPULATION:	16.2 RESIDENTS (\$2,349 EST. STATE TAX REV.)
ASSESSED VALUE:	\$403,964.00

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Residential land use abutting the Fox Highlands residential development to the east and south, commercially zoned land to the west.



COMPREHENSIVE PLAN DESIGNATION:

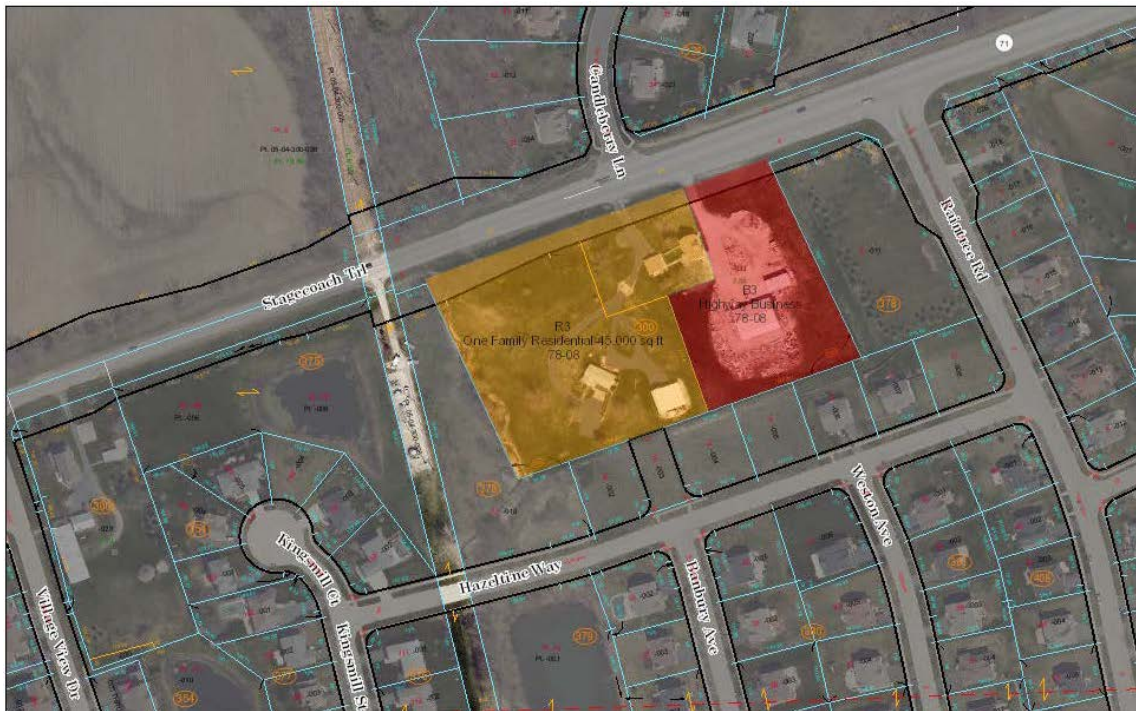
SUBURBAN NEIGHBORHOODS (SN) Single family detached residential homes will be the primary land use in Suburban Neighborhoods, areas that comprise recently developed subdivisions both north and south of the Fox River in Yorkville. Such neighborhoods can feature typical conventional subdivision layout with long blocks and curvilinear streets or be developed according to neo-traditional principles with shorter blocks, gridded street layouts and the incorporation of public squares and parks; however, the overall intent in this land use classification is to create well-designed, walkable neighborhoods that incorporate open space and appropriate linkages to surrounding districts or areas. Such neighborhoods should also be well buffered from land uses of higher intensity.

ANNEXATION AREA ELEVEN: GREENAWALT TRUST

PROPERTY ACREAGE:	5.76 ACRES
PARCELS:	2
CURRENT COUNTY ZONING:	R-3 ONE FAMILY RESIDENTIAL B-3 HIGHWAY BUSINESS
BOUNDARY AGREEMENT:	NONE
UTILITIES:	SEWER AVAILABLE (SOUTH/EAST) WATER AVAILABLE (NORTH) ALONG IL 71
ESTIMATED POPULATION:	2.7 RESIDENTS (\$392 EST. STATE TAX REV.)
ASSESSED VALUE:	\$169,193.00

CURRENT LAND USES/NEIGHBORHOOD CHARACTER:

Land area completely surrounded by residential developments, Raintree Village (east, south and west) and Wildwood (north) subdivisions.



COMPREHENSIVE PLAN DESIGNATION:

SUBURBAN NEIGHBORHOODS (SN) Single family detached residential homes will be the primary land use in Suburban Neighborhoods, areas that comprise recently developed subdivisions both north and south of the Fox River in Yorkville. Such neighborhoods can feature typical conventional subdivision layout with long blocks and curvilinear streets or be developed according to neo-traditional principles with shorter blocks, gridded street layouts and the incorporation of public squares and parks; however, the overall intent in this land use classification is to create well-designed, walkable neighborhoods that incorporate open space and appropriate linkages to surrounding districts or areas. Such neighborhoods should also be well buffered from land uses of higher intensity.



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 – June 5, 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 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

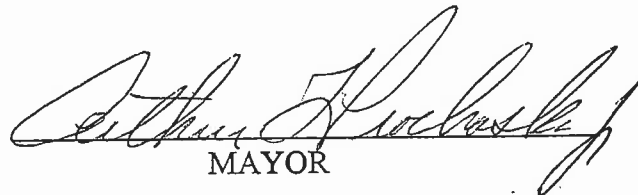


RICHARD STICKA



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

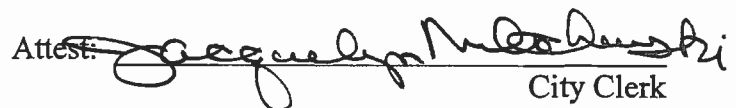
JOSEPH BESCO
PAUL JAMES
MARTY MUNNS
JAMES BOCK

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