



United City of Yorkville

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

AGENDA CITY COUNCIL MEETING Tuesday, December 11, 2018 7:00 p.m.

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

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk: WARD I

Carlo Colosimo
Ken Koch

WARD II

Jackie Milschewski
Arden Joe Plocher

WARD III

Chris Funkhouser
Joel Frieders

WARD IV

Seaver Tarulis
Jason Peterson

Establishment of Quorum:

Amendments to Agenda:

Presentations:

1. Employee Appreciation of Service

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. EDC 2018-88 Resolution to Induce the Redevelopment of Certain Properties within the Yorkville Downtown Tax Increment Redevelopment Project Area – *authorize Mayor and City Clerk to execute*

Minutes for Approval:

1. Minutes of the Special City Council – November 10, 2018
2. Minutes of the Regular City Council – November 13, 2018
3. Minutes of the Regular City Council – November 27, 2018

Bills for Payment (Informational): \$1,900,005.65

Mayor's Report:

1. CC 2018-58 Meeting Schedule for 2019
2. CC 2018-59 Resolution Approving a Revised Salary Schedule and Step Increase

Public Works Committee Report:

Economic Development Committee Report:

Public Safety Committee Report:

Administration Committee Report:

Park Board:

Planning and Zoning Commission:

1. PZC 2018-07 Ordinance Approving a Special Use for a Solar Farm with Freestanding Solar Energy Systems

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Additional Business:

Executive Session:

Citizen Comments:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: December 19, 2018 – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Milschewski	Finance	Library
Vice-Chairman: Alderman Plocher	Administration	
Committee: Alderman Funkhouser		
Committee: Alderman Peterson		

ECONOMIC DEVELOPMENT: TBD – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Koch	Community Development	Planning & Zoning Commission
Vice-Chairman: Alderman Colosimo	Building Safety & Zoning	Kendall Co. Plan Commission
Committee: Alderman Frieders		
Committee: Alderman Peterson		

PUBLIC SAFETY: TBD – 6:30 p.m. – City Hall Conference Room

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

COMMITTEES, MEMBERS AND RESPONSIBILITIES cont'd:

PUBLIC WORKS: December 18, 2018 – 6:00 p.m. – City Hall Conference Room

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

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, December 11, 2018
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

PRESENTATIONS:

1. Employee Appreciation of Service

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

1. EDC 2018-88 Resolution to Induce the Redevelopment of Certain Properties within the Yorkville
Downtown Tax Increment Redevelopment Project Area

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

☐ Removed _____

☐ Notes _____

MINUTES FOR APPROVAL:

1. Minutes of the City Council – November 10, 2018

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

☐ Removed _____

☐ Notes _____

-
2. Minutes of the City Council – November 13, 2018

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

☐ Removed _____

☐ Notes _____

3. Minutes of the City Council – November 27, 2018

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

☐ Removed _____

☐ Notes _____

BILLS FOR PAYMENT:

1. Bills for Payment (Informational)

☐ Notes _____

MAYOR'S REPORT:

1. CC 2018-58 Meeting Schedule for 2019

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

☐ Removed _____

☐ Notes _____

2. CC 2018-59 Resolution Approving a Revised Salary Schedule and Step Increase

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

☐ Removed _____

☐ Notes _____

PLANNING AND ZONING COMMISSION REPORT:

1. PZC 2018-07 Ordinance Approving a Special Use for a Solar Farm with Freestanding Solar Energy Systems

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

☐ Removed _____

☐ Notes _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:



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

Agenda Item Number

Consent Agenda #1

Tracking Number

EDC 2018-88

Agenda Item Summary Memo

Title: Imperial Investments TIF Inducement Resolution

Meeting and Date: City Council – December 11, 2018

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: EDC 12/04/18 Action Taken: Moved forward to CC consent agenda.

Item Number: EDC 2018-88

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson
Name

Administration
Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Bart Olson, City Administrator
CC:
Date: November 28, 2018
Subject: Imperial Investments TIF inducement resolution

Summary

Approval of a TIF inducement resolution in Downtown TIF #2 for the Farm Bureau Property at 111 E Van Emmon, currently under ownership by the Farm Bureau but under contract with Imperial Investments.

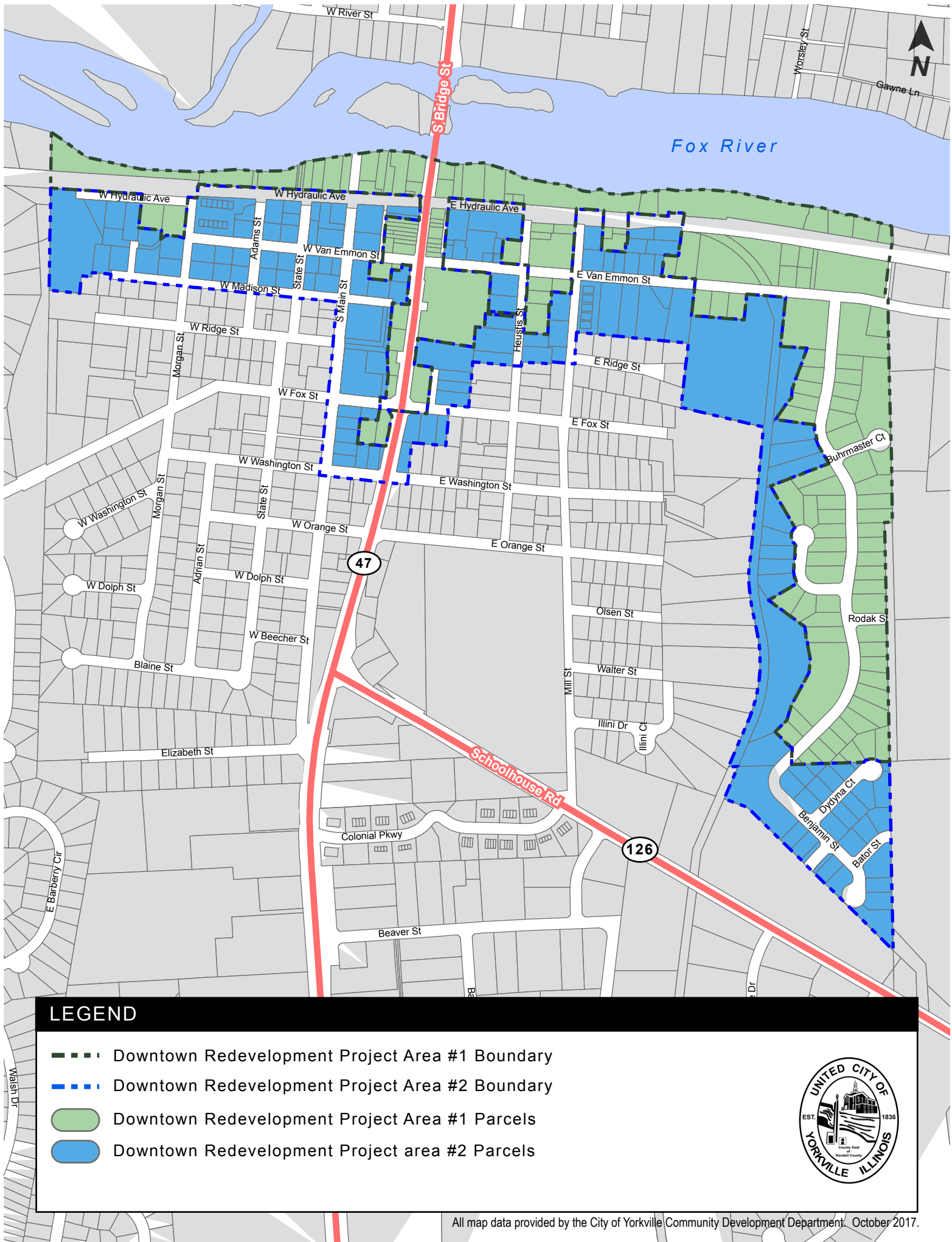
Background

Imperial Investments has been discussing the acquisition and redevelopment of the Farm Bureau property at 111 E Van Emmon. While there are no plans for development of the properties, the owner has said that the ability to proceed in the future with any project will require TIF assistance and a TIF extension.

In order to preserve the right to request future reimbursement of any eligible redevelopment project costs being incurred prior to the negotiation and approval of a Development Plan and a Redevelopment Agreement, State law mandates that the Corporate Authority acknowledge that a development plan is being undertaken in order to permit these expenses to be “potentially” reimbursable from future revenues received as a result of the approved plan and project. As you are aware, this TIF inducement resolution makes no guarantee as to the amount or type of assistance to the owner, as these items will get negotiated with the City at a later date. Finally, the resolution specifically states that all undertakings by the City are contingent upon the City’s approval of an agreement for the development of the property.

Recommendation

Staff recommends approval of the TIF inducement resolution with Imperial Investments.



**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
TO INDUCE THE REDEVELOPMENT OF CERTAIN PROPERTIES WITHIN THE
YORKVILLE DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “*City*”) is a duly organized and validly existing municipality of the State of Illinois pursuant to the 1970 Illinois Constitution and the Illinois Municipal Code, as from time to time amended (the “*Municipal Code*”) (65 ILCS 5/65-1-1-2, *et seq.*); and,

WHEREAS, the Mayor and City Council of the City (the “*Corporate Authorities*”), as authorized by the Municipal Code, undertook an eligibility study and report with respect to a redevelopment project and plan for a certain area and based on said report approved a redevelopment project and plan pursuant to Ordinance No. 2018-23 for said specific area designated by Ordinance No. 2018-24 as the Downtown Redevelopment Project Area #2 (the “*Project Area*”) and adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area by Ordinance No. 2018-25, adopted by the Corporate Authorities on April 10, 2018, pursuant to the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1, *et seq.*, (the “*TIF Act*”); and,

WHEREAS, the City was informed by Imperial Investments, Inc., an Illinois corporation (the “*Developer*”), that it intended to acquire certain property within the Project Area, commonly known as 111 E. Van Emmon Street, identified by parcel number 02-33-154-023 (the “*Subject Property*”), and that it intended to redevelop said property for retail uses (the “*Project*”); and,

WHEREAS, the Developer has also informed the City that the ability to proceed with the Project shall require financial assistance from the City for certain costs for improvements that would be incurred in connection with the Projects, which costs would constitute “*Redevelopment Project Costs*” as such term is defined in the TIF Act; and,

WHEREAS, the Developer would like to incur certain costs in connection with the Project prior to the approval of any ordinance authorizing the execution of redevelopment agreements with the City, wherein reimbursement for such costs may be considered between the parties subject to certain conditions; and,

WHEREAS, the Developer desires such costs related to the redevelopment of the Subject Property be able to qualify for consideration as Redevelopment Project Costs that can be reimbursed utilizing tax increment financing, provided that such costs constitute Redevelopment Project Costs under the TIF Act; and,

WHEREAS, this Resolution is intended to allow the Developer to incur certain costs relating to the redevelopment of the Subject Property that may be considered Redevelopment Project Costs under the TIF Act, prior to the approval of any ordinance authorizing the execution of a redevelopment agreement with the City pertaining to the Subject Property, subject to the conditions set forth in Section 3 of this Resolution

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

Section 1. That the above recitals are incorporated herein and made a part hereof.

Section 2. That the City Council may consider expenditures that are Redevelopment Project Costs under the TIF Act, in connection with the redevelopment of the Subject Property incurred prior to the approval and execution of redevelopment agreements with the Developer, or a successor or assignee of the Developer, to be expenditures that are eligible for reimbursement through the TIF Act, provided that such costs constitute “redevelopment project costs” as defined by the TIF Act; and, that the redevelopment of the Subject Property shall be consistent with the redevelopment project and plan for the overall Project Area.

Section 3. That all undertakings of the City set forth in this Resolution are specifically contingent upon the City approving and executing a redevelopment agreement with the Developer, or a successor or assignee of the Developer which provides for the redevelopment of the Subject Property in accordance with the terms and conditions to be negotiated by the parties.

Section 4. That any financial assistance rendered to the Developer by the City shall be contingent upon the authority, restrictions, terms and conditions imposed by the TIF Act.

Section 5. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVAR TARULIS	_____	JASON PETERSON	_____

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

Mayor

Attest:

City Clerk



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

Agenda Item Number

Minutes #1

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Special City Council – November 10, 2018

Meeting and Date: City Council – December 11, 2018

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Lisa Pickering Administration
Name Department

Agenda Item Notes:

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CONFERENCE ROOM,
800 GAME FARM ROAD ON
SATURDAY, NOVEMBER 10, 2018**

Mayor Golinski called the meeting to order at 9:04 a.m.

ROLL CALL

Deputy City Clerk Pickering called the roll.

Ward I	Colosimo	Present
	Koch	Present
Ward II	Milschewski	Present
	Plocher	Absent
Ward III	Funkhouser	Present
	Frieders	Present
Ward IV	Tarulis	Present
	Peterson	Present

Also present: Deputy City Clerk Pickering, City Administrator Olson, Chief of Police Hart, Deputy Chief of Police Mikolasek, Public Works Director Dhuse, Finance Director Fredrickson, Community Development Director Barksdale-Noble, Director of Parks and Recreation Evans, Purchasing Manager Parker, and EEI Engineer Sanderson.

QUORUM

A quorum was established.

CITIZEN COMMENTS

None.

BUSINESS – Goal Setting Session

City Administrator Olson stated that a detailed action plan had been created last year for all of the City Council’s goals. Administrator Olson mentioned that the goal setting memo included in the packet included updated action plans for last year’s goals.

Goals from 2017 in order of priority were:

- 1) Manufacturing and Industrial Development
- 2) Downtown Planning
- 3) Riverfront Development
- 4) Southside Development
- 5) Road to Better Roads (RTBR) Funding
- 6) Water Planning
- 7) Municipal Building Needs & Planning
- 8) Revenue Growth
- 9) Traffic Patrol
- 10) Whispering Meadows
- 11) Staffing
- 12) Vehicle Replacement
- 13) Entrance Signage
- 14) Water Conservation Plan
- 15) Employee Salary Survey
- 16) Parks & Recreation Programming Building
- 17) Capital Improvement Plan
- 18) Automation and Technology
- 19) Public Relations & Outreach
- 20) Modernize City Code
- 21) Shared Services

Administrator Olson asked the elected officials what they would like to consider for goals for next year. The following ideas were given: Metra expansion, special events amplification, grant opportunities & planning, school safety (exterior & traffic issues), expand economic development efforts, murals & art, Rt. 47 crossings, quiet zones, respect Christmas, manufacturing & industrial, downtown planning and riverfront development, Southside development, Road to Better Roads funding, water planning, municipal building needs & planning, revenue growth, staffing (police and others), vehicle replacement, entrance signage, water conservation, employee salary survey, parks and recreation programming building, capital improvement plan, automation & technology, public relations and outreach, modernize city code, and shared services.

Each elected official ranked the goals resulting in the following list of goals in order of priority:

- 1) Staffing (Police and others)
- 2) Municipal Building Needs & Planning
- 3) Road to Better Roads (RTBR) Funding
- 4) Southside Development
- 5) Downtown & Riverfront Development
- 6) Water Planning
- 7) Metra Extension
- 8) School Safety (Exterior & Traffic)
- 9) Expand Economic Development Efforts
- 10) Grant Opportunities & Planning
- 11) Automation & Technology
- 12) Manufacturing and Industrial
- 13) Revenue Growth
- 14) Special Events Amplification
- 15) Entrance Signage
- 16) Route 47 Crossings

Administrator Olson reminded everyone that the above goals were not final at this point as they do not include Alderman Plocher's choices as he was unable to attend this meeting.

ADJOURNMENT

Mayor Golinski adjourned the City Council meeting at 10:50 a.m.

Minutes submitted by:

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



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 #2

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – November 13, 2018

Meeting and Date: City Council – December 11, 2018

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Beth Warren City Clerk
Name Department

Agenda Item Notes:

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, NOVEMBER 13, 2018

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

City Clerk Warren called the roll.

Ward I	Koch	Present
	Colosimo	Present
Ward II	Milschewski	Present
	Plocher	Present
Ward III	Frieders	Present
	Funkhouser	Present
Ward IV	Tarulis	Present
	Peterson	Absent

Also present: City Clerk Warren, City Attorney Orr, City Administrator Olson, Deputy Chief of Police Mikolasek, Deputy Chief of Police Klingel, Public Works Director Dhuse, Finance Director Fredrickson, EEI Engineer Sanderson, Community Development Director Barksdale-Noble, Director of Parks and Recreation Evans, Assistant City Administrator Willrett

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Employee Appreciation of Service

Mayor Golinski stated that there is an employee appreciation of service for Dixie De Bord. Elisa Topper, Library Director, gave the background on Dixie De Bord's employment. Mayor Golinski presented Dixie De Bord with a memento of the City's appreciation and read the certificate.

PUBLIC HEARINGS

1. Prestwick of Yorkville – Proposed Special Service Area 2019-1

Mayor Golinski opened public hearing for Prestwick of Yorkville. Amy Cesich stated she lives in Raintree Village which was an SSA. She asked that the City never does an SSA again. Mayor Golinski closed the public hearing.

2. Tax Levy

Mayor Golinski opened public hearing for the tax levy. City Administrator Olson gave a brief presentation on the tax levy. There were no comments. Mayor Golinski closed public hearing

CITIZEN COMMENTS ON AGENDA ITEMS

Carol Sheeley discussed history regarding the current Parkview Christian School building on Center Street. Then she covered the history of the restoration of the old County Court building. Carol Sheeley then discussed the Chapel on the Green. She discussed the cost for renovation the Old Jail. She noted that both the County and City are looking for additional space. She suggested that renovation of the Old Jail would be cheaper than buying a new or existing structure.

Brian Payne, Shetland, wanted to the specifics of the SSA. He asked for City Administrator Olson to go through the process of the SSA. City Administrator Olson answered him and spoke of a backup SSA.

Amy Cesich wanted the SSA to be explained for the resident's benefit. Alderman Colosimo explained that this backup SSA applies only after a home owner's association is in default. Amy Cesich requested that the City no longer use any SSA's in the development process.

CONSENT AGENDA

None.

MINUTES FOR APPROVAL

1. Minutes of the Regular City Council – October 9, 2018

Mayor Golinski entertained a motion to approve the minutes of the regular City Council meeting of October 9, 2018 as presented. So moved by Alderman Colosimo; seconded by Alderman Koch.

Minutes approved unanimously by a viva voce vote

BILLS FOR PAYMENT

Mayor Golinski stated that the bills were \$1,000,767.35.

REPORTS

MAYOR’S REPORT

Appointment to Park Board
(CC 2018-49)

Mayor Golinski entertained a motion to approve the Mayor's appointment of Rick De Vries to the Park Board to a vacant term ending April 30, 2021. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher-aye, Frieders-aye, Tarulis-aye,
Colosimo-aye, Funkhouser-aye, Milschewski-aye

**Resolution 2018-25 Approving an Intergovernmental Agreement with the Village of
Oswego for the Sharing of Governmental Affairs Services**
(CC 2018-50)

Mayor Golinski entertained a motion to approve a resolution approving an intergovernmental agreement with the Village of Oswego for the sharing of Governmental Affairs Services and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher -aye, Frieders-aye, Tarulis-aye,
Colosimo-aye, Funkhouser-aye, Milschewski-aye

City Liability Insurance and Workman’s Comp Insurance Renewal
(CC 2018-51)

Mayor Golinski entertained a motion to authorize entering into a one year insurance agreement with American Alternative Insurance Corporation (Glatfelter) for the property/ casualty insurance in an amount not to exceed \$171,569; to authorize entering into a one year insurance agreement with the Illinois Public Risk Fund for workers compensation insurance in an amount not to exceed \$171,179; and, to authorize entering into a one year brokerage agreement with Mesirow Insurance services in an amount not to exceed \$19,000. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0
Plocher-aye, Frieders-aye, Tarulis-aye, Colosimo-aye,
Funkhouser-aye, Milschewski-aye, Koch-aye

**Ordinance 2018-58 Amending Title 3, Chapter 3 of the Code of Ordinances Creating a
New Liquor License Class and Fee (Sports Complex)**
(CC 2018-52)

Mayor Golinski entertained a motion to approve an ordinance amending Title 3, Chapter 3 of the code of ordinances creating a new liquor license class and fee (sports complex) and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Colosimo.

Alderman Colosimo supports the new classification for a sports venue liquor license. He stated that with the growth of the City and the expansion of the number of liquor license puts a need for additional police officers for the City.

Motion approved by a roll call vote. Ayes-7 Nays-0
Frieders-aye Tarulis-aye, Colosimo-aye,
Funkhouser-aye, Milschewski-aye, Koch-aye, Plocher -aye

**Ordinance 2018-59 Amending the Code of Ordinances Regulating On-Street
Parking (Autumn Creek Boulevard)**
(CC 2018-53)

Mayor Golinski entertained a motion to approve an ordinance amending the code of ordinances regulating on-street parking (Autumn Creek Boulevard) and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-7 Nays-0
Tarulis-aye, Colosimo-aye, Funkhouser-aye,
Milschewski-aye, Koch-aye, Plocher -aye, Frieders-aye

Ordinance 2018-60

Regulating the Weight of Trucks on Certain Roadways in the City

(CC 2018-54)

Mayor Golinski entertained a motion to approve an ordinance regulating the weight of trucks on certain roadways in the City and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Colosimo.

Alderman Frieders and Alderman Colosimo discussed the need for additional police officers.

Motion approved by a roll call vote. Ayes-7 Nays-0
Colosimo-aye, Funkhouser-aye, Milschewski-aye,
Koch-aye, Plocher -aye, Frieders-aye, Tarulis-aye

Ordinance 2018-61

**Authorizing the Tenth Amendment to the Annual Budget for the Fiscal
Year Commencing on May 1, 2018 and Ending on April 30, 2019**

(Police Admin Vehicle Purchase)

(CC 2018-55)

Mayor Golinski entertained a motion to approve an ordinance authorizing the tenth amendment to the annual budget for the fiscal year commencing on May 1, 2018 and ending on April 30, 2019 (police admin vehicle purchase) and authorize the Mayor and City Clerk to execute. So moved by Alderman Colosimo; seconded by Alderman Frieders.

Alderman Funkhouser, City Administrator Olson, Deputy Chief Mikolasek, and Alderman Milschewski discussed this issue.

Motion approved by a roll call vote. Ayes-7 Nays-0
Funkhouser-aye, Milschewski-aye, Koch-aye,
Plocher -aye, Frieders-aye, Tarulis-aye, Colosimo-aye

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

Resolution 2018-26

Approving an Economic Development Consultant's Agreement

(EDC 2018-80)

Alderman Koch made a motion to approve a resolution approving an economic development consultant's agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Frieders.

Alderman Funkhouser recognizes Lynn Dubajic's contributions to the City of Yorkville. He would like to put a hold on this process and explore additional options. Alderman Colosimo couldn't disagree more with Alderman Funkhouser. He supports moving forward with retaining Lynn Dubajic. Mayor Golinski agrees with Alderman Colosimo and believes Lynn Dubajic is the best option for the City. Alderman Koch is in favor of keeping Lynn Dubajic. Alderman Frieders stated that Lynn Dubajic has proven to be an asset to the City and supports her retention. Alderman Plocher suggested looking into other options. Alderman Milschewski said time doesn't allow to look into other options. She would request to get a little more accountability for the work being done due to the amount of money for the service. Alderman Frieders brought up the topic of how to know what are the key performance indicators that the City will base success or failure on, and looking to quantify the value of the businesses brought to the City versus the expenditure for Lynn Dubajic's services. Alderman Milschewski understands Alderman Frieders point and would like to investigate this issue more. Alderman Funkhouser, Alderman Milschewski, City Administrator Olson and Mayor Golinski discussed the parameters for revenue generations from new businesses. Alderman Funkhouser discussed this further. Lynn Dubajic discussed the issues concerning a grocery on the south end of town and noted it is still about businesses wanting to make an investment in a particular area of the City.

Motion approved by a roll call vote. Ayes-7 Nays-0
Milschewski-aye, Koch-aye, Plocher -aye,
Frieders-aye, Tarulis-aye, Colosimo-aye, Funkhouser-aye

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

RFP for the Sale of the Old Jail

(ADM 2018-88)

Alderman Milschewski make a motion to authorize staff to issue a request for proposals for the sale of the Old Jail; seconded by Alderman Funkhouser.

City Administrator Olson stated there were four non substantial changes to the RFP and he listed them. Alderman Funkhouser asked a question and City Administrator Olson answered. Alderman Colosimo and City Administrator Olson discussed the terms of the RFP and the fact that any potential buyer would have to wait till the end of the term of the RFP before making a purchase. Alderman Funkhouser stated that the duration of the RFP term allows for potential buyers to investigate the different state provisions. Alderman Milschewski referenced the Landmark designation and City Administrator Olson responded that the RFP timeframe gives more time for that to happen.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher-aye, Frieders-aye, Tarulis-aye,
Colosimo-aye, Funkhouser-aye, Milschewski-aye

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

ADDITIONAL BUSINESS

None.

EXECUTIVE SESSION

None.

CITIZEN COMMENTS

Carol, in audience, asked about putting a tarp on the roof. City Administrator Olson responded.

ADJOURNMENT

Mayor Golinski stated meeting adjourned.

Meeting adjourned at 8:07 p.m.

Minutes submitted by:

Beth Warren,
City Clerk, City of Yorkville, Illinois



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 #3

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – November 27, 2018

Meeting and Date: City Council – December 11, 2018

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Beth Warren City Clerk
Name Department

Agenda Item Notes:

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, NOVEMBER 27, 2018**

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

City Clerk Warren called the roll.

Ward I	Koch	Present
	Colosimo	Present
Ward II	Milschewski	Present
	Plocher	Present
Ward III	Frieders	Present
	Funkhouser	Present
Ward IV	Tarulis	Present
	Peterson	Present

Also present: City Clerk Warren, City Attorney Orr, City Administrator Olson, Police Chief Hart, Deputy Chief of Police Klingel, Public Works Director Dhuse, Finance Director Fredrickson, EEI Engineer Sanderson, Community Development Director Barksdale-Noble, Director of Parks and Recreation Evans, Assistant City Administrator Willrett

QUORUM
A quorum was established.

AMENDMENTS TO THE AGENDA
City Administrator Olson requested that Item # 2 on the consent agenda, ordinance authorizing the eleventh amendment to the annual budget for the fiscal year commencing on May 1, 2018 and Ending on April 30, 2019 (Parks & Recreation Fund) (ADM2018-96), be moved to the regular agenda under Administration Committee report.

Amendment approved unanimously by a viva voce vote.

PRESENTATIONS

Employee Appreciation of Service
Director of Parks and Recreation Evans came to the front to recognize Tyler Nelson. He gave a brief background for Mr. Nelson. Director of Parks and Recreation Evans stated many complimentary things about Mr. Nelson's work.

Flags of Valor Presentation to American Legion and Veterans Assistance Commission
Director of Parks and Recreation Evans thanked the Veterans Kendall County Outreach and the Local Yorkville American Legion. Director of Parks and Recreation Evans stated it was great for all of them to come together to do something for Veteran's day that was exciting to the community. He said it was great to have 50 flags sponsored. Director of Parks and Recreation Evan feels this event can grow. He presented the checks. The representatives addressed the Council.

PUBLIC HEARINGS
None.

CITIZEN COMMENTS ON AGENDA ITEMS
None.

- CONSENT AGENDA**
1. Monthly Treasurer’s Report for October 2018 (ADM 2018-91)
 2. Bond Abatement Ordinances (ADM 2018-97)
 - a. **Ordinance 2018-62** abating the tax levied for the year 2018 to pay the principal of and interest on the \$11,150,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2011- *authorize Mayor and City Clerk to execute*
 - b. **Ordinance 2018-63** abating the tax levied for the year 2018 to pay the principal of and interest on the \$1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014 - *authorize Mayor and City Clerk to execute*
 - c. **Ordinance 2018-64** abating the tax levied for the year 2018 to pay the principal of and interest on the \$4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A - *authorize Mayor and City Clerk to execute*
 - d. **Ordinance 2018-65** abating the tax levied for the year 2018 to pay the principal of and interest on the

- \$2,300,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014B
- *authorize Mayor and City Clerk to execute*
- e. **Ordinance 2018-66** abating the tax levied for the year 2018 to pay the principal of and interest on the
\$1,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014C – *authorize Mayor and City Clerk to execute*
- f. **Ordinance 2018-67** abating the tax levied for the year 2018 to pay the principal of and interest on the \$5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A - *authorize Mayor and City Clerk to execute*
- g. **Ordinance 2018-68** abating the tax levied for the year 2018 to pay the principal of and interest on the \$5,800,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2016 – *authorize Mayor and City Clerk to execute*
3. **Ordinance 2018-69** for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2019 and Ending April 30, 2020 in and for the United City of Yorkville Special Service Area Number 2004-201 (Fox Hill) - *authorize Mayor and City Clerk to execute* (ADM 2018-98)
4. **Ordinance 2018-70** for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2019 and Ending April 30, 2020 in and for the United City of Yorkville Special Service Area Number 2006-119 (Sunflower Estates) - *authorize Mayor and City Clerk to execute* (ADM 2018-99)
5. Special Service Area Abatement Ordinances (ADM 2018-100)
- a. **Ordinance 2018-71** Abating Special Service Area Taxes for Special Service Area Number 2003-100 (Raintree Village Project) and Approving the Amended Special Tax Roll - *authorize Mayor and City Clerk to execute*
- b. **Ordinance 2018-72** Abating Special Service Area Taxes for Special Service Area Number 2003-101 (Windett Ridge Project) and Approving the Amended Special Tax Roll - *authorize Mayor and City Clerk to execute*
- c. **Ordinance 2018-73** Abating Special Service Area Taxes for Special Service Area Number 2004-104 (Central Grande Reserve) and Approving the Amended Special Tax Roll - *authorize Mayor and City Clerk to execute*
- d. **Ordinance 2018-74** Abating Special Service Area Taxes for Special Service Area Number 2004-107 (Raintree Village II Project) - *authorize Mayor and City Clerk to execute*
6. **Resolution 2018-27** Approving a Janitorial Professional Services Agreement with Eco Clean Maintenance, Inc. – *authorize Mayor and City Clerk to execute* (ADM 2018-101)

Mayor Golinski entertained a motion to approve the consent agenda as amended. So moved by Alderman Milschewski; seconded by Alderman Frieders.

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

MINUTES FOR APPROVAL

1. Minutes of the Regular City Council – October 23, 2018

Mayor Golinski entertained a motion to approve the minutes of the regular City Council meeting of October 23, 2018, as presented. So moved by Alderman Colosimo; seconded by Alderman Frieders.

Minutes approved unanimously by a viva voce vote

BILLS FOR PAYMENT

Mayor Golinski stated that the bills were \$1,307,998.80.

REPORTS

MAYOR'S REPORT

City Liability Insurance and Workman's Comp Insurance Renewal – Reauthorization (CC 2018-51)

Mayor Golinski entertained a motion to authorize entering into a one year insurance agreement with American Alternative Insurance Corporation (Glatfelter) for the property / casualty insurance in an amount not to exceed \$174,000; to authorize entering into a one year insurance agreement with the Illinois Public Risk Fund for workers compensation insurance in an amount not to exceed \$171,179; to authorize entering into a one year brokerage agreement with Mesirow Insurance services in an amount not to exceed \$19,000; and, to repeal the motion passed on November 13, 2018 authorizing a one year agreement with American Alternative Insurance Company for property and casualty insurance in an amount not to exceed \$171,569, authorizing a one year agreement with Illinois Public Risk Fund for worker's compensation insurance in an amount not to exceed \$171,179 and authorizing a one year

brokerage agreement with Mesirow Insurances Services in an amount not to exceed \$19,000. So moved by Alderman Frieders; seconded by Alderman Koch.

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

Tax Levy
(CC 2018-56)

a. **Resolution 2018-28** Requesting Separate Limiting Rates for All City Funds
Mayor Golinski entertained a motion to approve a resolution requesting separate limiting rates for all City funds and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Koch.

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

b. **Ordinance 2018-75** for the Levy and Assessment of Taxes for the Fiscal Year Beginning on May 1, 2019 and Ending on April 30, 2020
Mayor Golinski entertained a motion to approve an ordinance for the levy and assessment of Taxes for the fiscal year beginning on May 1, 2019 and ending on April 30, 2020 and to authorize the Mayor and City Clerk to execute. So moved by Alderman Milschewski; seconded by Alderman Tarulis.

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

Road to Better Roads Program – Professional Services Engineering Agreement
(CC 2018-57 2019)

Mayor Golinski entertained a motion to approve a professional services agreement for Design and Construction Engineering for the 2019 Road Program and authorize the Mayor and City Clerk to execute. So moved by Alderman Peterson; seconded by Alderman Frieders.

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

Pavement Management – 5 Year Plan
(PW 2018-94)

Mayor Golinski entertained a motion to approve a 5 year pavement management plan. So moved by Alderman Frieders; seconded by Alderman Koch.

Alderman Frieders had a questions about the financial commitment in regards to the current year, three year, and five year budgeted plans. City Administrator Olson answered. Alderman Colosimo asked what is the criteria for determining repairs for roadways. Public Works Director Dhuse answered his questions.

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

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

Ordinance 2018-76 authorizing the eleventh amendment to the annual budget for the fiscal year commencing on May 1, 2018 and Ending on April 30, 2019 (Parks & Recreation Fund)
(ADM2018-96)

Alderman Milschewski made a motion to approve an ordinance authorizing the eleventh amendment to the annual budget for the fiscal year commencing on May 1, 2018 and ending on April 30, 2019 (Parks & Recreation Fund) and authorize the Mayor and City Clerk to execute; seconded by Alderman Frieders.

City Administrator Olson stated there was a memo was emailed out from Director of Parks and Recreation Evans. The committee has asked for a list of events that the YYBSA had currently completed. The point of that question was what was the budgetary performance of those events and did the City include those within the City's own estimates of the YYBSA proposal. City Administrator Olson stated the City does not know what is the budgetary performance of those events that are listed in the memo. The City did not include them within the City's own budgetary proposal for the programs. He stated that the City does not believe that the budget performance of those events are included in the YYBSA proposal. The additional events that the YYBSA have, have little or no impact on revenue for the program. Alderman Frieders asked for an explanation of several budgetary items. City Administrator Olson explained. Alderman Frieders asked for clarification of the transfer of ownership of the YYBSA to the ownership of the City. Director of Parks and Recreation Evans stated this will be the City's programs. Alderman Koch inquired about the level of coordination with the schools. He was answered. Mayor Golinski commented that his concern is that this could overburden the City staff. Alderman Colosimo stated that the strengthening of this organization could provide more opportunities to develop talent.

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

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

Snow Issues

City Administrator Olson stated there was a big snow event this past weekend forcing employees to work long shifts. He thanked them for their hard work. Mayor Golinski noted that the roads in Yorkville were in good shape, considering the snow fall. Alderman Funkhouser wants a form developed to report a mailbox complaint. Alderman Colosimo wants a listing of the City's mailbox policy listed on the website.

ADDITIONAL BUSINESS

Route 47 And Galena Stop Light

Alderman Frieders discussed the issues with the stoplight at Route 47 and Galena. He would like another letter drafted to IDOT about this issue. Council members discussed this issue further.

EXECUTIVE SESSION

None.

CITIZEN COMMENTS

Shelley Carlson, small business owner, discussed the code changes to massage establishments. She expressed concerns over multiple notices sent to her by the City to correct various issues with her establishment. The changes that are required by the new ordinance could have been communicated at the same time as any of these past notifications. She expressed that her conversations with City staff lacked any kind of compassion. City Administration Olson addressed the concern. Alderman Colosimo would like this to be addressed at the Economic Development Committee. City Administration Olson explained what the code meant. He will look into amending the code for a provision for single room businesses.

ADJOURNMENT

Mayor Golinski stated meeting adjourned.

Meeting adjourned at 7:45 p.m.

Minutes submitted by:

Beth Warren,
City Clerk, City of Yorkville, Illinois



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

Agenda Item Number

Bills for Payment

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment (Informational): \$1,900,005.65

Meeting and Date: City Council – December 11, 2018

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None – Informational

Council Action Requested:

Submitted by: _____ Amy Simmons _____ Finance
Name Department

Agenda Item Notes:

DATE: 11/29/18
TIME: 09:49:11
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 11/29/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
528754	DCONST	D. CONSTRUCTION, INC.					
	1800035.1		11/27/18	01	ENGINEER'S PAYMENT ESTIMATE	15-155-60-00-6025	337,507.17
				02	#1 2018 MFT STREET MAINTENANCE	** COMMENT **	
				03	PROGRAM ORIGINAL CONTRACT	** COMMENT **	
					INVOICE TOTAL:		337,507.17 *
					CHECK TOTAL:		337,507.17
528755	TRICO	TRICO MECHANICAL , INC					
	4632		10/29/18	01	BEECHER HVAC INSTALL	23-216-60-00-6013	160,112.50
					INVOICE TOTAL:		160,112.50 *
					CHECK TOTAL:		160,112.50
					TOTAL AMOUNT PAID:		497,619.67

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

DATE: 12/04/18
TIME: 14:18:37
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 12/05/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
528756	R0002203	GINTARAS P. BRAKAUSKAS						
	20170994-BUILD		12/01/18	01	967 N CARLY CR BUILD PROGRAM	25-000-24-21-2445	680.00	
				02	967 N CARLY CR BUILD PROGRAM	51-000-24-00-2445	5,320.00	
				03	967 N CARLY CR BUILD PROGRAM	52-000-24-00-2445	4,000.00	
					INVOICE TOTAL:		10,000.00 *	
					CHECK TOTAL:			10,000.00
528757	SERVICE	SERVICE PRINTING CORPORATION						
	28340-PS		11/28/18	01	YORKVILLE CATALOG POSTAGE	79-795-54-00-5426	3,267.01	
					INVOICE TOTAL:		3,267.01 *	
					CHECK TOTAL:			3,267.01
					TOTAL AMOUNT PAID:			13,267.01

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

DATE: 12/05/18
TIME: 08:49:37
ID: AP211001.WOW

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 12/11/2018

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
528758	AACVB	AURORA AREA CONVENTION					
	10/18-ALL	12/04/18	01	ALL SEASONS OCT 2018 HOTEL TAX	01-640-54-00-5481		40.84
					INVOICE TOTAL:		40.84 *
	10/18-HAMPTONS	12/04/18	01	HAMPTON INN OCT 2018 HOTEL TAX	01-640-54-00-5481		4,962.25
					INVOICE TOTAL:		4,962.25 *
	10/18-SUPER	12/04/18	01	SUPER 8 OCT 2018 HOTEL	01-640-54-00-5481		1,858.50
					INVOICE TOTAL:		1,858.50 *
					CHECK TOTAL:		6,861.59
528759	AKKRAMER	ATTORNEY DANIEL J. KRAMER					
	112718	11/27/18	01	GRNE SOLAR PUBLIC HEARING SIGN	01-000-42-00-4210		50.00
			02	DEPOSIT REFUND	** COMMENT **		
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
528760	ALTORFER	ALTORFER INDUSTRIES, INC					
	PO630012058	11/14/18	01	TROUBLESHOOT GENERATOR	23-216-54-00-5446		443.00
					INVOICE TOTAL:		443.00 *
					CHECK TOTAL:		443.00
528761	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC					
	0840980-IN	11/09/18	01	WALL HEATER	51-510-56-00-5638		304.44
					INVOICE TOTAL:		304.44 *
					CHECK TOTAL:		304.44
D001062	ANTPLACE	ANTHONY PLACE YORKVILLE LP					

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

DATE: 12/05/18
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UNITED CITY OF YORKVILLE
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INVOICES DUE ON/BEFORE 12/11/2018

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D001062	ANTPLACE	ANTHONY PLACE YORKVILLE LP					
	JAN-19	12/01/18	01	CITY OF YORKVILLE HOUSING	01-640-54-00-5427		517.00
			02	ASSISTANCE PROGRAM RENT	** COMMENT **		
			03	REIMBURSEMENT FOR JAN 2019	** COMMENT **		
				INVOICE TOTAL:			517.00 *
				DIRECT DEPOSIT TOTAL:			517.00
528762	ARNESON	ARNESON OIL COMPANY					
	233494	10/31/18	01	OCT 2018 GASOLINE	79-790-56-00-5695		1,263.11
				INVOICE TOTAL:			1,263.11 *
				CHECK TOTAL:			1,263.11
528763	ARNESON	ARNESON OIL COMPANY					
	233861	10/31/18	01	OCT 2018 DIESEL FUEL	01-410-56-00-5695		404.48
			02	OCT 2018 DIESEL FUEL	51-510-56-00-5695		404.48
			03	OCT 2018 DIESEL FUEL	52-520-56-00-5695		404.47
				INVOICE TOTAL:			1,213.43 *
	234522	11/12/18	01	NOV 2018 DIESEL FUEL	01-410-56-00-5695		374.53
			02	NOV 2018 DIESEL FUEL	51-510-56-00-5695		374.53
			03	NOV 2018 DIESEL FUEL	52-520-56-00-5695		374.52
				INVOICE TOTAL:			1,123.58 *
				CHECK TOTAL:			2,337.01
528764	ASOCTECH	ASSOCIATED TECHNICAL SERVICES					
	30723	11/06/18	01	AFTER HOURS EMERGENCY LEAK	51-510-54-00-5462		940.00
			02	LOCATION SERVICES @71 TRILLIUM	** COMMENT **		
				INVOICE TOTAL:			940.00 *
				CHECK TOTAL:			940.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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01-640 ADMINSTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPT	95-XXX ESCROW DEPOSIT
11-111 FOX HILL SSA	25-225 PARKS & RECREATION CAPITAL	82-820 LIBRARY OPERATIONS	

DATE: 12/05/18
TIME: 08:49:37
ID: AP211001.WOW

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 12/11/2018

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
528765	ATTINTER	AT&T					
	9925974407	11/10/18	01	11/10-12/09 ROUTER	01-110-54-00-5440		472.22
						INVOICE TOTAL:	472.22 *
					CHECK TOTAL:		472.22
D001063	BEHRD	DAVID BEHRENS					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528766	BFCONSTR	B&F CONSTRUCTION CODE SERVICES					
	10763	10/31/18	01	OCT 2018 INSPECTIONS	01-220-54-00-5459		15,560.00
						INVOICE TOTAL:	15,560.00 *
					CHECK TOTAL:		15,560.00
528767	BNYMGLOB	THE BANK OF NEW YORK MELLON					
	252-2153417	11/21/18	01	2014 SERIES BOND ADMIN FEE	87-870-54-00-5498		535.00
						INVOICE TOTAL:	535.00 *
					CHECK TOTAL:		535.00
528768	BNYMGLOB	THE BANK OF NEW YORK MELLON					
	252-2155818	11/27/18	01	11/10/18-11/09/19 PAYING AGENT	52-520-54-00-5498		688.50
			02	FEES	** COMMENT **		
						INVOICE TOTAL:	688.50 *
					CHECK TOTAL:		688.50

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

INVOICES DUE ON/BEFORE 12/11/2018

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D001064	BROWND	DAVID BROWN					
	111318	11/15/18	01	WATER LICENSE TESTING MILEAGE	52-520-54-00-5415		81.85
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		81.85 *
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		126.85
D001065	COLLinsa	ALBERT COLLINS					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528769	COMED	COMMONWEALTH EDISON					
	0903040077-1118	11/27/18	01	10/25-11/27 MISC STREET LIGHTS	15-155-54-00-5482		2,739.08
					INVOICE TOTAL:		2,739.08 *
	0966038077-1118	11/26/18	01	10/24-11/26 KENNEDY RD	15-155-54-00-5482		194.52
			02	10/24-11/26 KENNEDY RD	01-410-54-00-5482		10.54
					INVOICE TOTAL:		205.06 *
	1183088101-1118	11/21/18	01	10/23-11/21 PRAIRIE LIFT	52-520-54-00-5480		119.18
					INVOICE TOTAL:		119.18 *
	1251108256-1118	11/26/18	01	10/24-11/26 301 E HYDRAULIC	79-795-54-00-5480		79.41
					INVOICE TOTAL:		79.41 *
	1718099052-1118	11/21/18	01	10/23-11/21 872 PRAIRIE CR	52-520-54-00-5480		95.85
					INVOICE TOTAL:		95.85 *

01-110 ADMINISTRATION
01-120 FINANCE
01-210 POLICE
01-220 COMMUNITY DEVELOPMENT
01-410 STREET OPERATIONS
01-640 ADMINSTRATIVE SERVICES
11-111 FOX HILL SSA

12-112 SUNFLOWER SSA
15-155 MOTOR FUEL TAX (MFT)
23-216 MUNICIPAL BUILDING
23-230 CITY-WIDE CAPITAL
25-205 POLICE CAPITAL
25-215 PUBLIC WORKS CAPITAL
25-225 PARKS & RECREATION CAPITAL

42-420 DEBT SERVICE
51-510 WATER OPERATIONS
52-520 SEWER OPERATIONS
72-720 LAND CASH
79-790 PARKS DEPARTMENT
79-795 RECREATION DEPT
82-820 LIBRARY OPERATIONS

83-830 LIBRARY DEBT SERVICE
84-840 LIBRARY CAPITAL
87-870 COUNTRYSIDE TIF
88-880 DOWNTOWN TIF
90-XXX DEVELOPER ESCROW
95-XXX ESCROW DEPOSIT

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528769	COMED	COMMONWEALTH EDISON					
	2668047007-1118	11/21/18	01	1023-11/21 1908 RAINTREE	51-510-54-00-5480		115.99
					INVOICE TOTAL:		115.99 *
	2961017043-1118	11/26/18	01	10/24-11/26 PRESTWICK LIFT	52-520-54-00-5480		124.68
					INVOICE TOTAL:		124.68 *
	3119142025-1118	11/26/18	01	10/24-11/26 VAN EMMON LOT	01-410-54-00-5482		23.24
					INVOICE TOTAL:		23.24 *
	4085080033-1118	11/26/18	01	10/24-11/26 1991 CANNONBALL TR	51-510-54-00-5480		253.88
					INVOICE TOTAL:		253.88 *
	6963019021-1118	11/09/18	01	10/10-11/08 RT47 & ROSENWINKLE	15-155-54-00-5482		30.77
					INVOICE TOTAL:		30.77 *
	7110074020-1118	11/26/18	01	10/24-11/26 104 E VAN EMMON	01-110-54-00-5480		406.65
					INVOICE TOTAL:		406.65 *
	8344010026-1018	11/16/18	01	09/25-11-15 MISC STREET LIGHTS	15-155-54-00-5482		260.65
					INVOICE TOTAL:		260.65 *
					CHECK TOTAL:		4,454.44
528770	COMMTIRE	COMMERCIAL TIRE SERVICE					
	3330020715	11/15/18	01	25 TIRES	01-210-54-00-5495		3,253.86
					INVOICE TOTAL:		3,253.86 *
					CHECK TOTAL:		3,253.86
528771	CONCINTE	CONCENTRIC INTEGRATION, LLC					
	0200687	08/03/18	01	MOZY CLOUD BACKUPS	01-640-54-00-5450		10,750.00
					INVOICE TOTAL:		10,750.00 *
					CHECK TOTAL:		10,750.00

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

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528772	COREMAIN	CORE & MAIN LP					
	J797964	11/14/18	01	100CF METER, 2 BRASS OVAL	51-510-56-00-5664		1,557.73
			02	METER FLG SETS	** COMMENT **		
					INVOICE TOTAL:		1,557.73 *
					CHECK TOTAL:		1,557.73
528773	COXLAND	COX LANDSCAPING LLC					
	2138	11/09/18	01	STEP 5 OF 5 FERTILIZER	12-112-54-00-5495		664.45
					INVOICE TOTAL:		664.45 *
	2139	11/09/18	01	STEP 5 OF 5 FERTILIZER	11-111-54-00-5495		930.50
					INVOICE TOTAL:		930.50 *
	2140	11/09/18	01	OCT 2018 MOWING	12-112-54-00-5495		360.00
					INVOICE TOTAL:		360.00 *
	2141	11/09/18	01	OCT 2018 MOWING	11-111-54-00-5495		380.88
					INVOICE TOTAL:		380.88 *
					CHECK TOTAL:		2,335.83
528774	CRESKLAK	CRESTLAKE HOLDINGS					
	112918	11/29/18	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		495.81
			02	WATER BILLS FOR BRIDGE ST	** COMMENT **		
			03	ACCOUNTS	** COMMENT **		
					INVOICE TOTAL:		495.81 *
					CHECK TOTAL:		495.81
528775	DCONST	D. CONSTRUCTION, INC.					
	1847	11/27/18	01	ENGINEER'S PAYMENT ESTIMATE	23-230-60-00-6025		3,920.00

01-110 ADMINISTRATION
01-120 FINANCE
01-210 POLICE
01-220 COMMUNITY DEVELOPMENT
01-410 STREET OPERATIONS
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12-112 SUNFLOWER SSA
15-155 MOTOR FUEL TAX (MFT)
23-216 MUNICIPAL BUILDING
23-230 CITY-WIDE CAPITAL
25-205 POLICE CAPITAL
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25-225 PARKS & RECREATION CAPITAL

42-420 DEBT SERVICE
51-510 WATER OPERATIONS
52-520 SEWER OPERATIONS
72-720 LAND CASH
79-790 PARKS DEPARTMENT
79-795 RECREATION DEPT
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83-830 LIBRARY DEBT SERVICE
84-840 LIBRARY CAPITAL
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528775	DCONST	D. CONSTRUCTION, INC.					
	1847	11/27/18	02	#1 AND FINAL 2018 STREET	** COMMENT **		
			03	MAINTENANCE PROGRAM -	** COMMENT **		
			04	ADDITIONAL CONCRETE APRON	** COMMENT **		
			05	REPLACEMENT	** COMMENT **		
				INVOICE TOTAL:			3,920.00 *
				CHECK TOTAL:			3,920.00
D001066	DHUSEE	DHUSE, ERIC					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	01-410-54-00-5440		15.00
			02	REIMBURSEMENT	** COMMENT **		
			03	NOV 2018 MOBILE EMAIL	51-510-54-00-5440		15.00
			04	REIMBURSEMENT	** COMMENT **		
			05	NOV 2018 MOBILE EMAIL	52-520-54-00-5440		15.00
			06	REIMBURSEMENT	** COMMENT **		
				INVOICE TOTAL:			45.00 *
				DIRECT DEPOSIT TOTAL:			45.00
D001067	DLK	DLK, LLC					
	178	11/30/18	01	NOV 2018 ECONOMIC DEVELOPMENT	01-640-54-00-5486		9,425.00
			02	HOURS	** COMMENT **		
				INVOICE TOTAL:			9,425.00 *
				DIRECT DEPOSIT TOTAL:			9,425.00
528776	DOTY	DOTY & SONS CONCRETE PRODUCTS					
	65052	10/31/18	01	7 PARKING BLOCKS	72-720-60-00-6045		1,159.20
				INVOICE TOTAL:			1,159.20 *
	65107	11/15/18	01	8 TRUCK PARKING BLOCKS	72-720-60-00-6045		784.00
				INVOICE TOTAL:			784.00 *
				CHECK TOTAL:			1,943.20

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

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528777	DUTEK	THOMAS & JULIE FLETCHER					
	1006386	11/08/18	01	MXM PIPE	01-410-56-00-5628		7.80
					INVOICE TOTAL:		7.80 *
					CHECK TOTAL:		7.80
528778	DYNEGY	DYNEGY ENERGY SERVICES					
	266979318111	11/19/18	01	10/17-11/14 2702 MILL RD	51-510-54-00-5480		4,793.83
					INVOICE TOTAL:		4,793.83 *
					CHECK TOTAL:		4,793.83
528779	EEI	ENGINEERING ENTERPRISES, INC.					
	64947	08/31/18	01	171 SARAVANOS DR SITE	90-133-00-00-0111		450.00
			02	IMPROVEMENTS	** COMMENT **		
					INVOICE TOTAL:		450.00 *
					CHECK TOTAL:		450.00
D001068	EVANST	TIM EVANS					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-790-54-00-5440		22.50
			02	REIMBURSEMENT	** COMMENT **		
			03	NOV 2018 MOBILE EMAIL	79-795-54-00-5440		22.50
			04	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528780	FARMFLEE	BLAIN'S FARM & FLEET					
	2813-SMITH	10/27/18	01	JEANS, HATS	79-790-56-00-5600		59.37
					INVOICE TOTAL:		59.37 *
					CHECK TOTAL:		59.37

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

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528781	FARMFLEE	BLAIN'S FARM & FLEET					
	4761-BROWN	11/12/18	01	PANTS, JEANS	52-520-56-00-5600		82.78
					INVOICE TOTAL:		82.78 *
					CHECK TOTAL:		82.78
528782	FLEEPRID	FLEETPRIDE					
	15452992	11/27/18	01	MUDFLAPS, WORKLAMPS	01-410-56-00-5628		217.46
					INVOICE TOTAL:		217.46 *
					CHECK TOTAL:		217.46
D001069	FREDRICR	ROB FREDRICKSON					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	01-120-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001070	GALAUNEJ	JAKE GALAUNER					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528783	GARDKOCH	GARDINER KOCH & WEISBERG					
	H-2364C-137340	11/14/18	01	KIMBALL HILL I MATTER	01-640-54-00-5461		8,482.77
					INVOICE TOTAL:		8,482.77 *
	H-3181C-137225	11/02/18	01	GENERAL MATTERS	01-640-54-00-5461		726.00
					INVOICE TOTAL:		726.00 *

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

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528783	GARDKOCH	GARDINER KOCH & WEISBERG					
	H-3586C-137227	11/02/18	01	NICHOLSON MATTER	01-640-54-00-5461		2,118.18
					INVOICE TOTAL:		2,118.18 *
	H-3995C-137230	11/02/18	01	YMCA MATTER	01-640-54-00-5461		22.00
					INVOICE TOTAL:		22.00 *
	H-4650C-137224	11/02/18	01	METZ AND WATER PRODUCTS -	01-640-54-00-5461		1,034.25
			02	CASCADE V. YORKVILLE	** COMMENT **		
					INVOICE TOTAL:		1,034.25 *
					CHECK TOTAL:		12,383.20
D001071	GOLINSKI	GARY GOLINSKI					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528784	GROUND	GROUND EFFECTS INC.					
	400641-000	11/15/18	01	WEIGHT SCALE	01-410-54-00-5462		84.00
					INVOICE TOTAL:		84.00 *
	400672-000	11/16/18	01	WEIGHT SCALE	01-410-54-00-5462		84.00
					INVOICE TOTAL:		84.00 *
					CHECK TOTAL:		168.00
528785	HACH	HACH COMPANY					
	11218267	11/13/18	01	CHLORINE	51-510-56-00-5638		558.00
					INVOICE TOTAL:		558.00 *
					CHECK TOTAL:		558.00

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

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D001072	HARMANR	RHIANNON HARMON					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528786	HARRIS	HARRIS COMPUTER SYSTEMS					
	XT00006604	11/26/18	01	NOV 2018 MYGOVHUB FEES	01-120-54-00-5462		161.51
			02	NOV 2018 MYGOVHUB FEES	51-510-54-00-5462		243.73
			03	NOV 2018 MYGOVHUB FEES	52-520-54-00-5462		70.34
					INVOICE TOTAL:		475.58 *
					CHECK TOTAL:		475.58
D001073	HARTRICH	HART, RICHARD					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	01-210-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528787	HAWKINS	HAWKINS INC					
	4394885	11/08/18	01	CHLORINE	51-510-56-00-5638		1,176.03
					INVOICE TOTAL:		1,176.03 *
					CHECK TOTAL:		1,176.03
528788	HENDERSO	HENDERSON PRODUCTS, INC.					
	280820	11/09/18	01	PINS	01-410-56-00-5628		112.00
					INVOICE TOTAL:		112.00 *
					CHECK TOTAL:		112.00

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

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D001074	HENNED	DURK HENNE					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001075	HERNANDA	ADAM HERNANDEZ					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528789	HERNANDN	NOAH HERNANDEZ					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
D001076	HORNERR	RYAN HORNER					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001077	HOULEA	ANTHONY HOULE					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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

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528790	ILPD4778	ILLINOIS STATE POLICE					
	103118	10/31/18	01	LIQUOR LICENSE BACKGROUND	01-110-54-00-5462		135.00
			02	CHECKS	** COMMENT **		
					INVOICE TOTAL:		135.00 *
					CHECK TOTAL:		135.00
528791	ILPD4811	ILLINOIS STATE POLICE					
	103118	10/31/18	01	COACHING BACKGROUND CHECKS	79-795-54-00-5462		270.00
			02	ALPHA CLEANING EMPLOYEES	01-000-24-00-2440		108.00
			03	BACKGROUND CHECKS	** COMMENT **		
			04	PROSPECT EMPLOYEES BACKGROUND	01-220-54-00-5462		108.00
			05	CHECKS	** COMMENT **		
			06	SOLICITORS BACKGROUND CHECKS	01-110-54-00-5462		243.00
					INVOICE TOTAL:		729.00 *
					CHECK TOTAL:		729.00
528792	ILTREASU	STATE OF ILLINOIS TREASURER					
	75	11/01/18	01	RT47 EXPANSION PYMT#75	15-155-60-00-6079		6,148.89
			02	RT47 EXPANSION PYMT#75	51-510-60-00-6079		3,780.98
			03	RT47 EXPANSION PYMT#75	52-520-60-00-6079		1,873.48
			04	RT47 EXPANSION PYMT#75	88-880-60-00-6079		624.01
					INVOICE TOTAL:		12,427.36 *
					CHECK TOTAL:		12,427.36
528793	ILTRUCK	ILLINOIS TRUCK MAINTENANCE, IN					
	028406	11/09/18	01	REPLACED LEFT REAR SPEED	01-410-54-00-5490		606.30
			02	SENSOR	** COMMENT **		
					INVOICE TOTAL:		606.30 *
					CHECK TOTAL:		606.30

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

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528794	INTERDEV	INTERDEV, LLC					
	1012615	11/20/18	01	COMPUTER RAM FOR UB CLERK	01-640-54-00-5450		75.16
					INVOICE TOTAL:		75.16 *
					CHECK TOTAL:		75.16
528795	IPRF	ILLINOIS PUBLIC RISK FUND					
	52826	11/14/18	01	JAN 2019 WORKER COMP INS	01-640-52-00-5231		9,812.83
			02	JAN 2019 WORKER COMP INS-PR	01-640-52-00-5231		1,923.47
			03	JAN 2019 WORKER COMP INS-PR	51-510-52-00-5231		1,086.61
			04	JAN 2019 WORKER COMP INS-PR	52-520-52-00-5231		526.64
			05	JAN 2019 WORKER COMP INS-PR	82-820-52-00-5231		910.45
					INVOICE TOTAL:		14,260.00 *
					CHECK TOTAL:		14,260.00
528796	ITRON	ITRON					
	501971	11/11/18	01	DEC 2018 HOSTING SERVICES	51-510-54-00-5462		600.37
					INVOICE TOTAL:		600.37 *
					CHECK TOTAL:		600.37
528797	JDDOOR	J & D DOOR SALES, INC					
	100107	11/15/18	01	14'STRAIGHT TRACK REPAIR	23-216-54-00-5446		142.47
					INVOICE TOTAL:		142.47 *
					CHECK TOTAL:		142.47
528798	JIMSTRCK	JIM'S TRUCK INSPECTION LLC					
	173009	07/20/18	01	TRUCK & TRAILER INSPECTION	79-790-54-00-5495		59.00
					INVOICE TOTAL:		59.00 *

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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528798	JIMSTRCK	JIM'S TRUCK INSPECTION LLC					
	173011	07/20/18	01	TRUCK INSPECTION	79-790-54-00-5495		30.00
					INVOICE TOTAL:		30.00 *
	173012	07/20/18	01	TRUCK INSPECTION	79-790-54-00-5495		30.00
					INVOICE TOTAL:		30.00 *
	173013	07/20/18	01	TRUCK INSPECTION	79-790-54-00-5495		29.00
					INVOICE TOTAL:		29.00 *
	174625	11/09/18	01	TRUCK INSPECTION	79-790-54-00-5495		29.00
					INVOICE TOTAL:		29.00 *
					CHECK TOTAL:		177.00
528799	KCCONC	KENDALL COUNTY CONCRETE					
	46063	11/01/18	01	6 BAGS OF CONCRETE	72-720-60-00-6045		1,134.75
					INVOICE TOTAL:		1,134.75 *
					CHECK TOTAL:		1,134.75
528800	KENDCROS	KENDALL CROSSING, LLC					
	AMU REBATE 10/18	11/16/18	01	OCT 2018 NCG AMUSEMENT TAX	01-640-54-00-5439		3,394.26
			02	REBATE	** COMMENT **		
					INVOICE TOTAL:		3,394.26 *
					CHECK TOTAL:		3,394.26
528801	KENPRINT	ANNETTE M. POWELL					
	2575	11/15/18	01	500 BUSINESS CARDS & NAME	01-220-56-00-5610		49.00
			02	PLATE - HASTINGS	** COMMENT **		
					INVOICE TOTAL:		49.00 *
					CHECK TOTAL:		49.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	88-880 DOWNTOWN TIF
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D001078	KLEEFISG	GLENN KLEEFISCH					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528802	KREPKOMP	FRED KREPPERT					
	001961	11/18/18	01	CHILI CHASE TIMING & RESULTS	79-795-54-00-5462		325.00
					INVOICE TOTAL:		325.00 *
					CHECK TOTAL:		325.00
528803	LANEMUCH	LANER, MUCHIN, DOMBROW, BECKER					
	550348	11/01/18	01	PERSONELL LEGAL SERVICES	01-640-54-00-5463		3,797.79
			02	THROUGH 10/20/18	** COMMENT **		
					INVOICE TOTAL:		3,797.79 *
					CHECK TOTAL:		3,797.79
528804	LENNAR	LENNAR HOMES					
	2662 FAIRFAX WAY	11/29/18	01	SURETY DEPOSIT REFUND	01-000-24-00-2415		1,275.00
					INVOICE TOTAL:		1,275.00 *
	2702 PHELPS-RMNR	11/27/18	01	REMAINING SURETY DEPOSIT	01-000-24-00-2415		2,500.00
			02	REFUND	** COMMENT **		
					INVOICE TOTAL:		2,500.00 *
	662 WINDETT RIDGE	11/29/18	01	SURETY DEPOSIT REFUND	01-000-24-00-2415		600.00
					INVOICE TOTAL:		600.00 *
					CHECK TOTAL:		4,375.00

01-110 ADMINISTRATION
01-120 FINANCE
01-210 POLICE
01-220 COMMUNITY DEVELOPMENT
01-410 STREET OPERATIONS
01-640 ADMINSTRATIVE SERVICES
11-111 FOX HILL SSA

12-112 SUNFLOWER SSA
15-155 MOTOR FUEL TAX (MFT)
23-216 MUNICIPAL BUILDING
23-230 CITY-WIDE CAPITAL
25-205 POLICE CAPITAL
25-215 PUBLIC WORKS CAPITAL
25-225 PARKS & RECREATION CAPITAL

42-420 DEBT SERVICE
51-510 WATER OPERATIONS
52-520 SEWER OPERATIONS
72-720 LAND CASH
79-790 PARKS DEPARTMENT
79-795 RECREATION DEPT
82-820 LIBRARY OPERATIONS

83-830 LIBRARY DEBT SERVICE
84-840 LIBRARY CAPITAL
87-870 COUNTRYSIDE TIF
88-880 DOWNTOWN TIF
90-XXX DEVELOPER ESCROW
95-XXX ESCROW DEPOSIT

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528805	LINCOLNF	LINCOLN FINANCIAL GROUP					
	3781364315	11/20/18	01	DEC 2018 LIFE INS	01-110-52-00-5222		116.98
			02	DEC 2018 LIFE INS-EO	01-110-52-00-5222		6.83
			03	DEC 2018 LIFE INS	01-120-52-00-5222		20.49
			04	DEC 2018 LIFE INS	01-210-52-00-5222		513.60
			05	DEC 2018 LIFE INS	01-220-52-00-5222		28.94
			06	DEC 2018 LIFE INS	01-410-52-00-5222		150.35
			07	DEC 2018 LIFE INS	79-790-52-00-5222		74.58
			08	DEC 2018 LIFE INS	79-795-52-00-5222		36.69
			09	DEC 2018 LIFE INS	51-510-52-00-5222		57.35
			10	DEC 2018 LIFE INS	52-520-52-00-5222		83.13
			11	DEC 2018 LIFE INS	82-820-52-00-5222		30.83
					INVOICE TOTAL:		1,119.77 *
					CHECK TOTAL:		1,119.77
528806	MENLAND	MENARDS - YORKVILLE					
	33353	11/06/18	01	OIL	51-510-56-00-5620		6.93
					INVOICE TOTAL:		6.93 *
	33421	11/07/18	01	STOP CAP, FLUSH REPAIR PLUGS	79-790-56-00-5640		30.66
					INVOICE TOTAL:		30.66 *
	33506	11/08/18	01	LEAF RAKE	01-410-56-00-5630		44.91
					INVOICE TOTAL:		44.91 *
	33588	11/09/18	01	PVC PIPE, ADAPTERS	01-410-56-00-5628		4.05
					INVOICE TOTAL:		4.05 *
	33978	11/13/18	01	BROOM, COAT RACK	01-210-56-00-5620		33.96
					INVOICE TOTAL:		33.96 *
	34078	11/14/18	01	ENSILAGE FORK	01-410-56-00-5630		69.98
					INVOICE TOTAL:		69.98 *

01-110 ADMINISTRATION
01-120 FINANCE
01-210 POLICE
01-220 COMMUNITY DEVELOPMENT
01-410 STREET OPERATIONS
01-640 ADMINSTRATIVE SERVICES
11-111 FOX HILL SSA

12-112 SUNFLOWER SSA
15-155 MOTOR FUEL TAX (MFT)
23-216 MUNICIPAL BUILDING
23-230 CITY-WIDE CAPITAL
25-205 POLICE CAPITAL
25-215 PUBLIC WORKS CAPITAL
25-225 PARKS & RECREATION CAPITAL

42-420 DEBT SERVICE
51-510 WATER OPERATIONS
52-520 SEWER OPERATIONS
72-720 LAND CASH
79-790 PARKS DEPARTMENT
79-795 RECREATION DEPT
82-820 LIBRARY OPERATIONS

83-830 LIBRARY DEBT SERVICE
84-840 LIBRARY CAPITAL
87-870 COUNTRYSIDE TIF
88-880 DOWNTOWN TIF
90-XXX DEVELOPER ESCROW
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528806	MENLAND	MENARDS - YORKVILLE					
	34084	11/14/18	01	REDUCERS, ADAPTERS, TEE	51-510-56-00-5638		30.39
					INVOICE TOTAL:		30.39 *
	34095	11/14/18	01	BATTERIES	52-520-56-00-5610		28.93
					INVOICE TOTAL:		28.93 *
	34125	11/14/18	01	BRASS NIPPLE	51-510-56-00-5620		3.69
					INVOICE TOTAL:		3.69 *
	34223	11/15/18	01	L TUBE, ELBOW	51-510-56-00-5620		15.97
					INVOICE TOTAL:		15.97 *
	34284	11/16/18	01	LUMBER	01-410-56-00-5628		46.54
			02	GARDEN HOSE	52-520-56-00-5620		32.88
					INVOICE TOTAL:		79.42 *
	34647	11/20/18	01	BLEACH	52-520-56-00-5620		2.97
					INVOICE TOTAL:		2.97 *
	34752	11/21/18	01	CHAIN	01-410-56-00-5628		54.99
			02	LEAF RAKE, HAMMER	01-410-56-00-5630		49.88
					INVOICE TOTAL:		104.87 *
					CHECK TOTAL:		456.73
528807	MERLIN	DEYCO, INC.					
	54236	11/12/18	01	TIRE PATCH	01-210-54-00-5495		33.99
					INVOICE TOTAL:		33.99 *
					CHECK TOTAL:		33.99
528808	MESIROW	MESIROW INSURANCE SERVICES INC					
	961141	11/19/18	01	CONTINUOUS BOND RENEWAL	01-120-54-00-5462		500.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
01-210 POLICE	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	87-870 COUNTRYSIDE TIF
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528808	MESIROW	MESIROW INSURANCE SERVICES INC					
	961141	11/19/18	02	12/20/18-12/20/19 - FINANCE	** COMMENT **		
			03	DIRECTOR	** COMMENT **		
					INVOICE TOTAL:		500.00 *
					CHECK TOTAL:		500.00
528809	METROWES	METRO WEST COG					
	3648	10/24/18	01	2018 ANNUAL MEETING FOR ONE	01-110-54-00-5412		50.00
			02	PERSON	** COMMENT **		
					INVOICE TOTAL:		50.00 *
	3678	11/14/18	01	11/15/18 BOARD MEETING FOR 1	01-110-54-00-5412		35.00
					INVOICE TOTAL:		35.00 *
					CHECK TOTAL:		85.00
528810	MIDWSALT	MIDWEST SALT					
	P441590	11/19/18	01	BULK ROCK SALT	51-510-56-00-5638		2,344.85
					INVOICE TOTAL:		2,344.85 *
					CHECK TOTAL:		2,344.85
528811	MONTGLAN	MONTGOMERY LANDSCAPING					
	8634	11/03/18	01	TANDEM DIRT	72-720-60-00-6045		350.00
					INVOICE TOTAL:		350.00 *
	8635	11/03/18	01	TOPSOIL	72-720-60-00-6045		1,800.00
					INVOICE TOTAL:		1,800.00 *
					CHECK TOTAL:		2,150.00
D001079	NELCONT	TYLER NELSON					

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
01-120 FINANCE	15-155 MOTOR FUEL TAX (MFT)	51-510 WATER OPERATIONS	84-840 LIBRARY CAPITAL
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D001079	NELCONT	TYLER NELSON					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528812	NEOPOST	NEOFUNDS BY NEOPOST					
	112818-CITY	11/28/18	01	POSTAGE MACHINE REFILL	01-000-14-00-1410		400.00
					INVOICE TOTAL:		400.00 *
	55919825	07/06/18	01	08/05/18-11/04/18 POSTAGE	01-120-54-00-5485		74.13
			02	MACHINE LEASE	** COMMENT **		
					INVOICE TOTAL:		74.13 *
	56150150	10/06/18	01	11/05/18-02/04/19 POSTAGE	01-120-54-00-5485		74.13
			02	MACHINE LEASE	** COMMENT **		
					INVOICE TOTAL:		74.13 *
					CHECK TOTAL:		548.26
528813	NICOR	NICOR GAS					
	31-61-67-2493 1-1018	11/12/18	01	10/08-11/08 276 WINDHAM CR	01-110-54-00-5480		30.99
					INVOICE TOTAL:		30.99 *
					CHECK TOTAL:		30.99
528814	OMALLEY	O'MALLEY WELDING & FABRICATING					
	18382	11/13/18	01	2 TAILGATE PINS	01-410-56-00-5628		60.00
					INVOICE TOTAL:		60.00 *
					CHECK TOTAL:		60.00

01-110 ADMINISTRATION	12-112 SUNFLOWER SSA	42-420 DEBT SERVICE	83-830 LIBRARY DEBT SERVICE
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D001080	ORRK	KATHLEEN FIELD ORR & ASSOC.					
	15775	11/06/18	01	MISC CITY ADMIN LEGAL MATTERS	01-640-54-00-5456		9,621.25
			02	FOUNTAINVIEW MATTERS	01-640-54-00-5456		32.25
			03	HOOVER MATTERS	01-640-54-00-5456		139.75
			04	MEETINGS	01-640-54-00-5456		1,000.00
			05	COUNTRYSIDE TIF MATTERS	87-870-54-00-5462		204.25
			06	DOWNTOWN TIF I MATTERS	88-880-54-00-5466		129.00
			07	WINDETT RIDGE MATTERS	90-122-00-00-0011		193.50
				INVOICE TOTAL:			11,320.00 *
				DIRECT DEPOSIT TOTAL:			11,320.00
528815	OSWEGO	VILLAGE OF OSWEGO					
	342	11/13/18	01	08/01/18-10/31/18 FACILITIES	01-640-54-00-5432		13,073.52
			02	MANAGER SHARED SERVICES	** COMMENT **		
			03	REIMBURSEMENT	** COMMENT **		
			04	08/01/18-10/31/18 PURCHASING	01-640-54-00-5418		11,382.88
			05	MANAGER SHARED SERVICES	** COMMENT **		
			06	REIMBURSEMENT	** COMMENT **		
				INVOICE TOTAL:			24,456.40 *
				CHECK TOTAL:			24,456.40
528816	PPPETT	P.F. PETTIBONE & CO.					
	175432	11/19/18	01	CITY ID - HASTINGS	01-220-54-00-5462		12.80
				INVOICE TOTAL:			12.80 *
				CHECK TOTAL:			12.80
528817	PIAZZA	AMY SIMMONS					
	112018-COE	11/20/18	01	11/7 & 11/14 COE CLASS MILEAGE	01-120-54-00-5415		29.44
			02	REIMBURSEMENT	** COMMENT **		
				INVOICE TOTAL:			29.44 *
				CHECK TOTAL:			29.44

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

INVOICES DUE ON/BEFORE 12/11/2018

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
528818	PULTE	PULTE HOMES					
	2365 TITUS	11/29/18	01	SURETY DEPOSIT REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
	2432 SAGE CT	11/29/18	01	SURETY DEPOSIT REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
					CHECK TOTAL:		10,000.00
528819	QUICKSIG	QUICK SIGNS INC.					
	19260	11/19/18	01	HOLIDAY CELEBRATION SIGN	79-795-56-00-5606		20.00
					INVOICE TOTAL:		20.00 *
					CHECK TOTAL:		20.00
528820	R0000820	ROBERT CREADEUR					
	111618	11/16/18	01	TRAINING & TESTING CONFERENCE	01-220-54-00-5415		244.16
			02	MILEAGE & TOLL REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		244.16 *
					CHECK TOTAL:		244.16
528821	R0001511	CHRISTOPHER REAM					
	112918	11/29/18	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		237.75
			02	BILL FOR ACCT#0102817950-00	** COMMENT **		
					INVOICE TOTAL:		237.75 *
					CHECK TOTAL:		237.75
528822	R0002202	TAMMY SPARTAIN REALTOR INC					
	111618	11/16/18	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		55.71

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

DATE: 12/05/18
TIME: 08:49:37
ID: AP211001.WOW

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 12/11/2018

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
528822	R0002202	TAMMY SPARTAIN REALTOR INC					
	111618	11/16/18	02	BILL FOR ACCT#0104442530-03	** COMMENT **		
					INVOICE TOTAL:		55.71 *
					CHECK TOTAL:		55.71
D001081	RATOSP	PETE RATOS					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	01-220-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001082	REDMONST	STEVE REDMON					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528823	RIVRVIEW	RIVERVIEW FORD					
	FOCS411740	11/07/18	01	ALIGNMENT CHECK	01-410-54-00-5490		89.95
					INVOICE TOTAL:		89.95 *
	FOCS411742	11/12/18	01	CATALYTIC CONVERTER REPAIR	51-510-54-00-5490		1,393.15
					INVOICE TOTAL:		1,393.15 *
					CHECK TOTAL:		1,483.10
D001083	ROSBOROS	SHAY REMUS					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-795-54-00-5440		45.00

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

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UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 12/11/2018

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D001083	ROSBOROS	SHAY REMUS					
	120118	12/01/18	02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001084	SCODROP	PETER SCODRO					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528824	SEBIS	SEBIS DIRECT					
	26634	11/14/18	01	OCCUPANCY AUDIT MAILING	01-220-54-00-5462		532.10
					INVOICE TOTAL:		532.10 *
					CHECK TOTAL:		532.10
528825	SEWEREQP	SEWER EQUIPMENT CO OF ILLINOIS					
	0000001075	11/14/18	01	SEWER HOSE	52-520-56-00-5628		1,575.00
					INVOICE TOTAL:		1,575.00 *
	0000001079	11/15/18	01	LEADER HOSE	52-520-56-00-5628		112.54
					INVOICE TOTAL:		112.54 *
					CHECK TOTAL:		1,687.54
528826	SHERWINW	THE SHERWIN-WILLIAMS CO.					
	5523-8	10/19/18	01	FLEX GUN	72-720-60-00-6045		264.00
					INVOICE TOTAL:		264.00 *
					CHECK TOTAL:		264.00

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

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UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 12/11/2018

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
528827	SHI	SHI INTERNATIONAL CORP					
	B09130779	11/15/18	01	ACROBAT PRO DC	01-640-54-00-5450		214.00
					INVOICE TOTAL:		214.00 *
					CHECK TOTAL:		214.00
D001085	SLEEZERJ	JOHN SLEEZER					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001086	SLEEZERS	SCOTT SLEEZER					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001087	SMITHD	DOUG SMITH					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001088	SOELKET	TOM SOELKE					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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

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UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 12/11/2018

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
528828	STERLING	STERLING CODIFIERS, INC.					
	21530	12/05/18	01	2019 ANNUAL FEE FOR HOSTING	01-110-54-00-5451		500.00
			02	CODE ON THE INTERNET	** COMMENT **		
					INVOICE TOTAL:		500.00 *
					CHECK TOTAL:		500.00
528829	STEVENS	STEVEN'S SILKSCREENING					
	14884	11/09/18	01	CHILI CHASE SHIRTS	79-795-56-00-5606		1,602.00
					INVOICE TOTAL:		1,602.00 *
					CHECK TOTAL:		1,602.00
528830	UPS5361	DDEDC #3, INC					
	110818	11/08/18	01	1 PKG TO KFO	01-110-54-00-5452		32.55
					INVOICE TOTAL:		32.55 *
	112118	11/21/18	01	1 PKG TO KFO	01-110-54-00-5452		71.70
					INVOICE TOTAL:		71.70 *
					CHECK TOTAL:		104.25
528831	VITOSH	CHRISTINE M. VITOSH					
	CMV 1932	12/03/18	01	SPECIAL USE PERMIT PUBLIC	90-120-00-00-0011		426.50
			02	HEARING	** COMMENT **		
					INVOICE TOTAL:		426.50 *
					CHECK TOTAL:		426.50
D001089	WEBERR	ROBERT WEBER					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	01-410-54-00-5440		45.00

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

DATE: 12/05/18
TIME: 08:49:37
ID: AP211001.WOW

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 12/11/2018

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D001089	WEBERR	ROBERT WEBER					
	120118	12/01/18	02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528832	WERDERW	WALLY WERDERICH					
	OCT 2018	11/14/18	01	10/01 & 10/22 ADMIN HEARINGS	01-210-54-00-5467		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		300.00
D001090	WILLRETE	ERIN WILLRETT					
	120118	12/01/18	01	NOV 2018 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
528833	WINDCREK	WINDING CREEK NURSERY, INC					
	1171	10/15/18	01	25 TREES	01-000-24-00-2426		4,945.00
					INVOICE TOTAL:		4,945.00 *
					CHECK TOTAL:		4,945.00
528834	WTRPRD	WATER PRODUCTS, INC.					
	0284725	11/09/18	01	BAND REPAIR CLAMPS	51-510-56-00-5640		270.00
					INVOICE TOTAL:		270.00 *
					CHECK TOTAL:		270.00
D001091	YBSD	YORKVILLE BRISTOL					

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK #	VENDOR #	INVOICE	ITEM	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
INVOICE #	DATE	#					
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D001091	YBSD	YORKVILLE BRISTOL					
1218SF	12/04/18	01	NOV 2018	SANITARY FEES	95-000-24-00-2450		223,660.55
						INVOICE TOTAL:	223,660.55 *
2018.0037	11/16/18	01	NOV 2018	LANDFILL EXPENSE	51-510-54-00-5445		10,467.76
						INVOICE TOTAL:	10,467.76 *
						DIRECT DEPOSIT TOTAL:	234,128.31
528835	YOUNGM	MARLYS J. YOUNG					
110618	11/18/18	01	11/06/18	EDC MEETING MINUTES	01-110-54-00-5462		64.50
						INVOICE TOTAL:	64.50 *
111918	11/26/18	01	11/19/18	UNIFIED DEVELOPMENT	01-220-54-00-5462		52.00
		02		ORDINANCE MEETING MINUTES	** COMMENT **		
						INVOICE TOTAL:	52.00 *
						CHECK TOTAL:	116.50
TOTAL CHECKS PAID:							175,754.09
TOTAL DIRECT DEPOSITS PAID:							256,642.16
TOTAL AMOUNT PAID:							432,396.25

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DATE: 11/20/18
TIME: 15:47:37
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 11/20/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
528752	RONWEST	RON WESTPHAL CHEVROLET					
	110118		11/01/18	01	NEW CHEVY MALIBU LS	25-205-60-00-6070	19,673.94
					INVOICE TOTAL:		19,673.94 *
					CHECK TOTAL:		19,673.94
					TOTAL AMOUNT PAID:		19,673.94

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

DATE: 11/26/18
TIME: 14:17:07
PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE
CHECK REGISTER
CHECK DATE: 11/27/18

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
528753	PULTE	PULTE HOMES					
	SSA TX RFND		11/26/18	01	REFUND OF PREPAID SSA TAXES	95-000-24-00-2459	90,315.28
				02	FOR GRANDE RESERVE 2004-104	** COMMENT **	
					INVOICE TOTAL:		90,315.28 *
					CHECK TOTAL:		90,315.28
					TOTAL AMOUNT PAID:		90,315.28

DATE: 12/04/18
TIME: 08:35:11
ID: AP225000.CBL

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
131138	KCR	KENDALL COUNTY RECORDER'S			11/30/18		
	10680	11/30/18	01	ORDINANCE APPROVING A		01-220-54-00-5462	237.00
			02	COMPREHENSIVE PLAN & MAP		** COMMENT **	
			03	UPDATE		** COMMENT **	
						INVOICE TOTAL:	237.00 *
						CHECK TOTAL:	237.00
						TOTAL AMOUNT PAID:	237.00



UNITED CITY OF YORKVILLE PAYROLL SUMMARY November 30, 2018

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	\$ 18,971.28	\$ -	18,971.28	\$ 2,001.46	\$ 998.86	\$ 21,971.60
FINANCE	10,232.28	-	10,232.28	1,079.51	685.65	\$ 11,997.44
POLICE	126,080.71	7,199.75	133,280.46	649.24	10,124.06	\$ 144,053.76
COMMUNITY DEV.	18,216.31	-	18,216.31	1,921.83	1,376.41	\$ 21,514.55
STREETS	14,317.52	144.88	14,462.40	1,525.77	1,104.30	\$ 17,092.47
WATER	12,622.40	504.17	13,126.57	1,384.86	993.33	\$ 15,504.76
SEWER	6,789.70	-	6,789.70	716.32	519.41	\$ 8,025.43
PARKS	19,211.28	-	19,211.28	1,947.26	1,469.67	\$ 22,628.21
RECREATION	15,210.36	-	15,210.36	1,388.99	1,158.96	\$ 17,758.31
LIBRARY	15,503.12	-	15,503.12	1,059.62	1,185.98	\$ 17,748.72
TOTALS	\$ 257,154.96	\$ 7,848.80	\$ 265,003.76	\$ 13,674.86	\$ 19,616.63	\$ 298,295.25
TOTAL PAYROLL						\$ 298,295.25



UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, December 11, 2018

ACCOUNTS PAYABLE

DATE

Manual City Check Register (Page 1)	11/29/2018	\$	497,619.67
Manual City Check Register (Page 2)	12/05/2018		13,267.01
City Check Register (Pages 3 - 30)	12/11/2018		432,396.25

SUB-TOTAL:		\$	943,282.93
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OTHER PAYABLES

Manual Check528752 - Westphal Chevrolet (Page 31)	11/20/2018	\$	19,673.94
Manual Check52873 - Pulte Homes (Page 32)	11/27/2018		90,315.28
Clerk's Check #131138- Kendall County Recorder (Page 33)	11/30/2018		237.00

SUB-TOTAL:			\$110,226.22
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WIRE PAYMENTS

Amalgamated Bank of Chicago - 2015A Bond - Interest PMT	11/26/2018	\$	106,400.00
Amalgamated Bank of Chicago - 2015A Bond - Principal PMT	11/26/2018		160,000.00
Amalgamated Bank of Chicago - 2014A Bond -Interest PMT	11/26/2018		66,443.75
Amalgamated Bank of Chicago - 2014A Bond -Principal PMT	11/26/2018		190,000.00
BNY Mellon - 2014 Refi Bond - Interest PMT	11/26/2018		25,357.50

TOTAL PAYMENTS:			\$548,201.25
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PAYROLL

Bi - Weekly (Page 34)	11/30/2018	\$	298,295.25
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SUB-TOTAL:			\$298,295.25
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TOTAL DISBURSEMENTS:		\$	1,900,005.65
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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

Mayor's Report #1

Tracking Number

CC 2018-58

Agenda Item Summary Memo

Title: Meeting Schedule for 2019

Meeting and Date: City Council – December 11, 2018

Synopsis: Proposed meeting dates from 2019.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Lisa Pickering Administration
Name Department

Agenda Item Notes:

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: Mayor and City Council
From: Lisa Pickering, Deputy Clerk
CC: Bart Olson, City Administrator
Date: December 5, 2018
Subject: Meeting Schedule for 2019

Summary

Proposed 2019 meeting schedule.

Meeting Schedule for 2019

For 2019, if the City Council would like to continue meeting at 7:00 p.m. on the second and fourth Tuesdays of each month, with one meeting in December on the second Tuesday, the tentative meeting dates would be as follows:

- January 8 & 22, 2019
- February 12 & 26, 2019
- March 12 & 26, 2019
- April 9 & 23, 2019
- May 14 & 28, 2019
- June 11 & 25, 2019
- July 9 & 23, 2019
- August 13 & 27, 2019
- September 10 & 24, 2019
- October 8 & 22, 2019
- November 12 & 26, 2019
- December 10, 2019

Recommendation

Staff recommends approval of a meeting schedule for 2019.



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

DRAFT

2019 MEETING SCHEDULE

This meeting schedule is subject to revision. Upon revision, all entities that have lodged a request for the meeting schedule will be sent the updated/revised schedule.

City Council Meeting	2nd & 4th Tuesday – 7:00 pm at City Hall
January 8 & 22	July 9 & 23
February 12 & 26	August 13 & 27
March 12 & 26	September 10 & 24
April 9 & 23	October 8 & 22
May 14 & 28	November 12 & 26
June 11 & 25	December 10
Administration Committee	3rd Wednesday – 6:00 pm at City Hall
January 16	July 17
February 20	August 21
March 20	September 18
April 17	October 16
May 15	November 20
June 19	December 18
Economic Development Committee	1st Tuesday – 6:00 pm at City Hall
January 2* (Wednesday, due to Jan. 1 st holiday)	July 2
February 5	August 6
March 5	September 3
April 2	October 1
May 7	November 5
June 4	December 3
Public Safety Committee	Quarterly - 1st Thursday – 6:00 pm at City Hall
January 3	July 3* (Wednesday, due to July 4 th holiday)
April 4	October 3

Public Works Committee	3rd Tuesday – 6:00 pm at City Hall
January 15	July 16
February 19	August 20
March 19	September 17
April 16	October 15
May 21	November 19
June 18	December 17
Fire and Police Commission	Quarterly, 4th Wednesday - 6:00 pm at City Hall
January 23	July 24
April 24	October 23
Library Board Meeting	2nd Monday - 7:00 pm at Library
January 14	July 8
February 11	August 12
March 11	September 9
April 8	October 14
May 13	November 18* (due to Nov. 11 th Veterans Day holiday)
June 10	December 9
Park Board	2nd Thursday bi-monthly – 6:30 pm at Parks Maintenance Bldg – 185 Wolf Street
January 10	July 11
March 14	September 12
May 9	November 14
Planning and Zoning Commission	2nd Wednesday - 7:00 pm at City Hall
January 9	July 10
February 13	August 14
March 13	September 11
April 10	October 9
May 8	November 13
June 12	December 11
Police Pension Fund Board	Quarterly, 2nd Tuesday - 5:00 p.m. at Police Dept.
February 12	August 13
May 21* (3 rd Tuesday)	November 12



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

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2018-59

Agenda Item Summary Memo

Title: Resolution Approving a Revised Salary Schedule

Meeting and Date: City Council – December 11, 2018

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: N/A Action Taken:

Item Number:

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: December 6, 2018
Subject: Salary schedule amendment, Superintendent of Water and Sewer

Summary

Approval of an amended salary schedule to create a salary range for a new position of Superintendent of Water and Sewer. This position would not result in the addition of a new employee, rather it would reclassify an existing position.

Background

The salary range schedule was approved by City Council in 2018 as part of the review of the FY19 budget proposal. The Water Foreman position is an exempt position which serves as the state-mandated “responsible operator in charge” of the City’s water system. The employee who held the position of Water Foreman retired in September 2018. The City posted the job opening and has conducted an unsuccessful external recruitment. Despite using regional, state, and national professional organizations, the City received only four applications with only one applicant meeting the mandatory minimum requirements for the job. We are aware that there is a shortage of certified water operators in the state, and that our salary range for Water Foreman and its “responsible operator in charge” designation is average compared to other municipalities. Additionally, most municipalities have their most senior water position, with its “responsible operator in charge” designation, as a position higher than a Foreman. Some external information on salary ranges and position designations is attached.

During the unsuccessful recruitment of a Water Foreman, the employee holding the position of Sewer Foreman also retired. Rather than conduct a recruitment for this Sewer Foreman (who supervises two employee in the sewer division), we propose to replace this Sewer Foreman position with a Superintendent of Water and Sewer. This position would oversee both the water and sewer departments, directly reporting to the Director of Public Works and directly supervising the sewer department employees and the Water Foreman employee. This would allow us to add one more certified water operator in the City, which will be very important as we decide what we’re doing with long-term water supply. It will allow us to shift the “responsible operator in charge” designation to this new position, which will leave the Water Foreman position with somewhat less overall responsibility; in fact, we may have two internal candidates that would be qualified for this position and have expressed interest in it if it did not have a “responsible operator in charge designation”. This would also allow us to have a higher level position with a higher salary range, which should attract more external candidates and allow us to attract someone from a larger organization. The approved job description and proposed org chart for this position is attached for your reference. While both of those items are within administrative control, the creation of a line-item within the salary range schedule should have City Council approval. From an internal equity comparison, the City already has a Superintendent of Recreation and a Superintendent of Parks. The new position would have the same salary range of \$75,000 to \$105,000 as the Parks and Recreation positions.

We do not expect this new salary range and recruitment to need a FY 19 budget amendment. Because the Water Foreman and Sewer Foreman position have been vacant and are expected to be vacant for the next several weeks, there is some cost savings in both departments. Additionally, the retired Sewer Foreman was in the middle of the salary range for the position, which overlaps with the low-end of the Superintendent's salary range. Depending on the starting salary of the person eventually hired for the Superintendent position, its' possible that the salary line-items may not need to be increased in FY 20.

Recommendation

Staff recommends approval of the amended salary schedule to include the Superintendent of Water and Sewer salary range at \$75,000 to \$105,000.

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
APPROVING A REVISED SALARY SCHEDULE AND STEP INCREASE**

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

WHEREAS, the Mayor and City Council (the “Corporate Authorities”) desire to further review and update its salary schedule for non-union and exempt employees which had been reviewed and updated in March of 2018; and,

WHEREAS, the Corporate Authorities reviewed a current survey of comparable municipalities for all non-union positions and believe that salary ranges as established in the Resolution of March of 2018 were competitive within the marketplace as well as reasonable within the current economic climate; and,

WHEREAS, in addition to establishing updated salary ranges for non-union positions, the Corporate Authorities reviewed a step increase to allow non-union/non-exempt employees to move one step per year based on personnel evaluations and budgetary constraints; and,

WHEREAS, after discussion and consideration of both the updated salary ranges and the step increase as approved, the Corporate Authorities passed Resolution 2018-14 on March 27, 2018 and now wish to repeal and pass this Resolution in its stead in order to adopt a revised list of Non-Union/Exempt Employees to add a position and a revised Schedule of Step Increases.

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

Section 1. That Resolution 2018-14 is hereby repealed.

Section 2. That the Non-Union/Exempt Employees Salary Range Schedule attached hereto and made a part hereof by reference as *Exhibit A*, is hereby approved.

Section 3. That the Schedule of Step Increases for Non-Union/Non-Exempt Employees attached hereto and made a part hereof as *Exhibit B*, is hereby approved.

Section 4. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED by the Mayor and City Council of the United City of Yorkville, Illinois, this 11th day of December, 2018.

CARLO COLOSIMO _____

KEN KOCH _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

JASON PETERSON _____

APPROVED:

Mayor

Attest:

City Clerk

Exhibit A

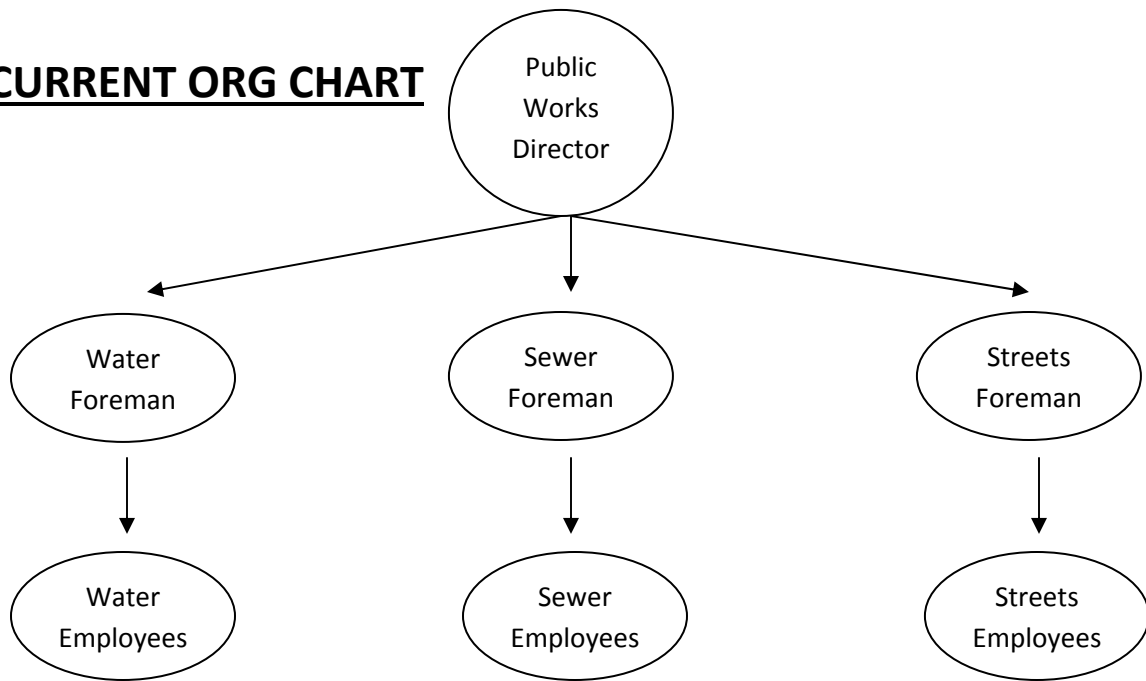
	<u>Non-Union/Exempt Employees</u>	<u>Min</u>	<u>Max</u>
Parks and Rec	<i>Parks and Recreation Director(Exempt)</i>	99,220	148,397
Admin	<i>Assistant City Administrator(Exempt)</i>	102,289	144,267
ComDev	<i>Community Development Director (Exempt)</i>	101,485	143,178
PW	<i>Public Works Director (Exempt)</i>	100,653	142,915
Finance	<i>Finance Director(Exempt)</i>	99,278	138,588
Police	<i>Deputy Chief (Exempt)</i>	96,756	138,037
ComDev	<i>Building Code Official (Exempt)</i>	78,685	109,985
Parks and Rec	<i>Superintendent of Parks (Exempt)</i>	75,000	105,000
Parks and Rec	<i>Superintendent of Recreation (Exempt)</i>	75,000	105,000
PW	PROPOSED SUPT OF WATER/SEWER	75,000	105,000
Parks and Rec	<i>Parks Foreman(Exempt)</i>	67,465	95,000
PW	<i>Sewer Foreman(Exempt)</i>	67,465	95,000
PW	<i>Streets Foreman(Exempt)</i>	67,465	95,000
PW	<i>Water Foreman(Exempt)</i>	67,465	95,000
ComDev	<i>Senior Planner (Exempt)</i>	66,947	88,389
Police	<i>Executive Assistant (PD) (Exempt)</i>	50,734	68,122
Admin	<i>Executive Assistant/Deputy Clerk (Exempt)</i>	49,578	66,929
Parks and Rec	<i>Recreation Manager(Exempt)</i>	44,356	63,396
Parks and Rec	<i>Recreation Coordinator (Exempt)</i>	38,389	57,538
Parks and Rec	<i>Child Development Coordinator (Exempt)</i>	34,133	44,880

Exhibit B

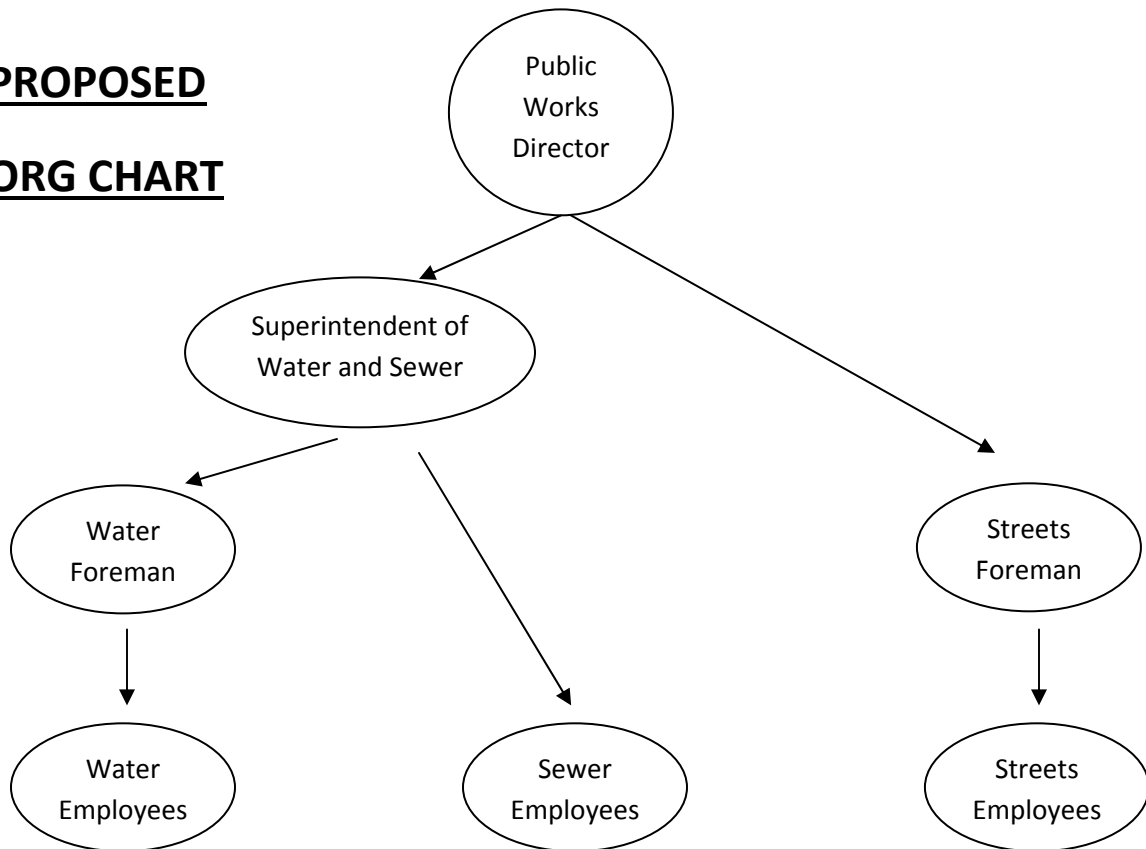
	FISCAL YEAR 2019									
Steps	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
<u>Non-Union/Non-Exempt Employees</u>										
<u>Administration</u>										
Administrative Assistant	46,073	47,528 3.16%	49,064 3.23%	50,600 3.13%	52,132 3.03%	53,864 3.32%	55,593 3.21%	57,716 3.82%	59,702 3.44%	62,084 3.99%
Administrative Secretary	46,073	47,528 3.16%	49,064 3.23%	50,600 3.13%	52,132 3.03%	53,864 3.32%	55,593 3.21%	57,716 3.82%	59,702 3.44%	62,084 3.99%
Office Receptionist	40,960	42,255 3.16%	43,619 3.23%	44,984 3.13%	46,348 3.03%	47,886 3.32%	49,424 3.21%	51,312 3.82%	53,077 3.44%	55,195 3.99%
<u>Community Development</u>										
Code Inspector	53,786	55,485 3.16%	57,277 3.23%	59,071 3.13%	60,860 3.03%	62,880 3.32%	64,899 3.21%	67,378 3.82%	69,696 3.44%	72,477 3.99%
Property Maintenance Inspector	55,000	56,738 3.16%	58,571 3.23%	60,404 3.13%	62,234 3.03%	64,300 3.32%	66,365 3.21%	68,900 3.82%	71,270 3.44%	74,113 3.99%
Receptionist/Building Dept Clerk	43,242	44,609 3.16%	46,050 3.23%	47,491 3.13%	48,930 3.03%	50,554 3.32%	52,178 3.21%	54,171 3.82%	56,034 3.44%	58,270 3.99%
<u>Finance</u>										
Accounting Clerk	49,971	51,550 3.16%	53,216 3.23%	54,881 3.13%	56,544 3.03%	58,422 3.32%	60,297 3.21%	62,600 3.82%	64,754 3.44%	67,337 3.99%
Senior Accounting Clerk	62,187	64,153 3.16%	66,225 3.23%	68,297 3.13%	70,367 3.03%	72,703 3.32%	75,037 3.21%	77,903 3.82%	80,583 3.44%	83,799 3.99%
Utility Billing Clerk	47,391	48,889 3.16%	50,468 3.23%	52,047 3.13%	53,624 3.03%	55,405 3.32%	57,184 3.21%	59,367 3.82%	61,410 3.44%	63,860 3.99%
<u>Police Department</u>										
Police Records Clerk	42,711	44,060 3.16%	45,484 3.23%	46,907 3.13%	48,329 3.03%	49,933 3.32%	51,536 3.21%	53,504 3.82%	55,345 3.44%	57,553 3.99%

Municipality	Title	Minimum	Maximum	Water Certification Required	What is the Highest Level Position in Water Dept.?	Minimum	Maximum	Water Certification Required
Algonquin	Utilites Supervisor/Water Supply Supervisor	75,849	97,914		Superintendent, street, water, pumping and sewer	87,541	117,990	Job Description not available
Batavia	Water Service Crewleader	66,257	91,358	Class B	Water/Sewer Superintendent	86,286	118,973	Class B
Dekalb	Crew Leader Water	44,980	64,278		Utilities Superintendent, Street, Water Pumping and Sewer	80,444	116,644	Class B
Lisle	Public Works Foreperson - Water	70,762	91,585	Class C	PW Superintendent/Assistant Director of Public Works	79,511	111,322	Class C required, Class B preferred
Oswego	Supervisor - Public Works	52,181	66,796	Job Description not available	Superintendent Public Works	56,434	72,241	Class C
Plainfield	Crew Leader Water	66,555	89,850	Job Description not available	Water Superintendent	86,190	116,357	Class A
Shorewood	Water Supply Operator	44,810	58,967	Job Description not available	Utility Supervisor	65,480	86,168	Job Description not available
South Elgin	Water Supply Operator	54,475	74,443	Class B	Public Services Manager	81,875	106,829	Job Description not available
AVERAGE		59,484	79,399			77,970	105,816	
Yorkville	Water Foreman	67,465	95,000	(Currently Class B)	Proposed Superintendent of Water and Sewer	75,000	105,000	(Proposed Class B)

CURRENT ORG CHART



PROPOSED ORG CHART





UNITED CITY OF YORKVILLE

JOB DESCRIPTION

APPROVED:

JOB TITLE: SUPERINTENDENT OF WATER & SEWER

DEPARTMENT: Public Works

STATUS: Full-time

FLSA STATUS: Exempt

REPORTS TO: Public Works Director

SUPERVISES: Water & Sewer Employees

Position Description Overview

Under the general direction of the Public Works Director, the Superintendent of Water and Sewer is responsible for planning, administration, management, development, maintenance, supervision, and compliance for all water and sewer facilities within the United City of Yorkville. These include, but are not limited to wells, elevated water storage tanks, booster stations, lift stations, pressure reducing valves, mains, hydrants, and manholes. The Superintendent of Water and Sewer will be the Responsible Operator in Charge and is required to hold a class B water license.

Essential Job Functions

Planning

1. Determine and project annual equipment needs.
2. Direct and supervise the preparation of, plans, specifications, estimates, and recommendations regarding the selection of materials, and the construction of assigned projects involving water and sewer.
3. Participate in the development of policies, procedures, and standards relating to water and sewer planning.
4. Create and maintain the water and sewer facility maintenance standards and needs.
5. Participate in the preparation of department and City-wide strategic plans as it relates to the development of water and sewer facilities.
6. Assist in the preparation and updating of the water and sewers sections of the Subdivision Control Ordinance and Standard Specifications as needed.
7. Represent water and sewer in the development review process to consider the impacts of proposed, private development on the City water and sewer and system.

8. Works with City staff to request Water and sewer improvements for the overall development of the water and sewer infrastructure within the city.
9. Manage and oversee work of outside related consultants and contractors.
10. Works with citizens, other City departments, special groups, and neighborhood committees, consultants, contractors, and other interested parties during project planning, development, and implementation as necessary.

Organization

11. Implement a comprehensive maintenance schedule for facilities and water and sewer infrastructure.
12. Direct the repair, reconditions, and upkeep of water and sewer equipment, buildings, and facilities.
13. Conduct periodic evaluation of work sites to insure efficient and timely completion of work.
14. Administer required records and reports concerning all facets of the water and sewer maintenance operations.
15. Ensure general occupational and liability-related safety at water and sewer facilities for the general public and City employees, (including official records of safety inspections and repairs if necessary).
16. Maintain a cooperative working relationship by means of periodic contacts with other city department staff, elected officials, and boards.

Control

17. Develop and administer an asset and inventory control system annually.
18. Administer Water and sewer related budgets (operational and capital).
19. Control use of all maintenance equipment.
20. Supervise, direct, and evaluate subordinate employees.
21. Ensure efficient allocation of material, supplies, and manpower.

Communication

22. Conduct periodic staff meetings with subordinate employees to review water and sewer department processes and procedures.
23. Require and review timely reports from subordinate employees.
24. Attend related or assigned meeting to coordinate the planning, design, implementation, or construction of related projects.

25. Develop and administer an effective public relations with the general community by completing press releases, attending public meetings, and responding to consumer concerns or complaints.
26. Review, monitor, prioritize, assign, transfer, and delegate work to and set and monitor deadlines for subordinate employees.

Budgeting and Finance

27. Prepare and formulate portions of the budget for which the Superintendent of Water and Sewers is responsible.
28. Submit necessary purchase orders, bid specifications, receipts, or other appropriate cost accounting documentation as necessary.
29. Conduct inventory audit annually.
30. Assure all expenditures are within budgetary limits as set forth in the annual budget and capital expenditure schedules.
31. Develop project cost estimates and bid specifications.
32. Establish and independently decide subordinate employee purchasing authority.

Evaluation

33. Evaluate, set goals and objectives, train, counsel, reward, and guide subordinate employees in water and sewer department on an annual basis as provided for within the City's personnel policy.
34. Evaluate existing water and sewer infrastructure annually.
35. Evaluate existing equipment for recommendations for replacement or improvements.

Personnel Management

36. Recommend and implement salary, promotion schedule, training, conference attendance, education opportunities, and other job related improvements or functions.
37. Recommend, apply, and interpret personnel policies and practices, including but not limited to suspension, discipline, promotion, and termination of subordinate employees.
38. With regard to subordinate employees, assigns and reviews work, provides guidance and training, counsels, monitors work performance and deadlines, sets deadlines, establishes annual goals and objectives, evaluates, approves time off, prepares performance evaluations, hears and adjusts ~~greivancees~~grievances.
39. Develop and review job descriptions and focus areas for all water and sewer department employees.
40. Publicize job openings, direct interviews, and decide selection of subordinate employees.

41. Coordinate, develop, and administer an employee appraisal/evaluation system.
42. Approve payroll and control overtime expenditures.
43. Hear and adjust grievance and problems of subordinate employee.

Safety Management

44. Actively support a loss control program that will effectively control and reduce accidents.
44. Obey the practical safety rules, regulations, and procedures established by a loss control program or other local, state, or federal regulatory programs (OSHA, DOT, etc).
46. Promptly report to the supervisor all accidents and injuries occurring within the course of employment, regardless of severity.
47. Promptly report to the supervisor all unsafe actions, practices, or conditions observed.
48. Ensure that all employees are instructed and understand the use and need for safety equipment and protective devices for specific hazardous jobs.
49. Provide continuing safety instruction while issuing daily work assignment to focus attention upon potential hazards, changes in work conditions or procedures.
50. Continually observe and evaluate work conditions and work procedures to detect and correct unsafe conditions and practices at various project site locations.
51. Actively assist with the solutions or recommendation for corrective measures to prevent or reduce occurrence of unsafe conditions or practices.

Basic Requirements - Job Knowledge

1. Will have the ability to independently resolve problems and mediate when necessary.
2. Knowledge of pertinent federal, state, and local laws, codes, and regulations.
3. Ability to establish effective working relationship; ability to enforce standards and regulations with tact and diplomacy.
4. Work record, references shows reliability, initiative, tact and productivity. Ability to establish priorities and independently make decisions, and to take appropriate action when necessary.
5. Has the ability to schedule and implement duties in an effective and efficient manner. Establish projects according to priorities, establish schedules and deadlines.
6. Ability to communicate clearly and concisely, both orally and in writing. Ability to communicate effectively with residents, co-workers, contractors, and general public.

7. Ability to supervise and provide leadership, counsel, motivation and constructive performance reviews to staff and contractors.
8. Must maintain a valid Class A Commercial Driver's License (CDL) and abide by United City of Yorkville's vehicle policy.
9. Perform other duties and functions as directed by the Public Works Director.

Minimum and Preferred Experience and Education

1. A Bachelor's Degree in Public Administration, Engineering, and other related fields, or an equivalent combination of education and experience that provides the required knowledge, skill and abilities sufficient to perform the essential duties of the job as those listed above may be considered.
2. Required certifications – Illinois EPA Drinking Water Operator Class B Certification.
3. Minimum of seven (7) years experience working with all aspects of Public Works, with at least five (5) years of progressive supervisory experience.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position. The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.



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

Planning and Zoning Commission #1

Tracking Number

PZC 2018-07

Agenda Item Summary Memo

Title: PZC 2018-07 GRNE Solar – Kendall County Government Campus

Meeting and Date: City Council – December 11, 2018

Synopsis: Memo outlining proposed solar farm at the Kendall County Government Campus

PZC recommended for approval

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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/gov_officials.php



Memorandum

To: City Council
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: December 6, 2018
Subject: **PZC 2018-07 GRNE Solar – Kendall County Government Campus**

Background/Proposed Request

The applicant, GRNE Solar on behalf of Kendall County, is requesting special use permit approval to construct a freestanding solar farm at the Kendall County Government Center at 810 John Street. The solar farm is being proposed to be located on approximately 7.4 acres of vacant land at the southwest corner of the Kendall County Government Campus south of John Street. There are no plans to build on the 4.4 acre private storm water drainage facility near the intersection of Beecher Road and Route 34.

The subject property is currently zoned O Office District and the solar farm will be part of the existing Kendall County Government Center. Structures existing within the Center include the County Courthouse, County Jail, and the County Health Department.

Economic Development Committee Suggestions

This request was reviewed by the Economic Development Committee on October 2, 2018. The petitioner presented their request to the committee and several residents who attended the meeting. They also answered questions from those in attendance with concerns of the potential development. Staff requested additional information be submitted prior to the public hearing to address the committee's concerns as well as the residents issues. Please see the attached memo from the Economic Development Committee Meeting for further information.

Planning and Zoning Commission Suggestions

The Planning and Zoning Commission held a public hearing for the special use request for a solar farm on November 14, 2018. The petitioner presented their request to the commission and provided all of the requested information from the Economic Development Committee Meeting. These items included:

- An updated detailed landscape plan
- System anatomy details
- A sound study and decibel information
- Inverter and motor placement
- Site maintenance details
- Studies and cited sources regarding solar energy and safety concerns

There were several attendees at the public hearing. The Blackberry Woods HOA President and a representative from Yorkville Dialysis spoke against the project. The Kendall County Administrator and 2 Blackberry Woods residents spoke in favor of the special use request with the proposed screening efforts.

The commission made the following action on the motion below:

In consideration of testimony presented during a Public Hearing on November 14, 2018 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, on a O Office District zoned property located at the southwest corner of the Kendall County Government Center, subject to staff recommendations in a memo dated November 7, 2018 and further subject to ensuring the fence be made of a plastic, vinyl, or composite material and to ensure the petitioner follow the recommendations on the landscape review dated November 13, 2018.

Action Item:

Olson-aye; Harker-aye; Horaz-aye; Marcum-aye; Goins-aye

5 ayes; 0 no

The special use was recommended with the following conditions:

1. The minimum clearance between the lowest point of the system and the surface on which the system is mounted is one foot and seven inches (1'7").
2. A seven foot and six inch (7'6") tall solid opaque fence, made of a composite, vinyl or plastic material, shall be installed along the entire perimeter of the solar farm.
3. The petitioner must implement the landscape plan submitted by the petitioner and completed by Hampton, Lenzini, and Renwick, Inc. dated October 29, 2018.
4. The petitioner must comply with all comments and requirements made by Planning Resources, Inc. from the landscape plans dated November 13, 2018.
5. A security camera system must be installed which gives monitoring access of the solar farm to the County Sheriff.
6. A knox box must be installed near the access gate for emergency situations.
7. 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.
8. Adherence to all comments prepared by EEI, city engineering consultant, in a letter dated August 2, 2018.

Additional Comments:

The week following the public hearing, staff received comments from the Yorkville Dialysis Center which still opposed the project. While they were pleased with the effort to screen the solar farm with an opaque fence, they would like to have similar landscaping treatment included on the west side of the property. A letter requesting this is attached to this memorandum.

Staff has reached out to the Kendall County Sheriff's Office to receive their opinion on the boundary fence being completely opaque but requiring a camera system which gives access to the Sheriff. Staff contacted the County office on December 5, 2018 and has not received a response at the time of drafting this memorandum.

Attachments

1. Special Use Application with Attachments
2. GRNE Design Packet
3. Staff Follow Up Letter (4-2-2018)
4. GRNE Response to Follow Up Letter (4-10-2018)
5. Plan Council Follow Up Letter (8-10-2018)
6. GRNE Plan Council Response Packet (8-27-2018)
7. Draft Landscape Plan and Tree Survey (9-14-2018)
8. Economic Development Committee Memorandum (9-25-18)
9. Updated Draft Landscape Plan (11-6-2018)
10. PRI Memorandum (11-13-18)
11. PZC Memorandum (11-7-18)
12. PZC Public Hearing Transcript (11-14-18)
13. Petitioner Presentation (11-14-18)
14. Request Letter from Yorkville Dialysis (11-30-18)
15. Draft Special Use Ordinance



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 SPECIAL USE

INTENT AND PURPOSE:

The purpose of the zoning code is based upon the authority of the city to divide its land into districts by use, bulk, location of building and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land and of the public need for the particular use at the particular location. In these cases a special use must be granted.

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

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 9 Special Uses" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Three (3) 11" x 17" copies each of the exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing one (1) electronic copy (pdf) of each of the following: signed application (complete with exhibits), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is also required.

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

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



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APPLICATION FOR SPECIAL USE

STAGE 2: PLAN COUNCIL

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

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

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

STAGE 4: PLANNING AND ZONING COMMISSION

Petitioner will attend a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. Twenty four (24) hours prior to the public hearing, a certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Planning and Zoning Commission meeting.

STAGE 5: CITY COUNCIL

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



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APPLICATION FOR SPECIAL USE

DORMANT APPLICATIONS

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

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

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

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



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APPLICATION FOR SPECIAL USE

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



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APPLICATION FOR SPECIAL USE

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME:		COMPANY:	
MAILING ADDRESS:			
CITY, STATE, ZIP:		TELEPHONE:	
EMAIL:		FAX:	
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:			
CURRENT ZONING CLASSIFICATION:		COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	
REQUESTED SPECIAL USE:			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH:			
EAST:			
SOUTH:			
WEST:			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			



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APPLICATION FOR SPECIAL USE

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 five hundred (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".



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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:

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:

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:

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:



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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:

There will be no additional congestion added to public streets as a result of this project, before, during, or after construction. The project location is situated next to a vacant lot and ample parking lot space to be able to maneuver and store materials needed for the project. Deliveries for the project will enter from the North off of route 34 onto Beecher Rd and then onto John St. to make their way to project site. This will not be more than is common for usual traffic on this route.

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 PLANNING AND ZONING COMMISSION:

GRNE Solar and Kendall County have worked closely with the City of Yorkville to abide by the Solar Ordinance provided. All project details are in compliance with the ordinance. Considering the land is zoned for build-able space and is owned by the County, we do not see the need for any changes or modifications but are willing to comply with any adjustments or requirements from the City.

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

3/21/2018

DATE

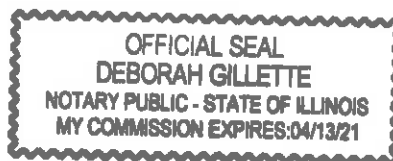
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

3/21/18

DATE

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





United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
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PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
PETITION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REZONING		
<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:	COMPANY	
MAILING ADDRESS:		
CITY, STATE, ZIP:	TELEPHONE:	
EMAIL:	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.		
PRINT NAME	TITLE	
SIGNATURE	DATE	
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING
	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE
	<input type="checkbox"/> ADMIN.	

EXHIBIT A - LEGAL DESCRIPTION

DESCRIPTION OF LEASED PREMISES

"Leased Premises" consist of:

That Part of the Northwest Quarter of Section 29, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of the Tract conveyed to the Kendall County Public Building Commission by Trustee's Deed recorded November 17, 1989 as Document Number 896707; thence North 01°14'11" West, along the East Line of Rush-Copley Healthcare Center, 15.0 feet; thence North 88°29'47" East, parallel with the South Line of said Building Commission Tract, 12.50 feet for the point of beginning; thence North 88°29'47" East, parallel with said South Line, 615.74 feet; thence North 01°30'13" West, perpendicular to the last described course, 525.0 feet; thence South 88°29'47" West, parallel with said South Line, 600.79 feet; thence South 01°14'11" East, 22.17 feet; thence South 88°45'49" West, 12.50 feet; thence South 01°14'11" East, 502.89 feet to the point of beginning in the United City of Yorkville, Kendall County, Illinois.

And depicted graphically as follows. Any conflict between the legal description above and the graphic depiction below shall be resolved in favor of the written legal description.

Law Offices
of
Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630-553-9500
Fax: 630-553-5764

Daniel J. Kramer

Kelly A. Helland
D.J. Kramer

August 16, 2018

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

Via: knoble@yorkville.il.us

RE: GRNE Solar Special Use Application

Dear Ms. Barksdale Noble:

Enclosed please find a copy of Plat and legal description for the above referenced Special Use Application for your records. Should you have any questions or concerns please feel free to contact me.

Very truly yours,

Daniel J. Kramer

Daniel J. Kramer
Attorney at Law

DJK:cth
Enclosures

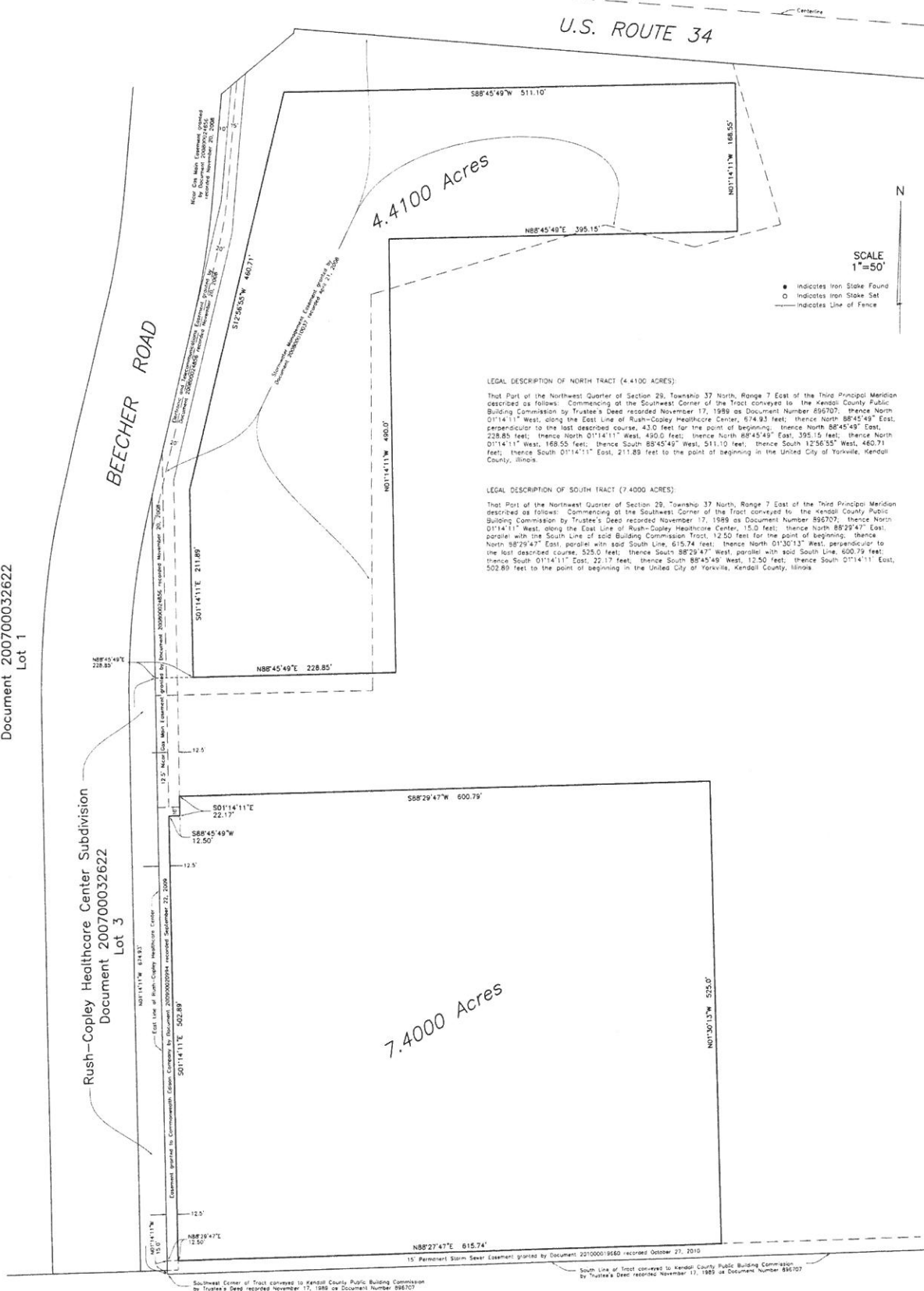
LEGAL DESCRIPTION OF SOUTH TRACT (7.4000 ACRES):

That Part of the Northwest Quarter of Section 29, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of the Tract conveyed to the Kendall County Public Building Commission by Trustee's Deed recorded November 17, 1989 as Document Number 896707; thence North $01^{\circ}14'11''$ West, along the East Line of Rush-Copley Healthcare Center, 15.0 feet; thence North $88^{\circ}29'47''$ East, parallel with the South Line of said Building Commission Tract, 12.50 feet for the point of beginning; thence North $88^{\circ}29'47''$ East, parallel with said South Line, 615.74 feet; thence North $01^{\circ}30'13''$ West, perpendicular to the last described course, 525.0 feet; thence South $88^{\circ}29'47''$ West, parallel with said South Line, 600.79 feet; thence South $01^{\circ}14'11''$ East, 22.17 feet; thence South $88^{\circ}45'49''$ West, 12.50 feet; thence South $01^{\circ}14'11''$ East, 502.89 feet to the point of beginning in the United City of Yorkville, Kendall County, Illinois.

EASEMENT PLAT
PART OF THE NORTHWEST QUARTER OF SECTION 29, T37N-R7E, 3rd PM
UNITED CITY OF YORKVILLE KENDALL COUNTY ILLINOIS

Rush-Copley Healthcare Center Subdivision
Document 200700032622
Lot 1

Rush-Copley Healthcare Center Subdivision
Document 200700032622
Lot 3



JOB NO.	18036
JOB NAME	KENDALL COUNTY
DWG FILE	18036
REVISION DATE	

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

11078 South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580



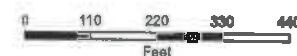
**Kendall County
Government Campus
Bristol Twp.
Survey 18036**

KENDALL COUNTY
- 2018 -

<http://www.co.kendall.il.us>



1 in=200 feet



Legend

- ADJACENT COUNTRY
 COUNTY
 INTERSTATE
 STATE
 FEDERAL
 TOWNSHIPS
 DISTRICT
 LOCAL
 RAILROAD



Kendall County GIS

(1) West Fox Street, Room 204
Yorkville, Illinois 62458 1-800-
666-2262

GRNE Solar
230 N. Hicks Place
Palatine, IL 60067

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

March 23, 2018

RE: Chapter 19 – Alternative Energy Systems – Standards For Granting a Special Use

1. The city council shall determine that the application has met all of the general requirements of this chapter.

GRNE Solar along with Progressive Energy Group and Kendall County have reviewed Chapter 19 – Alternative Energy Systems – and have paid close attention to ensuring compliance with the standards set forth by the City of Yorkville in order to gain approval for this project.

2. The proposed energy system shall further the intent of this chapter and provide renewable energy to the property on which it is proposed.

This project directly aligns with the intent of Chapter 19 to regulate alternative energy systems and to promote their effective and efficient use. By abiding by the standards and ensuring compliance, this project will help create and utilize renewable energy for the customer. The energy produced will be used to directly offset the energy load of the customer.

3. 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.

We have worked with Kendall County to identify the best possible space for the location of this project. We have set it back off of route 34 to the back of the property. Additionally, the entire array will be surrounded by a 6' chain-link fence to ensure safety and security and minimize concerns with aesthetics.

4. 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.

Implementation of this project will not have an impact on normal use or development of other properties in this area. There are no outstanding or adverse effects that will result from installing the solar energy equipment. The solar array will be enclosed by the security fence and will not impact the surrounding properties.



PIN	mailto_name	mailto_address1	mailto_address2	mailto_csz
02-29-128-024	KING KAREN L	726 INDEPENDENCE CT		YORKVILLE IL 60560
02-29-126-002	FAITH UNLIMITED INC	1407 CANNONBALL TRAIL		YORKVILLE IL 60560
02-29-123-012	GRIGSBY SHELLEY M	882 N CARLY CIR		YORKVILLE IL 60560
02-29-132-002	AMIRTHASEELAN, JOSEPH T & VARADHARAJAN, SHANTHI	4725 BURR OAK CT		PALATINE IL 60067
02-29-128-023	WALTER RICHARD GLEN & WINSHIP-WALTER EWA M	734 JOHN ST UNIT A		YORKVILLE IL 60560
02-29-128-022	RATOS JAMES C & JENNIFER L	1173 CODY CT		YORKVILLE IL 60560
02-29-128-026	PARKES STEVEN W	758 JOHN ST		YORKVILLE IL 60560
02-29-128-015	FAHLMARK STEVEN L & MARCIA A	1371 CANNONBALL TRL		YORKVILLE IL 60560
02-29-128-014	PIERSKI JOAN I	1377 CANNONBALL TRL		YORKVILLE IL 60560
02-29-128-018	HUNLEY CAROL L & LARRY L	1369 CANNONBALL TRL		YORKVILLE IL 60560
02-29-128-027	CLAUSEL CHRISTOPHER L & JENNIFER K	764 JOHN ST		YORKVILLE IL 60560
02-29-128-021	KIJAK JANET & GIESE DIANA	1381 CANNONBALL TRL		YORKVILLE IL 60560
02-29-126-006	NEW RAJ ENTERPRISE LLC	3511 CYPRESS CREEK RD		CHAMPAIGN IL 61822
02-29-126-005	NORSKE LLC	759 JOHN ST SUITE A		YORKVILLE IL 60560
02-29-101-002	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600		NORTHBROOK IL 60062
02-29-101-001	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600		NORTHBROOK IL 60062
02-29-101-005	TARGET CORPORATION	%PROPERTY TAX DEPT T-2378	PO BOX 9456	MINNEAPOLIS MN 554409456
02-29-129-024	CHILDS JUDITH C	1024B JOHN ST		YORKVILLE IL 60560
02-29-123-022	MONTALVO LUCIO & GUADALUPE	891 PURCELL ST		YORKVILLE IL 60560
02-29-123-023	DUDA EDWARD S III & BRITTANY M	895 PURCELL ST		YORKVILLE IL 60560
02-29-128-017	SMITH LESLI J	739 INDEPENDENCE CT		YORKVILLE IL 60560
02-29-123-011	KLOSKA WILLIAM C & VANESSA A	892 N CARLY CIR		YORKVILLE IL 60560
02-29-123-010	HOCHSTETLER GINA & STEVEN	902 N CARLY CIR		YORKVILLE IL 60560
02-29-132-007	LACHAPPELL JEFFREY R & LINDSEY	1210 PATRICK CT		YORKVILLE IL 60560
02-29-123-003	NC GLOBAL LLC	1033 REDWOOD LN		MINOOKA IL 60447
02-29-122-021	FLETES NOE & FLETES OSCAR	873 N CARLY CIR		YORKVILLE IL 60560
02-29-122-014	MCCUE BUILDERS INC	PO BOX 354		BRISTOL IL 60512
02-29-122-009	NC GLOBAL LLC	1033 REDWOOD LN		MINOOKA IL 60447
02-29-123-015	PHENEY KEVIN & JULIANNE	866 N CARLY CIR		YORKVILLE IL 60560
02-29-123-013	STRIBIAK FAMILY LIVING TRUST DECL OF TR	876 N CARLY CIR		YORKVILLE IL 60560
02-29-123-014	KALUZNY JASON & SHARON	872 N CARLY CIR		YORKVILLE IL 60560
02-29-123-026	CURRAN, LAURA & ANAGNOPOULOS, LINDSAY	921 PURCELL ST		YORKVILLE IL 60560
02-29-123-027	MAMARIL MA QUENNIE C & ROSS P	931 PURCELL ST		YORKVILLE IL 60560
02-29-122-011	WEST SUBURBAN BANK TR 14170	P O BOX 354		BRISTOL IL 60512
02-29-122-012	STONE DOUGLAS L	937 N CARLY CIR		YORKVILLE IL 60560
02-29-122-013	KLOSKA WILLIAM & ANTONETTE M	927 N CARLY CR		YORKVILLE IL 60560
02-29-128-029	PERKINS DALE & ETHEL	736 INDEPENDENCE CT		YORKVILLE IL 60560
02-29-128-028	ESSIG CHARLES J	732 INDEPENDENCE DR		YORKVILLE IL 60560
02-29-129-020	SLEEZER JOHN R	204 B CANNONBALL TRL		YORKVILLE IL 60560
02-29-129-019	BROWN TODD WILLIAM	39 TIMBERVIEW LN		YORKVILLE IL 60560

02-29-129-022	HASKE KAREN E	1023 INDEPENDENCE BLVD	YORKVILLE IL 60560
02-29-126-007	FIRST NATIONAL BANK OTTAWA	701 LASALLE ST	OTTAWA IL 61350
02-29-128-012	METZGER CYNTHIA G	1343 CANNONBALL TRL	YORKVILLE IL 60560
02-29-130-001	MARINO SHEILA LYNN DECL OF TR	46 BRISTOL RIDGE RD	BRISTOL IL 60512
02-29-127-032	CASTLE BANK NA % JAMES RATOS TRUST	207 W KENDALL DR	YORKVILLE IL 60560
02-29-123-005	WEST SUBURBAN BANK TR 14170	P O BOX 354	BRISTOL IL 60512
02-29-123-006	NC GLOBAL LLC	1033 REDWOOD LN	MINOOKA IL 60447
02-29-123-007	WOOD GEOFFREY L & SAMANTHA MARIE	936 N CARLY CIR	YORKVILLE IL 60560
02-29-123-008	ROBERTS EVAN O & ASHLEIGH G	926 N CARLY CIR	YORKVILLE IL 60560
02-29-123-009	NC GLOBAL LLC	1033 REDWOOD LN	MINOOKA IL 60447
02-29-123-021	FANTHORPE MEGAN N	885 PURCELL ST	YORKVILLE IL 60560
02-29-101-007	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK IL 60062
02-29-101-003	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK IL 60062
02-29-123-028	NC GLOBAL LLC	1033 REDWOOD LN	MINOOKA IL 60447
02-29-123-030	TOMSE MARIANNE F	961 PURCELL ST	YORKVILLE IL 60560
02-29-123-029	SNYDER DAVID F & MARY A	951 PURCELL ST	YORKVILLE IL 60560
02-29-123-004	WEST SUBURBAN BANK TR 14170	P O BOX 354	BRISTOL IL 60512
02-29-123-001	CAMARDO PATRICK R & THERESA ,M	1036 N CARLY CIR	YORKVILLE IL 60560
02-29-123-002	BRADEN STEPHEN A	1012 N CARLY CIR	YORKVILLE IL 60560
02-29-128-016	CARLSON JOHN M	735 INDEPENDENCE CT	YORKVILLE IL 60560
02-29-128-025	DANIELS ANGELA S & DANIELS CHRISTOPHER M JR	722 INDEPENDENCE CT	YORKVILLE IL 60560
02-29-132-006	PITON ANDREW & URSZULA	1220 PATRICK CT	YORKVILLE IL 60560
02-29-122-003	ROOT SAMUEL J & JENNA M	1027 N CARLY CIR	YORKVILLE IL 60560
02-29-132-001	BLACKBERRY WOODS HOMEOWNERS ASSOCIATION	2679 RTE 34	OSWEGO IL 60543
02-29-131-001	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK IL 60062
02-29-131-002	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK IL 60062
02-29-123-025	RUEBENSAM KEVIN A & ANGELIKA	911 PURCELL ST	YORKVILLE IL 60560
02-29-123-024	GOSSMEYER ROSE & BERRY-GOSSMEYER KATHLEEN	901 PURCELL ST	YORKVILLE IL 60560
02-29-122-010	BAYE NATALIE MICHELLE	957 N CARLY CIR	YORKVILLE IL 60560
02-29-122-015	MCCUE, RONALD & WIRTZ, SHERRIE	903 CARLY N	YORKVILLE IL 60560
02-29-131-006	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK IL 60062
02-29-122-002	SCHWERER MICHAEL & FIEBRANDT HANNAH E	1033 N CARLY CIR	YORKVILLE IL 60560
02-29-127-037	CASTLE BANK NA % JAMES RATOS TRUST	207 W KENDALL DR	YORKVILLE IL 60560
02-29-127-035	RATOS JAMES C	3150 D CANNONBALL TRL	YORKVILLE IL 60560
02-29-127-036	RATOS JAMES C	3150 D CANNONBALL TRL	YORKVILLE IL 60560
02-29-128-019	SCHOLES GARY & CARRIE	1361 CANNONBALL TRL	YORKVILLE IL 60560
02-29-122-019	UNDESSER MARK A	883 N CARLY CIR	YORKVILLE IL 60560
02-29-132-008	NC GLOBAL LLC	1033 REDWOOD LN	MINOOKA IL 60447
02-30-200-019	COPLEY VENTURES INC	2000 OGDEN AVE	AURORA IL 60504
02-30-200-020	COPLEY VENTURES INC	1300 WATERFORD DR	AURORA IL 60504
02-30-400-006	FISHER GAIL C ET AL	501 CONOVER LN	YORKVILLE IL 60560

02-29-133-001	MCCUE BUILDERS INC	PO BOX 354	BRISTOL IL 60512
02-29-128-020	OPEL, CAROL L & THORNE, ANGELINE E	1393 CANNONBALL TRL	YORKVILLE IL 60560
02-29-128-013	DIEHL DONNA L	204 WALNUT ST	YORKVILLE IL 60560
02-29-128-030	MILAM GREGORY L & DEBRA L	729 INDEPENDENCE COURT	YORKVILLE IL 60560
02-29-122-018	GULLING BENNETT & DANIELLE	889 CARLY CIR	YORKVILLE IL 60560
02-29-122-001	BENNETT TIMOTHY E & NANCY A	1037 N CARLY CIR	YORKVILLE IL 60560
02-29-133-002	BAUDE MATTHEW CHRISTOPHER & CHRISTINA MARIE	1210 CANNONBALL TRL	YORKVILLE IL 60560
02-29-133-003	MCCUE BUILDERS INC	PO BOX 354	BRISTOL IL 60512
02-29-122-020	SCHUSTER JOHN & MELANIE	877 N CARLY CIR	YORKVILLE IL 60560
02-29-132-003	WEST SUBURBAN BANK TR 14170	P O BOX 354	BRISTOL IL 60512
02-29-132-004	WEST SUBURBAN BANK TR 14170	P O BOX 354	BRISTOL IL 60512
02-29-133-004	STOKER SCOTT G	1202 CANNONBALL TRL	YORKVILLE IL 60560
02-29-128-031	OBENAUER MICHAEL E & BARBARA L	723 INDEPENDENCE CT	YORKVILLE IL 60560
02-29-127-039	LI KAI FENG	684 VETERANS PKWY	YORKVILLE IL 60560
02-29-132-005	HANAHAN JASON & KATIE	1221 PATRICK CT	YORKVILLE IL 60560
02-29-122-006	OLSZEWSKI, MICHAEL F & FELTZ, SARAH A	997 N CARLY CIR	YORKVILLE IL 60560
02-29-122-008	BERGER ADAM & ANGELA	977 N CARLY CIR	YORKVILLE IL 60560
02-29-122-017	WEST, RYAN & SORIS, KARI	893 N CARLY CIR	YORKVILLE IL 60560
02-29-122-007	KILGORE BENJAMIN W & MORT JENNIFER J	987 N CARLY CIR	YORKVILLE IL 60560
02-29-122-005	HAWKINS JENNIFER L	1007 N CARLY CIR	YORKVILLE IL 60560
02-29-122-004	ROY, JACQUES A & SAXTON, CAROLYN M	1023 N CARLY CIR	YORKVILLE IL 60560
02-30-200-023	CHICAGO TITLE LAND	405 E. SHERIDAN RD	LAKE BLUFF IL 60044

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2018-07

NOTICE IS HEREWITH GIVEN THAT GRNE Solar, Eric Peterman, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a solar farm with more than one freestanding solar energy system on approximately 7.4 acres of land consisting of roughly 6,400 solar modules. The real property, zoned in the O Office District, is located at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville, Illinois as illustrated in the map below:



The legal description is as follows:

PARCEL 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO THE KENDALL COUNTY PUBLIC BUILDING COMMISSION BY THE TRUSTEE'S DEED RECORDED NOVEMBER 17, 1989 AS DOCUMENT NUMBER 896707; THENCE NORTH $01^{\circ} 14' 11''$ WEST, ALONG THE EAST LINE OF RUSH-COPLEY HEALTHCARE CENTER, 15.0 FEET; THENCE NORTH $88^{\circ} 29' 47''$ EAST, PARALLEL WITH THE SOUTH LINE OF SAID BUILDING COMMISSION TRACT, 12.50 FEET FOR THE POINT OF BEGINNING; THENCE NORTH $88^{\circ} 29' 47''$ EAST, PARALLEL WITH SAID SOUTH LINE, 615.74 FEET; THENCE NORTH $01^{\circ} 30' 13''$ WEST, PERPENDICULAR TO THE LAST

DESCRIBED COURSE, 525.0 FEET; THENCE SOUTH 88°29'47" WEST, PARALLEL WITH SAID SOUTH LINE, 600.79 FEET; THENCE SOUTH 01°14'11" EAST, 22.17 FEET; THENCE SOUTH 88°45'49" WEST, 12.50 FEET; THENCE SOUTH 01°14'11" EAST, 502.89 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PIN: 02-29-100-006

An example of a similar project completed by the Petitioner:



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, November 14, 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



Design Packet For:

Kendall County, IL

**111 West Fox Street
Yorkville, IL 60560**

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System Design Summary

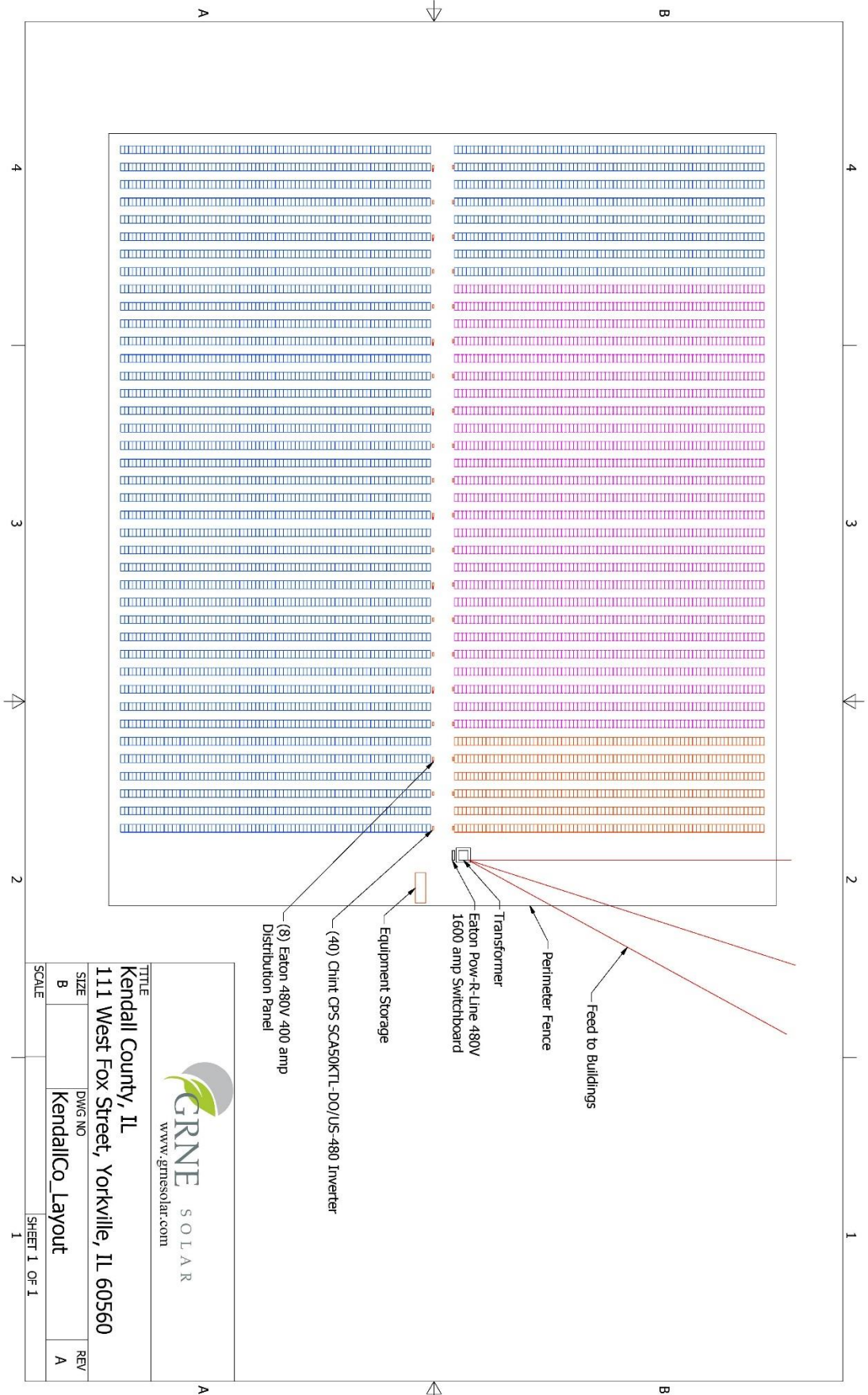


Power Allocation Key:

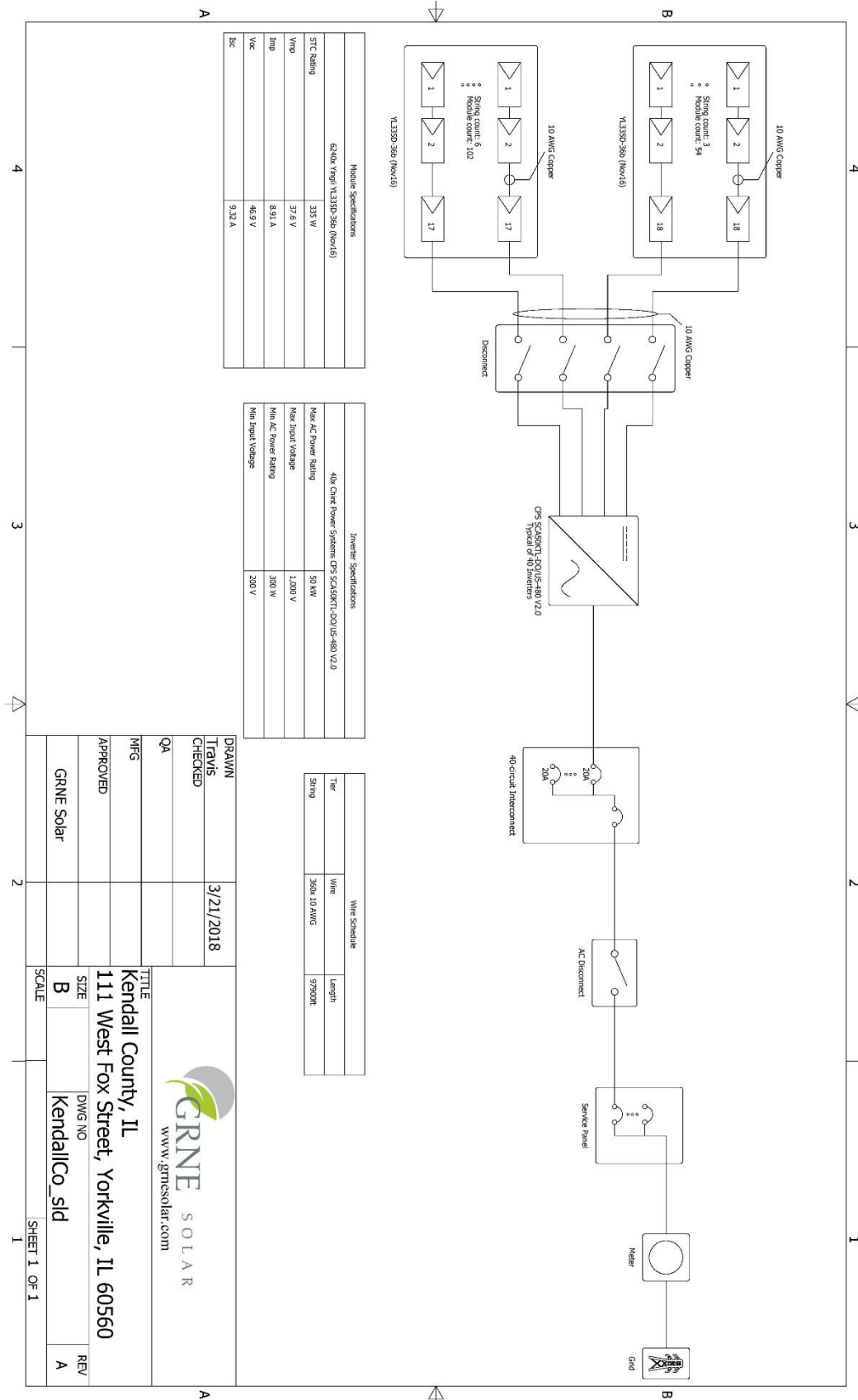
Orange - Health Department

Pink - Public Safety Center

Blue - Courthouse



Electrical Single Line Diagram



Equipment Data Sheets

YINGLI SOLAR

YLM
72 CELL
1500V



19.9%
CELL EFFICIENCY

10 YEAR
PRODUCT WARRANTY

0 - 5W
POWER TOLERANCE

25 Years Linear Warranty



YINGLISOLAR.COM



HIGH VOLTAGE LESS SYSTEM COST

With a maximum system voltage of 1500 volts, the next generation YLM 1500V Series Modules reduce balance-of-system costs and increase system-level energy yield in large-scale power plants.



Costing Saving

As YLM 1500V Series modules are allowing more modules per string the balance-of-system costs are reduced by less required combiner boxes, fuses and cables in large-scale projects.



Increased Energy Yield

By the higher system voltage line losses in cabling are reduced and the inverter efficiency is increased. This results in an up to 2% higher yield.



High Power Density

High conversion efficiency and more power output per square meter.



Durability

Durable PV modules, independently tested for harsh environmental conditions such as exposure to salt mist, ammonia and known PID risk factors.

Yingli Green Energy

Yingli Green Energy Holding Company Limited (NYSE: YGE), known as "Yingli Solar," is one of the world's leading solar panel manufacturers with the mission to provide affordable green energy for all. Deploying more than 17 GW solar panels worldwide, Yingli Solar makes solar power possible for communities everywhere by using our global manufacturing and logistics expertise to address unique local challenges.

YLM 72 CELL 1500V

ELECTRICAL PERFORMANCE

Electrical parameters at Standard Test Conditions (STC)

Module type			YLxxxD-36b 1500V (xxx=P _{max})					
Power output	P _{max}	W	350	345	340	335	330	325
Power output tolerances	ΔP _{max}	W	0/+5					
Module efficiency	η _m	%	18.0	17.7	17.5	17.2	17.0	16.7
Voltage at P _{max}	V _{mpo}	V	38.6	38.3	37.9	37.6	37.2	36.9
Current at P _{max}	I _{mpo}	A	9.07	9.02	8.97	8.91	8.86	8.81
Open-circuit voltage	V _{oc}	V	48.0	47.7	47.3	46.9	46.6	46.2
Short-circuit current	I _{sc}	A	9.41	9.38	9.35	9.32	9.29	9.27

STC: 1000W/m² irradiance, 25°C module temperature, AM1.5g spectrum according to EN 60904-3.
Average relative efficiency reduction of 3.0% at 200W/m² according to EN 60904-1.

Electrical parameters at Nominal Operating Cell Temperature (NOCT)

Power output	P _{max}	W	255.3	251.7	248.0	244.4	240.7	237.1
Voltage at P _{max}	V _{mpo}	V	35.2	34.9	34.6	34.3	34.0	33.6
Current at P _{max}	I _{mpo}	A	7.26	7.22	7.18	7.13	7.09	7.05
Open-circuit voltage	V _{oc}	V	44.3	44.0	43.7	43.3	43.0	42.7
Short-circuit current	I _{sc}	A	7.61	7.58	7.56	7.53	7.51	7.49

NOCT: open-circuit module operation temperature at 800W/m² irradiance, 20°C ambient temperature, 1m/s wind speed.

THERMAL CHARACTERISTICS

Nominal operating cell temperature	NOCT	°C	46 ± 2
Temperature coefficient of P _{max}	γ	%/°C	-0.42
Temperature coefficient of V _{oc}	β _{Voc}	%/°C	-0.32
Temperature coefficient of I _{sc}	α _{Isc}	%/°C	0.05

OPERATING CONDITIONS

Max. system voltage	1500V _{dc}
Max. series fuse rating	15A
Limiting reverse current	15A
Operating temperature range	-40°C to 85°C
Max. static load, front (e.g., snow)	5400Pa
Max. static load, back (e.g., wind)	2400Pa
Max. hailstone impact (diameter / velocity)	25mm / 23m/s
Module Fire performance	Type 1

CONSTRUCTION MATERIALS

Front cover (material / thickness)	low-iron tempered glass / 3.2mm
Cell (quantity / material / dimensions / number of busbars)	72 / monocrystalline silicon / 156.75mm x 156.75mm (+/-0.25) / 4 or 5
Frame (material)	anodized aluminum alloy
Junction box (protection degree)	≥ IP67
Cable (length / cross-sectional area)	1100mm / 4mm ²
Plug connector (type / protection degree)	MC4 / IP68 or Amphenol H4 / IP68 or Forsol SIKE6 / IP68 or Renhe RH05-8 / IP67

- Due to continuous innovation, research and product improvement, the specifications in this product information sheet are subject to change without prior notice. The specifications may deviate slightly and are not guaranteed.
- The data do not refer to a single module and they are not part of the offer, they only serve for comparison to different module types.

QUALIFICATIONS & CERTIFICATES

UL1703, ISO 9001:2008, ISO 14001:2004, BS OHSAS 18001:2007,
PV Cycle, SA 8000



© Yingli Green Energy Holding Co. Ltd.

DS_YLM72CELL 1500V-36b_40mm_US_EN_20170704_V04

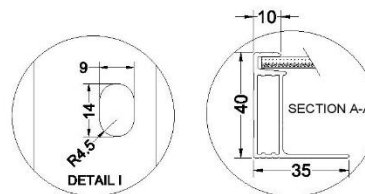
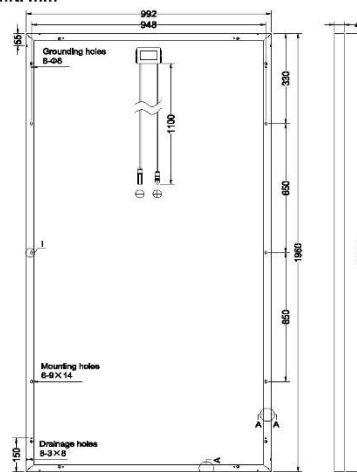
GENERAL CHARACTERISTICS

Dimensions (L / W / H)	1960mm / 992mm / 40mm
Weight	22kg

PACKAGING SPECIFICATIONS

Number of modules per pallet	26
Number of pallets per 40' container	24
Packaging box dimensions (L / W / H)	1995mm / 1145mm / 1170mm
Box weight	616kg

Unit: mm



Warning: Read the Installation and User Manual in its entirety before handling, installing, and operating Yingli Solar modules.

Yingli Partners:

Yingli Green Energy Holding Co., Ltd.

service@yingli.com

Tel: +86-312-2188055

YINGLISOLAR.COM





DuraTrack® HZ v3

RELIABILITY IS POWER.

167X

fewer components than
competitive trackers

99.996%

Uptime Reliability

ARRAY TECHNOLOGIES, INC.

3901 Midway Place NE
Albuquerque, NM 87109 USA

+1 505.881.7567
+1 855.TRACKPV (872.2578)
+1 505.881.7572

sales@arraytechinc.com

arraytechinc.com

THE MOST RELIABLE TRACKER UNDER THE SUN

HIGHEST POWER DENSITY.

Higher density means more power and more profit. DuraTrack HZ v3 offers the unique ability to maximize the power density of each site, boasting 6% more density than our closest competitor.

LEADING TERRAIN ADAPTABILITY.

Uneven terrain? Hill yes! Our flexibly linked architecture, with articulating driveline joints and forgiving tolerances, create the most adaptable system in market for following natural land contours and creates the greatest power generation potential from every site.

FEWER COMPONENTS. GREATER RELIABILITY.

Less is more. Array was founded on a philosophy of engineered simplicity. Minimizing potential failure points (167 times fewer components than competitors), DuraTrack HZ v3 consistently delivers higher reliability and an unmatched uptime of 99.99%.

FAILURE-FREE WIND DESIGN.

DuraTrack HZ v3 was designed and field tested to withstand some of the harshest conditions on the planet. It is the only tracker on the market that reliably handles wind events with a fully integrated, fully automatic wind-load mitigation system.

ZERO SCHEDULED MAINTENANCE.

Three decades of solar tracker system design, engineering and testing has resulted in uncompromising reliability. Maintenance-free motors and gears, fewer moving parts, and industrial-grade components means maintenance-free energy generation.



DuraTrack® HZ v3

COST VERSUS VALUE

We believe value is more than the cost of a tracking system. It's about building with forgiving tolerances and fewer parts so construction crews can work efficiently. It means protecting your investment with a failure-free wind management system. It also includes increasing power density. But most of all, value is measured in operational uptime, or reliability. Ours is 99.996%... and we're still improving on it.

THE GLOBAL LEADER IN RELIABILITY

Array has spent decades designing and perfecting the most reliable tracker on the planet. Fewer moving parts, stronger components and intelligent design that protects your investment in the harshest weather are but a few of the innovative differences that keep your system running flawlessly all day and you resting easy at night.

STRUCTURAL & MECHANICAL FEATURES/SPECIFICATIONS

Tracking Type	Horizontal single axis
kW per Drive Motor	Up to 907 kW DC using 360W crystalline
String Voltage	Up to 1,500V DC
Maximum Linked Rows	28
Maximum Row Size	80 modules (crystalline, 1,000V DC) & 90 modules (crystalline, 1,500V DC)
Drive Type	Rotating gear drive
Motor Type	2 HP, 3 PH, 480V AC
Motors per 1 MW AC	Less than 2
East-West / North-South Dimensions	Site / module specific
Array Height	54" standard, adjustable (46" min height above grade)
Ground Coverage Ratio (GCR)	Flexible, 28-45% typical, others supported on request
Terrain Flexibility	N-S tolerance: 0° - 8.5° standard, 15° optional Driveline: 40° in all directions
Modules Supported	Most commercially available, including frameless crystalline and thin film
Tracking Range of Motion	± 52° standard, ± 62° optional
Operating Temperature Range	-30°F to 140°F (-34°C to 55°C)
Module Configuration	Single-in-portrait standard. Two-or-three in landscape (framed or frameless), four-in-landscape (thin film) also available.
Module Attachment	Single fastener, high-speed mounting clamps with integrated grounding. Traditional rails for crystalline in landscape, custom racking for thin film and frameless crystalline per manufacturer specs.
Materials	HDG steel and aluminum structural members
Allowable Wind Load (IBC 2012)	135 mph, 3-second gust exposure C
Wind Protection	Passive mechanical system relieves wind and obstruction damage — no power required

ELECTRONIC CONTROLLER FEATURES/SPECIFICATIONS

Solar Tracking Method	Algorithm with GPS input
Control Electronics	MCU plus Central Controller
Data Feed	MODBUS over Ethernet to SCADA system
Night-time Stow	Yes
Tracking Accuracy	± 2° standard, field adjustable
Backtracking	Yes

INSTALLATION, OPERATION & MAINTENANCE

PE Stamped Structural Calculations & Drawings	Yes
On-site Training & System Commissioning	Yes
Connection Type	Fully bolted connections, no welding
In-field Fabrication Required	No
Dry Slide Bearings & Articulating Driveline Connections	No lubrication required
Scheduled Maintenance	None required

GENERAL

Annual Power Consumption (kWh per 1 MW)	400 kWh per MW per year, estimated
Land Area Required per 1 MW	Approx. 5 to 5.75 acres per MW @ 33% GCR (site and design specific)
Energy Gain vs. Fixed-Tilt	Up to 25%, site specific
Warranty	10 year structural, 5 year drive & control components
Patent Numbers	US patent 8,459,249 US patent 9,281,778 US patent 9,581,678 B2 and patents pending
Codes and Standards	UL Certified (3703 & 2703)

REV 10.26.2017

50/60kW, 1000Vdc String Inverters for North America

The 50 & 60kW medium power CPS three phase string inverters are designed for ground mount, large rooftop and carport applications. The units are high performance, advanced and reliable inverters designed specifically for the North American environment and grid. High efficiency at 98.8% peak and 98.5% CEC, wide operating voltages, broad temperature ranges and a NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The CPS 50/60kW products ship with either the standard wire-box or the H4 style wire-box, each fully integrated and separable with touch safe fusing, monitoring, and AC and DC disconnect switches. The CPS Flex Gateway enables monitoring, controls and remote product upgrades.

Key Features

- NEC 2014/17 compliant & UL listed Arc-Fault circuit protection
- 0-90° Mounting orientation for lay flat roof installs
- Touch safe DC Fuse holders adds convenience and safety
- CPS Flex Gateway enables remote FW upgrades
- Integrated AC & DC disconnect switches
- Optional factory installed H4 connectors
- 3 MPPT's with 5 inputs each for maximum flexibility
- Copper and Aluminum compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- UL1741 SA Certified to CA Rule 21
- Separable wire-box design for fast service
- Standard 10 year warranty with extensions to 20 years
- Generous 1.5 DC/AC Inverter Load Ratio



CPS SCA50KTL-DO/US-480
CPS SCA60KTL-DO/US-480



50/60kW Standard Wire-box



50/60kW H4 Wire-box



© CHINT POWER 2017/09-MKT NA

Chint Power Systems America
7060 Koll Center Parkway, Suite 318 Pleasanton, CA 94566
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

Model Name	CPS SCA50KTL-DO/US-480	CPS SCA60KTL-DO/US-480
DC Input		
Max. PV Power	75kW (25kW per MPPT)	90kW (30kW per MPPT)
Max. DC Input Voltage	1000Vdc	
Operating DC Input Voltage Range	200-950Vdc	
Start-up DC Input Voltage / Power	330V / 80W	
Number of MPP Trackers	3	
MPPT Voltage Range	480-850Vdc	540-850Vdc
Max. PV Short-Circuit Current (Isc x 1.25)	180A (60A per MPPT)	
Number of DC Inputs	15 inputs, 5 per MPPT	
DC Disconnection Type	Load rated DC switch	
DC Surge Protection	Type II MOV, 2800V _C , 20kA I _{TM} (8/20μS)	
AC Output		
Rated AC Output Power	50kW	60kW
Max. AC Apparent Power	50kVA	60kVA
Rated Output Voltage	480Vac	
Output Voltage Range ¹	422 - 528Vac	
Grid Connection Type	3Φ / PE / N (Neutral optional)	
Max. AC Output Current @480Vac	60.2A	72.2A
Rated Output Frequency	60Hz	
Output Frequency Range ¹	57 - 63Hz	
Power Factor	>0.99 (±0.8 adjustable)	
Current THD @ Rated Load	<3%	
Max. Fault Current Contribution (1 Cycle RMS)	64.1A	
AC Disconnection Type	Load rated AC switch	
AC Surge Protection	Type II MOV, 1240V _C , 15kA I _{TM} (8/20μS)	
System and Performance		
Topology	Transformerless	
Max. Efficiency	98.8%	
CEC Efficiency	98.5%	
Stand-by / Night Consumption	<1W	
Environment		
Enclosure Protection Degree	NEMA Type 4X	
Cooling Method	Variable speed cooling fans	
Operating Temperature Range ²	-22°F to +140°F / - 30°C to +60°C (derating begins above +122°F / +50°C)	
Non-Operating Temperature Range ³	No low temp minimum to +158°F / +70°C maximum	
Operating Humidity	0 to 95%, non-condensing	
Operating Altitude	13123.4ft / 4000m (derating from 9842.5ft / 3000m)	
Audible Noise	<60dBA @ 1m and 25°C	
Display and Communication		
User Interface and Display	LCD+LED	
Inverter Monitoring	Modbus RS485	
Site Level Monitoring	CPS Flex Gateway (1 per 32 inverters)	
Modbus Data Mapping	CPS	
Remote Diagnostics / FW Upgrade Functions	Standard / (with Flex Gateway)	
Mechanical		
Dimensions (HxWxD)	39.4 x 23.6 x 10.24in. (1000 x 600 x 260mm)	
Weight	Inverter: 123.5lbs/56kg; Wire-box: 33lbs/15kg	
Mounting / Installation Angle ⁴	0 to 90 degrees from horizontal (vertical, angled, or lay flat)	
AC Termination ⁵	M8 Stud Type Terminal Block (Wire range: #6 - 2/0AWG CU/AL ⁵ , Lugs not supplied)	
DC Termination	Screw Clamp Fuse Holder (Wire range: #14 - #6AWG CU), Optional H4 (Amphenol)	
Fused String Inputs (5 per MPPT)	15A fuses provided (Fuse values up to 30A acceptable)	
Safety		
Certifications and Standards	UL1741SA-2016, UL1699B, CSA-C22.2 NO.107.1-01, IEEE1547a-2014; FCC PART15	
Selectable Grid Standard and SRD	IEEE1547a-2014, CA Rule 21	
Smart-Grid Features	Voltage-RideThru, Frequency-RideThru, Soft-Start, Volt-Var, Frequency-Watt, Volt-Watt	
Warranty		
Standard	10 years	
Extended Terms	15 and 20 years	

1) The "Output Voltage Range" and "Output Frequency Range" may differ according to the specific grid standard.

2) Derating above 50°C occurs when MPPT Voltage is 700-850Vdc.

3) See user manual for further requirements regarding non-operating conditions.

4) Shade Cover accessory required for installation angles of 75 degrees or less.

5) AL requires bi-metallic compression lug or bi-metallic adapter.



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. Eric Peterman

Owner

GRNE Solar

230 N Hicks Place

Palatine, IL 60067

VIA E-MAIL (eric@GRNEsolar.com)

RE: **GRNE Solar – Kendall County Complex**
Application for Special Use Permit for a Solar Farm

Dear Mr. Peterman,

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. Detailed information regarding the setback dimensions the solar field (fence not included) from each lot line (front, sides, rear).
2. Detailed information which illustrates the overall height of the structures.
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 is not directed onto nearby properties or roadways. 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 and a written project narrative of how the solar panels will not produce glare on the southern residential properties.
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. The proposed fence is chain link. Permitted fence materials are provided in Section 10-17-2-F of the Zoning Ordinance. Staff is recommending something opaque to hide the panels from the residential properties to the south.
5. Section 10-19-4-G requires evidence that the electric utility service provider that serves the proposed site has been notified of the owner's intent to install an interconnected customer owned electricity generator. Please provide this documentation.

6. Petitioner needs to clarify whether or not there are plans for a solar farm to be built within the 4.4-acre private stormwater drainage facility along the front of the property near the intersection of Beecher Road and Route 34.
7. A Plat of Survey or detail illustration which details the new property line along Route 34 due to the expansion of the roadway by IDOT.
8. 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
9. 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.

Please contact me with any questions at 630-553-8555, or via email: jengberg@yorkville.il.us.

Sincerely,

Jason Engberg
Senior Planner

Cc: Gary Golinski, Mayor (via e-mail)
Bart Olson, City Administrator (via e-mail)
Erin Willrett, Assistant City Administrator (via e-mail)
Krysti J. Barksdale-Noble, AICP (via e-mail)
Kathleen Field-Orr, City Attorney (via e-mail)
Brad Sanderson, EEI, City Engineer (via e-mail)
Lisa Pickering, Deputy City Clerk (via e-mail)
Matt Asselmeier, Kendall County Senior Planner (via e-mail)



230 N Hicks Place
Palatine, IL 60067
Eric@GRNESolar.com
(312)859-3016

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-8545

RE: Application for Special Use Permit for a Solar Farm

Dear Staff:

Please see responses enclosed to questions submitted on April 2, 2018 regarding our application for special use permit.

1. Detailed information regarding the setback dimensions for the solar field.
 - a. See attached site plan with setbacks noted.
2. Overall height of the structure – See attached drawings with heights noted.
3. The proposed solar array is designed as a tracker system. The solar module rows will be installed in north/south rows and the panels will track the sun across the sky from the east to the west throughout the day. At no time will the panels face due south, where the nearest properties and roadways exist. See attached site plan noting the nearest solar module to the nearest neighboring property.
4. See attached section view of the proposed 6' chain link fence. GRNE solar is proposing the use of chain link fence as a protection boundary around the perimeter of the solar array. This Fence will be consistent with other fences already in place on the property being used at the jail location at this time. The southern boundary fence abutting the southern residential property could be a slatted chain link fence or equivalent.
5. ComEd has been notified of this project and an interconnection application has been submitted on behalf of the County. Please see attached ComEd application.
6. There are no plans to construct solar at this time in the 4.4 acre private storm water drainage facility near the intersection of Beecher road and Route 34.
7. A Plat of Survey of route 34 expansion will be provided by City engineer. The solar array will not be located near this future expansion area.
8. GRNE Solar is aware of the landscape Ordinance 8-12-2-H. GRNE Solar is currently soliciting area contractors to aid in conformance to this ordinance. A detailed plan for conformance to the Tree Preservation Plan will be provided once a contractor has been selected for this work. Please consider this application with the understanding that GRNE Solar plans to conform to this ordinance as part of this process. We need to review all fencing and landscaping requirements with the Kendall County Sheriff's office as part of the County process to ensure we meet their safety concerns as well.

GRNE Solar | 230 N Hicks Place, Palatine, IL 60067



9. It is noted that we are aware of the requirements in Section 10-19-9-A-3. We have included decommissioning as a component of our agreement with Kendall County.

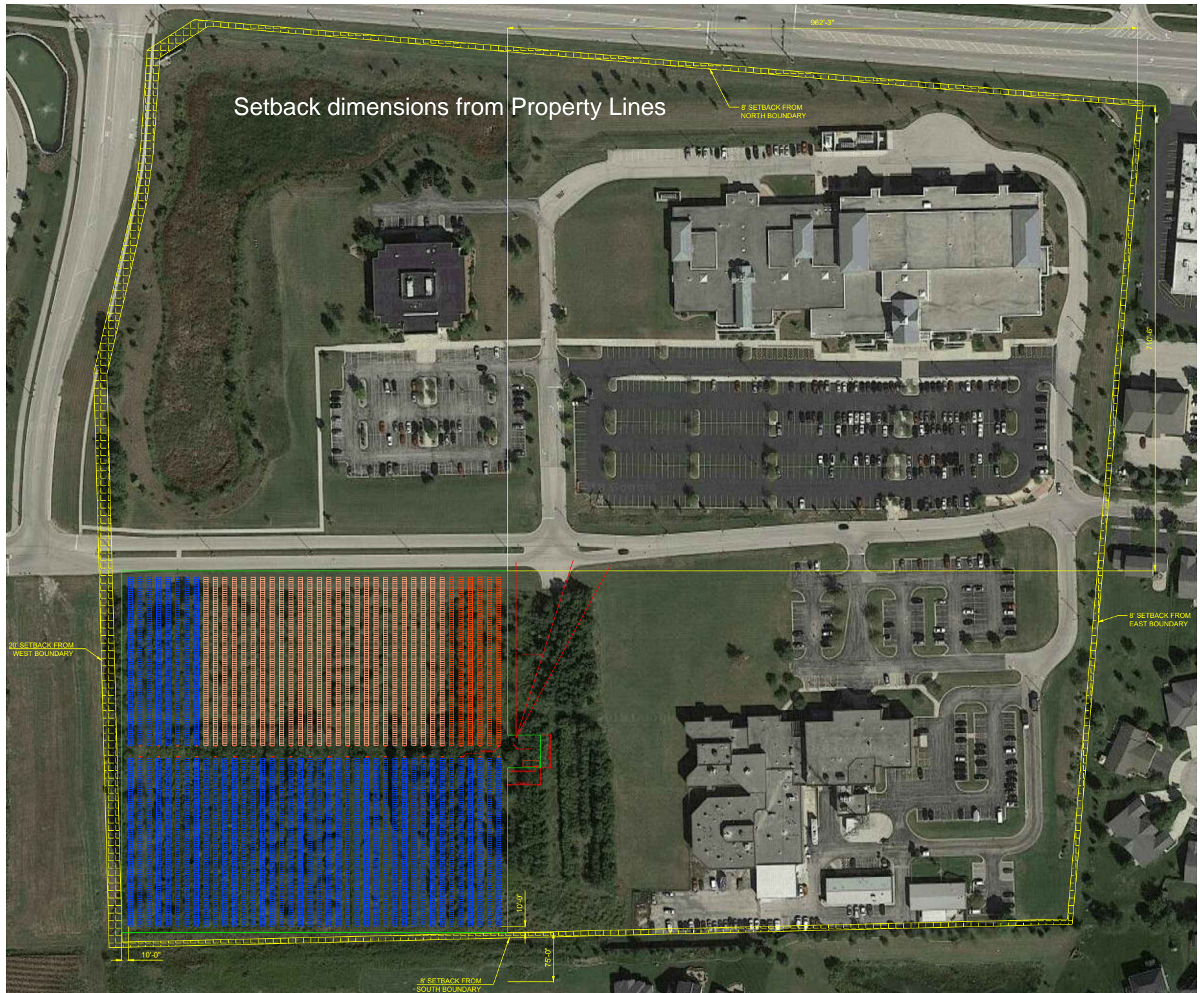
Sincerely,

Eric Peterman

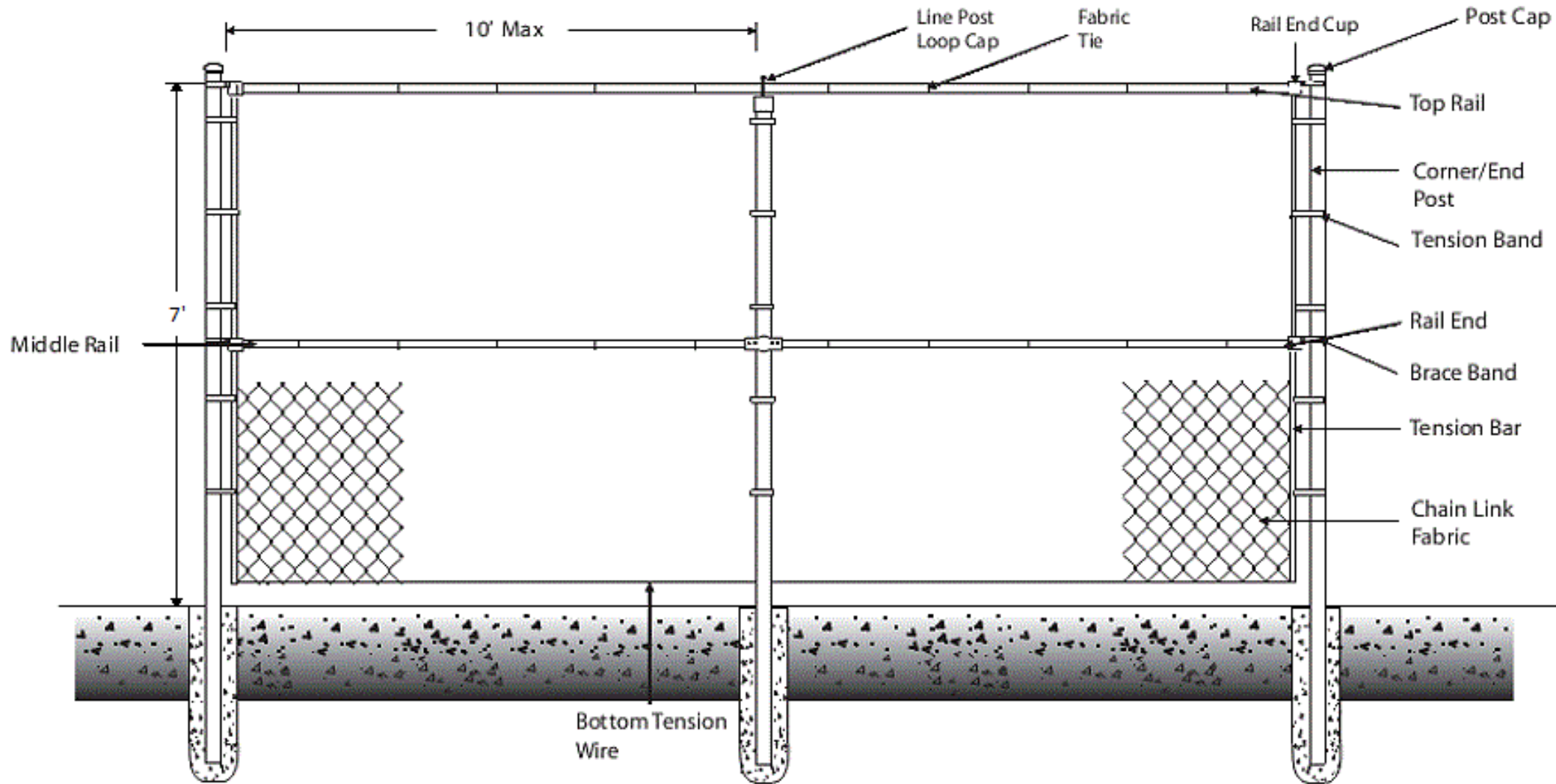
GRNE Solar



Setback dimensions from Property Lines



Chain-link Fence Detail



~6'-5"

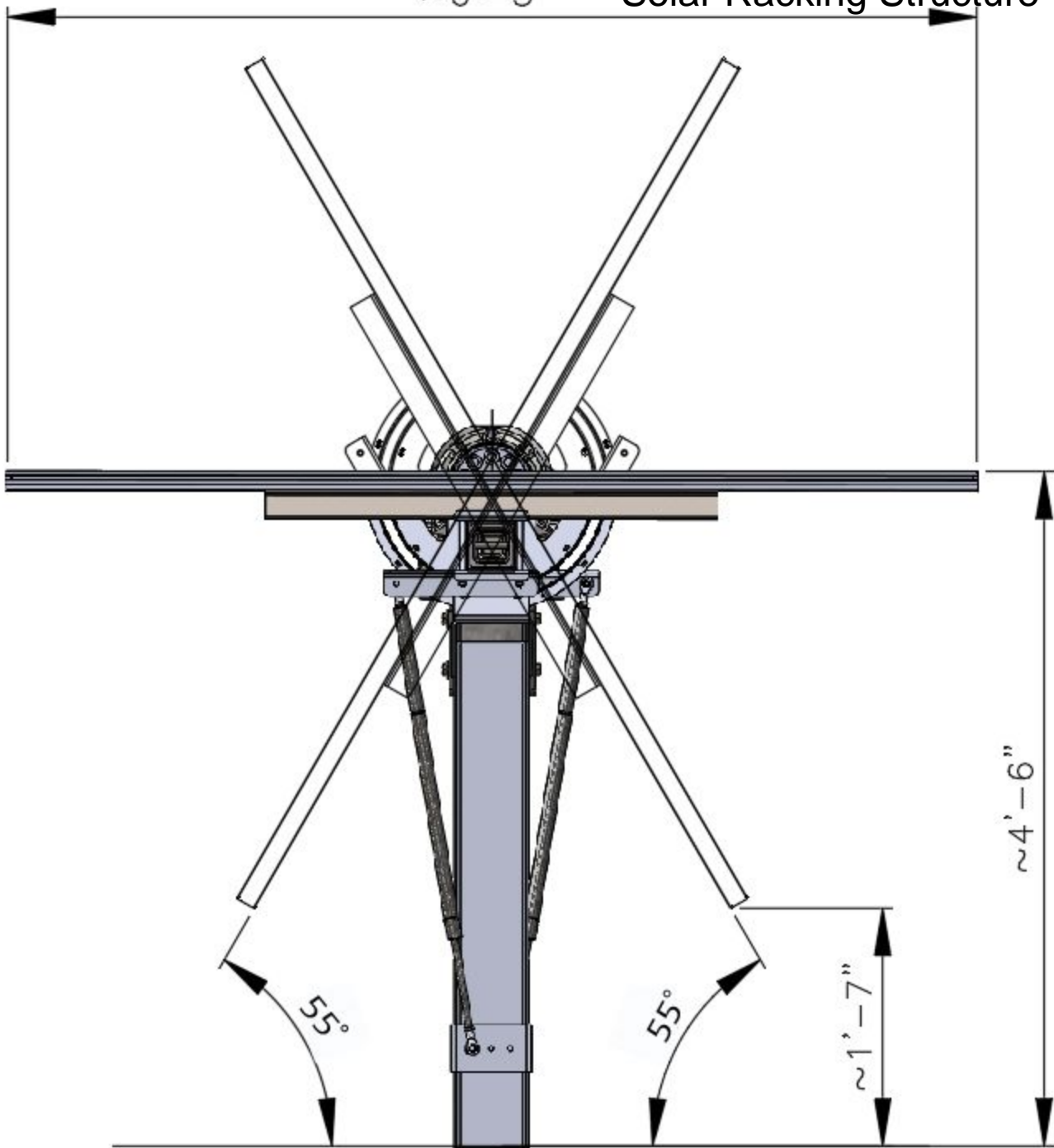
Solar Racking Structure

~4'-6"

~1'-7"

55°

55°



Section 466.APPENDIX C Levels 2 to 4 Application

**Level 2, Level 3 & Level 4
Interconnection Request Application Form
(Greater than 25 kW to 10 MVA or less)**

Interconnection Customer Contact Information

Name: Kendall County , Attn: Jim Smiley
Mailing Address: 804 W John St, Suite B
City: Yorkville State: IL Zip Code: 60560
Telephone (Daytime): 630-553-4102 (Evening): _____
Facsimile Number: _____ E-Mail Address: jsmiley@co.kendall.il.us

Alternative Contact Information (if different from Customer Contact Information)

Name: GRNE Solar
Mailing Address: 230 N Hicks Pl
City: Palatine State: IL Zip Code: 60067
Telephone (Daytime): 312-859-3417 (Evening): 312-859-3016
Facsimile Number: _____ E-Mail Address: Eric.Peterman@grnesolar.com

Facility Address (if different from above): 811 John St
City: Yorkville State: IL Zip Code: 60560
Electric Distribution Company (EDC) Serving Facility Site: ComEd
Electric Supplier (if different from EDC): Constellation Energy
Account Number of Facility Site (existing EDC customers): 2118040067
Inverter Manufacturer: CPS (Chint Power Systems) Model: SCA50KTL-DO/US-480

Equipment Contractor

Name: GRNE Solar
Mailing Address: 230 N Hicks Pl
City: Palatine State: IL Zip Code: 60067
Telephone (Daytime): 312-859-3417 (Evening): 312-859-3016
Facsimile Number: _____ E-Mail Address: Eric.Peterman@grnesolar.com

Electrical Contractor (if different from Equipment Contractor)

Name: Midwestern Electric, INC.

Mailing Address: 1620, E Chicago Ave

City: East Chicago State: IN Zip Code: 46312

Telephone (Daytime): 219-397-4444 (Evening): _____

Facsimile Number: _____ E-Mail Address: EC@Midwesternelectricinc.com

License Number: _____

Electric Service Information for Customer Facility Where Generator Will Be Interconnected

Capacity: _____ (Amps) Voltage: 480 (Volts)

Type of Service: ☐ Single Phase ☒ Three Phase

If 3 Phase Transformer, Indicate Type:

Primary Winding ☒ Wye ☐ Delta

Secondary Winding ☒ Wye ☐ Delta

Transformer Size: _____ Impedance: _____

Intent of Generation

- ☐ Offset Load (Unit will operate in parallel, but will not export power to EDC)
- ☒ Net Meter (Unit will operate in parallel and will export power pursuant to Illinois Net Metering or other filed tariffs)
- ☐ Wholesale Market Transaction (Unit will operate in parallel and participate in PJM or MISO markets pursuant to a PJM Wholesale Market Participation Agreement or MISO equivalent)
- ☐ Back-up Generation (Units that temporarily operate in parallel with the electric distribution system for more than 100 milliseconds)

Note: Backup units that do not operate in parallel for more than 100 milliseconds do not need an interconnection agreement.

Generator & Prime Mover Information

ENERGY SOURCE (Hydro, Wind, Solar, Process Byproduct, Biomass, Oil, Natural Gas, Coal, etc.): Solar		
ENERGY CONVERTER TYPE (Wind Turbine, Photovoltaic Cell, Fuel Cell, Steam Turbine, etc.): Photovoltaic		
GENERATOR SIZE: 50 <input checked="" type="checkbox"/> kW or <input type="checkbox"/> kVA	NUMBER OF UNITS: 24	TOTAL CAPACITY: 1200 <input checked="" type="checkbox"/> kW or <input type="checkbox"/> kVA
GENERATOR TYPE (Check one): <input type="checkbox"/> Induction <input checked="" type="checkbox"/> Inverter <input type="checkbox"/> Synchronous <input type="checkbox"/> Other _____		

Requested Procedure Under Which to Evaluate Interconnection Request¹

Please indicate below which review procedure applies to the interconnection request. The review procedure used is subject to confirmation by the EDC.

- ☒ **Level 2** – Lab-certified interconnection equipment with an aggregate electric nameplate capacity not exceeding the specifications in Section 466.90(b)(2). Lab-certified is defined in Section 466.30. (Application fee is \$100 plus \$1.00 per kVA.)
- ☐ **Level 3** – Distributed generation facility does not export power. Nameplate capacity rating is less than or equal to 50 kW if connecting to area network or less than or equal to 10 MW if connecting to a radial distribution feeder. (Application fee amount is \$500 plus \$2.00 per kVA.)
- ☐ **Level 4** – Nameplate capacity rating is less than or equal to 10 MVA and the distributed generation facility does not qualify for a Level 1, Level 2 or Level 3 review, or the distributed generation facility has been reviewed but not approved under a Level 1, Level 2 or Level 3 review. (Application fee amount is \$1,000 plus \$2.00 per kVA, to be applied toward any subsequent studies related to this application.)

¹ **Note:** Descriptions for interconnection review categories do not list all criteria that must be satisfied. For a complete list of criteria, please refer to 83 Ill. Adm. Code 466, Electric Interconnection of Distributed Generation Facilities.

Distributed Generation Facility Information

Commissioning Date: 11/01/2018

List interconnection components/systems to be used in the distributed generation facility that are lab-certified.

Component/System

NRTL Providing Label & Listing

1. Module-Yingli, YL335D-36b (Nov16) (335W)
2. Inverter- CPS,SCA50KTL-DO/US-480
3. _____
4. _____
5. _____

Please provide copies of manufacturer brochures or technical specifications.

Energy Production Equipment/Inverter Information:

☐ Synchronous ☐ Induction ☒ Inverter ☐ Other _____

Rating: 50 kW

Rating: 50 kVA

Rated Voltage: 480 Volts

Rated Current: 60.2 Amps

System Type Tested (Total System): ☒ Yes ☐ No; attach product literature

For Synchronous Machines:

Note: Contact EDC to determine if all the information requested in this section is required for the proposed distributed generation facility.

Manufacturer: _____

Model No.: _____ Version No.: _____

Submit copies of the Saturation Curve and the Vee Curve

☐ Salient ☐ Non-Salient

Torque: _____ lb/ft Rated RPM: _____ Field Amperes: _____ at rated
voltage and current and _____ % PF over-excited

Type of Exciter: _____

Output Power of Exciter: _____

Type of Voltage Regulator: _____ Locked Rotor

Current: _____ Amps Synchronous Speed: _____ RPM

Winding Connection: _____ Min. Operating Freq./Time: _____

Generator Connection: ☐ Delta ☐ Wye ☐ Wye Grounded

Direct-axis Synchronous Reactance: (Xd) _____ ohms

Direct-axis Transient Reactance: (X'd) _____ ohms

Direct-axis Sub-transient Reactance: (X"d) _____ ohms
Negative Sequence Reactance: _____ ohms
Zero Sequence Reactance: _____ ohms
Neutral Impedance or Grounding Resister (if any): _____ ohms

For Induction Machines:

Note: Contact EDC to determine if all the information requested in this section is required for the proposed distributed generation facility.

Manufacturer: _____
Model No.: _____ Version No.: _____
Locked Rotor Current: _____ Amps
Rotor Resistance (Rr): _____ ohms Exciting Current: _____ Amps
Rotor Reactance (Xr): _____ ohms Reactive Power Required: _____
Magnetizing Reactance (Xm): _____ ohms _____ VARs (No Load)
Stator Resistance (Rs): _____ ohms _____ VARs (Full Load)
Stator Reactance (Xs): _____ ohms
Short Circuit Reactance (X"d): _____ ohms
Phases: ☐ Single ☐ Three Phase
Frame Size: _____ Design Letter: _____ Temp. Rise: _____ °C.

Reverse Power Relay Information (Level 3 Review Only)

Manufacturer: _____
Relay Type: _____ Model Number: _____
Reverse Power Setting: _____
Reverse Power Time Delay (if any): _____

Additional Information For Inverter-Based Facilities

Inverter Information:

Manufacturer: CPS Model: SCA50KTL-DO/US-480
Type: ☐ Forced Commutated ☐ Line Commutated
Rated Output: 50000 Watts 50000 Volts
Efficiency: 98.80 % Power Factor: 1 %
Inverter UL 1741 Listed: ☒ Yes ☐ No

DC Source / Prime Mover:

Rating: _____ kW Rating: _____ kVA

Rated Voltage: _____ Volts

Open Circuit Voltage (if applicable): _____ Volts

Rated Current: _____ Amps

Short Circuit Current (if applicable): _____ Amps

Other Facility Information:

One Line Diagram attached: ☒ Yes

Plot Plan attached: ☒ Yes

Customer Signature

I hereby certify that all of the information provided in this Interconnection Request Application Form is true.

Applicant Signature: _____

Title: Director of Facility management Date: _____

An application fee is required before the application can be processed. Please verify that the appropriate fee is included with the application:

Amount: \$1,300

EDC Acknowledgement

Receipt of the application fee is acknowledged and this interconnection request is complete.

EDC Signature: _____ Date: _____

Printed Name: _____ Title: _____

Source: Amended at 41 Ill. Reg. 862, effective January 20, 2017)



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

August 10, 2018

Mr. Eric Peterman

Owner

GRNE Solar

230 N Hicks Place

Palatine, IL 60067

VIA E-MAIL (eric@GRNEsolar.com)

RE: **GRNE Solar – Kendall County Government Campus**
Follow-up Letter for Special Use Permit Application for a Solar Farm

Dear Mr. Peterman,

This correspondence is intended to follow-up on the recent Plan Council meeting held on August 9, 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:

Plat of Survey

- A Plat of Survey of the subject property will need to be provided.

Glare Study

- A glare/glint study of the proposed solar panel material shall be provided based upon industry standards or manufacturers report. Additionally, 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.

Height

- A dimensioned elevation and/or manufacturers cut sheet of the proposed solar panel at full tilt to verify the maximum overall height shall be provided.
- Section 19-7-D of the City's Zoning Ordinance, the minimum clearance between the lowest point of the system and the surface which the system is mounted is ten (10) feet.

The exhibit shows a one foot seven inch (1'7") minimum clearance. Provide a statement clarifying why the minimum clearance does not meet the required standard.

Fencing

- It was noted by the petitioner's attorney that the Kendall County Sheriff's office has requested that the northern, western and eastern fence lines remaining fully transparent and unobstructed. The petitioner must provide a copy of that request in writing from the Kendall County Sheriff's office for consideration.
- Staff continues to recommend a 100% opaque fence around the entire perimeter of the proposed solar field, in either a wood or non-metallic material. Additionally, the overall fence height shall meet or exceed the height of the solar panel at full tilt.
- 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 facing the existing residential homes, a landscape buffer to soften the view of the expanse of fencing.

Accessory Use

- Section 19-4-D states that alternative energy systems shall be an accessory to the principal permitted use. Please confirm that the Kendall County campus and the parcel the proposed solar farm will be located will be consolidated into a single parcel to comply with the accessory use standard.

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. A Tree Preservation Plan and a landscape plan will be required as part of the Special Use application.

Site Access

- The proposed site access should be clarified on the site plan.

Decommission

- 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.
- 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 will recommend as a condition of the special use, 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.
- In addition to the security, staff will also recommend 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 Comments:

- Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEL) dated August 2, 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, August 24, 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, September 4, 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: Gary Golinski, Mayor (via e-mail)
Bart Olson, City Administrator (via e-mail)
Erin Willrett, Assistant City Administrator (via e-mail)
Jason Engberg, AICP (via e-mail)
Kathleen Field-Orr, City Attorney (via e-mail)
Brad Sanderson, EEL, City Engineer (via-email)
Lisa Pickering, Deputy City Clerk (via e-mail)
Dan Kramer, Petitioner's Attorney (via e-mail)



August 2, 2018

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

**Re: GRNE Solar – Kendall County Complex
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:

- GRNE Solar Design Packet (10 pages) for Kendall County.
- Follow-up Letter for Special Use Permit Application for a Solar Array Development dated April 2, 2018 and prepared by United City of Yorkville Community Development Department
- Setback Dimensions to Property Lines plan, Chain-Link fence detail, and Solar Racking Structure detail prepared by GRNE Solar.
- Interconnection Request Application Form (6 pages) prepared by GRNE Solar.

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 Zoning Ordinance prohibits the use of chain-link fencing except for vinyl coated chain-link fencing in side and rear yards. An alternative fencing detail that isn't restricted by the Zoning Ordinance should be provided.
3. The proposed site access should be clarified. It appears the access should be off an extension of the existing entrance stub off of John Street opposite from the Courthouse entrance just northeast of the Solar

Array Development. The access drive and connection to the road should be shown on the engineering plans and any access easement or agreement provided as necessary.

4. 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.
5. A wetland determination/delineation will be required in accordance with the City wetland ordinance requirements.
6. In accordance with the Landscape Ordinance, a tree preservation plan will be required because the lot is greater than 5 acres in area. GRNE Solar has stated that they will provide a tree preservation plan once a contractor has been selected for the work. A landscape plan should be provided as well.
7. 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.
8. 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. GRNE Solar has stated that they will comply with Section 10-19-9-A-3 of the Zoning Ordinance and that they have included decommissioning as a part of their agreement with Kendall County. This should be confirmed with the City.

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. Eric Peterman, GRNE Solar (Via e-mail)
TNP, JAM, EEI (Via e-mail)



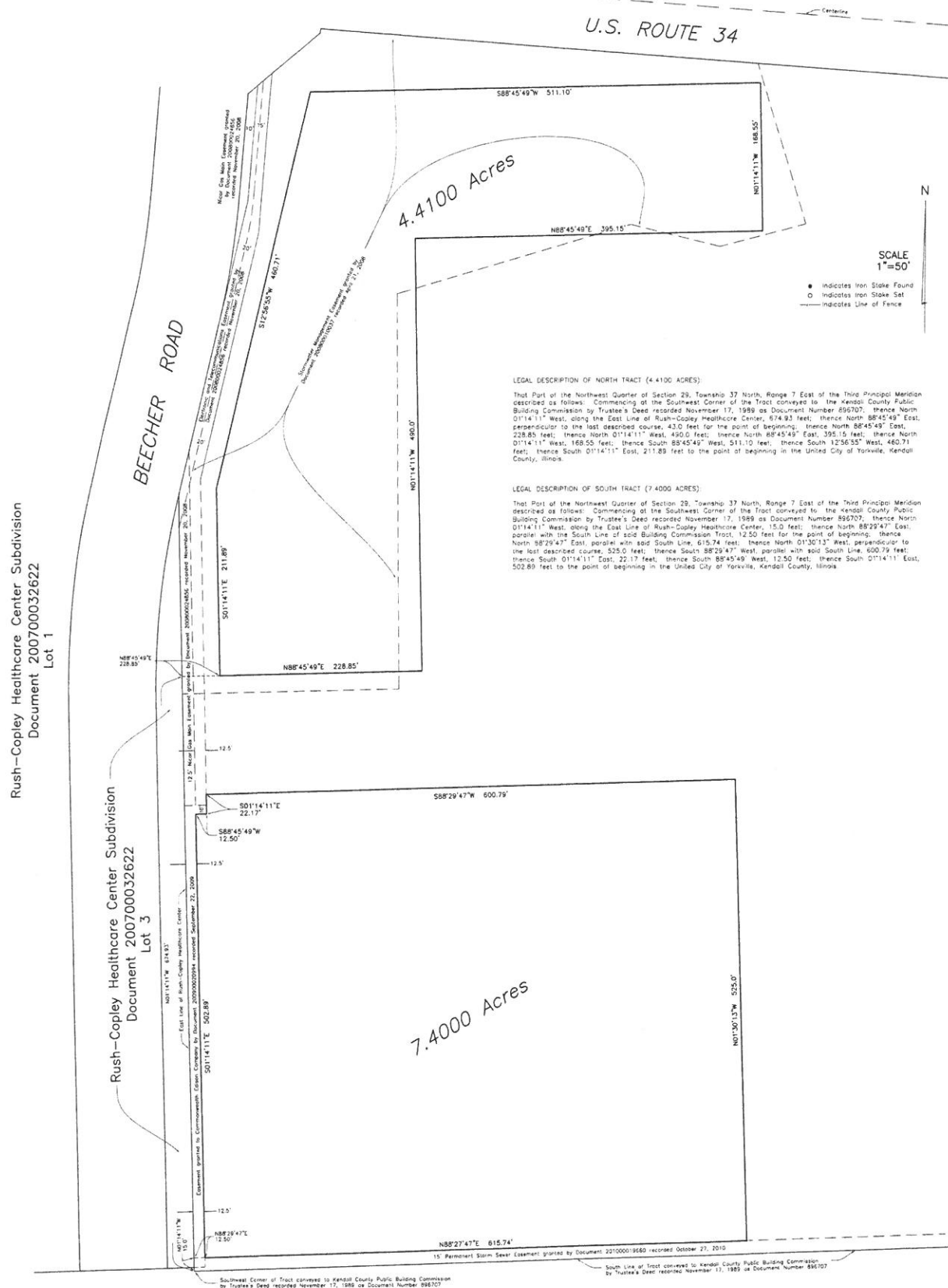
Responses to Items from the Plan Council Meeting on August 9, 2018

Solar Project for Kendall County Campus

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Landscape Plan.....	Pages 14
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Decommission.....	Pages 16

EASEMENT PLAT
PART OF THE NORTHWEST QUARTER OF SECTION 29, T37N-R7E, 3rd PM
UNITED CITY OF YORKVILLE KENDALL COUNTY ILLINOIS



JOB NO.	18036
JOB NAME	KENDALL COUNTY
DWG FILE	18036
REVISION DATE	

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

11078 South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

LEGAL DESCRIPTION OF SOUTH TRACT (7.4000 ACRES):

That Part of the Northwest Quarter of Section 29, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of the Tract conveyed to the Kendall County Public Building Commission by Trustee's Deed recorded November 17, 1989 as Document Number 896707; thence North $01^{\circ}14'11''$ West, along the East Line of Rush-Copley Healthcare Center, 15.0 feet; thence North $88^{\circ}29'47''$ East, parallel with the South Line of said Building Commission Tract, 12.50 feet for the point of beginning; thence North $88^{\circ}29'47''$ East, parallel with said South Line, 615.74 feet; thence North $01^{\circ}30'13''$ West, perpendicular to the last described course, 525.0 feet; thence South $88^{\circ}29'47''$ West, parallel with said South Line, 600.79 feet; thence South $01^{\circ}14'11''$ East, 22.17 feet; thence South $88^{\circ}45'49''$ West, 12.50 feet; thence South $01^{\circ}14'11''$ East, 502.89 feet to the point of beginning in the United City of Yorkville, Kendall County, Illinois.

Solar and Glare



I. Introduction

A common misconception about solar photovoltaic (PV) panels is that they inherently cause or create “too much” glare, posing a nuisance to neighbors and a safety risk for pilots. While in certain situations the glass surfaces of solar PV systems can produce glint (a momentary flash of bright light) and glare (a reflection of bright light for a longer duration), light absorption, rather than reflection, is central to the function of a solar PV panel - to absorb solar radiation and convert it to electricity. Solar PV panels are constructed of dark-colored (usually blue or black) materials and are covered with anti-reflective coatings. Modern PV panels reflect as little as two percent of incoming sunlight, about the same as water and less than soil or even wood shingles (SEIA/Sandia 2013). Some of the concern and misconception is likely due to the confusion between solar PV systems and concentrated solar power (CSP) systems. CSP systems typically use an array of mirrors to reflect sunlight to heat water or other fluids to create steam that turns an electric generator. These typically involve large ground-mounted reflectors, usually in remote desert locations, and are not installed in residential or commercial areas or near airports.

Solar PV system on the left compared to a parabolic trough CSP system on the right. Photo Copyright DOE/NREL/ORNL



II. PV on or near airports

Solar and Glare

As of June 2013, there were over 30 solar projects in operation at airports in 15 different states (Barrett 2013). Solar installations have been successfully located at or near US international airports in Boston, New York, San Francisco, and Denver, among others. Yet concerns over glint (a quick reflection) and glare (a longer reflection) often arise when a PV system is proposed on or near an airport. Pilots are familiar with both glint and glare as reflection is a common phenomenon, especially off of bodies of water or in the form of glare from the sun itself. However, issues can arise if the solar PV system were to cast glare into an air traffic control tower.¹

The Federal Aviation Administration (FAA) has been actively reviewing the impact of glare from solar panels to streamline an evaluation process that ensures safety while creating more opportunity for solar installations on or near airports. The FAA filed notice of its Interim Policy for review of solar energy systems on federally obligated airports (i.e. airports which receive federal funding) in October of 2013.² This policy requires that a sponsor of a federally obligated airport must request FAA review and approval to install solar on its "airport layout plan." Federally-obligated airports must also notify the FAA of its intent to construct any solar installation by filing FAA form 7460-1. The interim FAA policy also requires the use of the Solar Glare Hazard Analysis Tool for on-airport solar development.

III. FAA and the Solar Glare Hazard Analysis Tool

In order to understand and model glare in accordance with FAA standards, Sandia National Laboratories developed the Solar Glare Hazard Analysis Tool (SGHAT). Standardized safety metrics define what glare intensity will cause unwanted visual impacts to Air Traffic Control towers and airplane pilots. SGHAT can be used to evaluate the potential of a particular PV array to produce glare intensity, predicting when and where glare will occur from a prescribed PV array at user-defined observation points (i.e. from the Air Traffic Control Tower or from a series of points along an aircraft landing route) and be combined with Google maps for an easy user interface. In instances where glare may be a concern, the tool can prescribe minor adjustments to the tilt, direction, and location of the panels to alleviate any issues. SGHAT will predict annual energy production for the various adjusted positions (SEIA/Sandia PPT).

IV. Role for Local Governments

Local governments may wish to include airport guidance within their local zoning ordinances that address solar PV. The North Carolina Solar Center *Template Solar Energy Development Ordinance for North Carolina*³ includes a section on airports and recommends aviation notification steps for both on-airport solar projects and installations within 5 nautical miles of an airport. In addition to amendments to local zoning codes, local governments have the opportunity to conduct outreach to airports,

¹ <http://www.unionleader.com/article/20120830/NEWS02/708309966/0/newhampshire>

² <http://www.gpo.gov/fdsys/pkg/FR-2013-10-23/pdf/2013-24729.pdf>

³ http://ncsc.ncsu.edu/wp-content/uploads/Template-Solar-Ordinance_V1.0_12-18-13.pdf

Solar and Glare

organizations and local stakeholders about methods for predicting and managing glare impacts from solar panels near airports or other locations. Such outreach furthers the safety goals of the FAA and the solar energy development goals of municipalities and communities. Spreading awareness of the safety of PV systems along with FAA guidance and glare measurement tools will help foster informed communities and enable the deployment of safe and productive solar PV projects in locations where glint and glare may be of concern.

V. Useful Links

Sandia Solar Glare Mapping Tools: <https://share.sandia.gov/phlux>

V. Citations

Barrett, S., June 2013, Glare Factor: Solar Installations And Airports, *Solar Industry*, Volume 6, Number 5. http://www.solarindustrymag.com/issues/SI1306/FEAT_02_Glare_Factor.html.

Federal Register 2013, etc.: <http://www.gpo.gov/fdsys/pkg/FR-2013-10-23/pdf/2013-24729.pdf>

SEIA/Sandia Webinar on Solar PV and Glare:

<http://www.seia.org/sites/default/files/resources/Final%20FAA%20Webinar%20Slides%20August%202013.pdf>

Authors: Caroline Palmer and Chad Laurent, Meister Consultants Group, Inc.

Meister Consultants Group, Inc. | 98 N. Washington St., Suite 302, Boston, MA 02114 | www.mc-group.com

This fact sheet, produced by Meister Consultants Group, Inc., is supported by the following team of organizations: ICLEI-USA; International City/County Management Association (ICMA); Solar Electric Power Association (SEPA); Interstate Renewable Energy Council, Inc. (IREC); North Carolina Solar Center (NCSC); The Solar Foundation (TSF); American Planning Association (APA); and National Association of Regional Councils (NARC).

This material is based upon work supported by the U.S. Department of Energy under Award Number DE-EE0003525. This fact sheet was prepared as an account of work sponsored by an agency of the United States Government. Neither the United States Government nor any agency thereof, nor any of their employees, makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed, or represents that its use would not infringe on privately owned rights. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise does not necessarily constitute or imply its endorsement, recommendation, or favoring by the United States Government or any agency thereof. The views and opinions of authors expressed herein do not necessarily state or reflect those of the United States Government or any agency thereof.

HEIGHT

$\sim 6' - 5''$

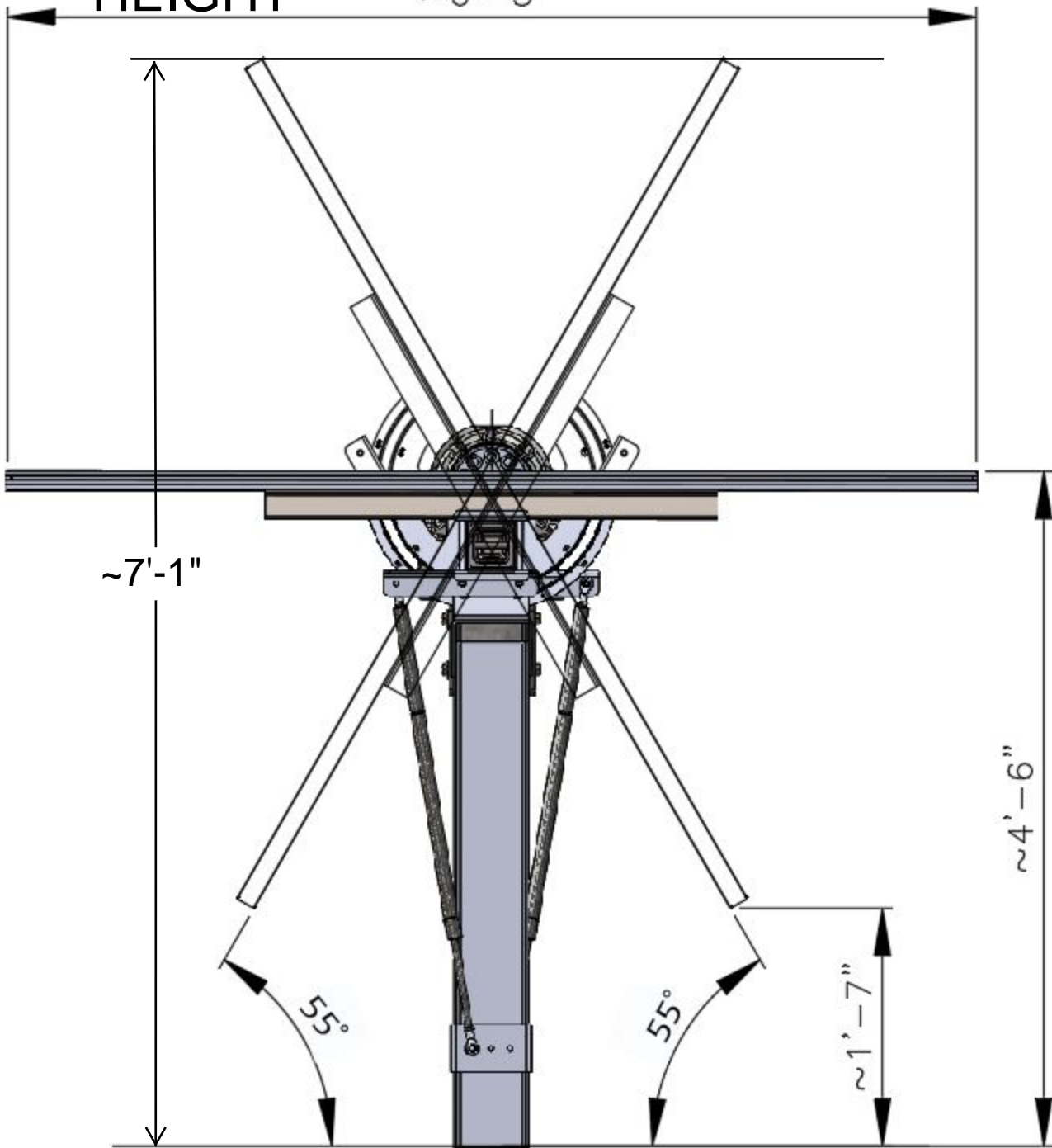
$\sim 7' - 1''$

$\sim 4' - 6''$

$\sim 1' - 7''$

55°

55°



HEIGHT

Section 19-7-D of the City's Zoning Ordinance, the minimum clearance between the lowest point of the system and the surface which the system is mounted is ten (10) feet. The exhibit shows a one foot seven inch (1'7") minimum clearance. Provide a statement clarifying why the minimum clearance does not meet the required standard.

The diagram on the previous page detailing the solar array is designed to manufacturer's specifications. At these specifications this is a minimum ground clearance of 1'7". The current zoning ordinance requires a minimum distance of 10' clearance from the ground. This would not meet any of the industry's racking specifications and would further lift the solar modules off the ground causing them to be more visible and would cause issues with wind load rating. The 1'7" clearance will provide a discrete installation of the solar modules which will allow them to be fully covered by the fencing and will meet manufacturer specification and building requirements with wind load ratings.



DuraTrack® HZ v3

RELIABILITY IS POWER.

167 X

fewer components than
competitive trackers

99.9996%

Uptime Reliability

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LEADING TERRAIN ADAPTABILITY.

Uneven terrain? Hill yes! Our flexibly linked architecture, with articulating driveline joints and forgiving tolerances, create the most adaptable system in market for following natural land contours and creates the greatest power generation potential from every site.

FEWER COMPONENTS. GREATER RELIABILITY.

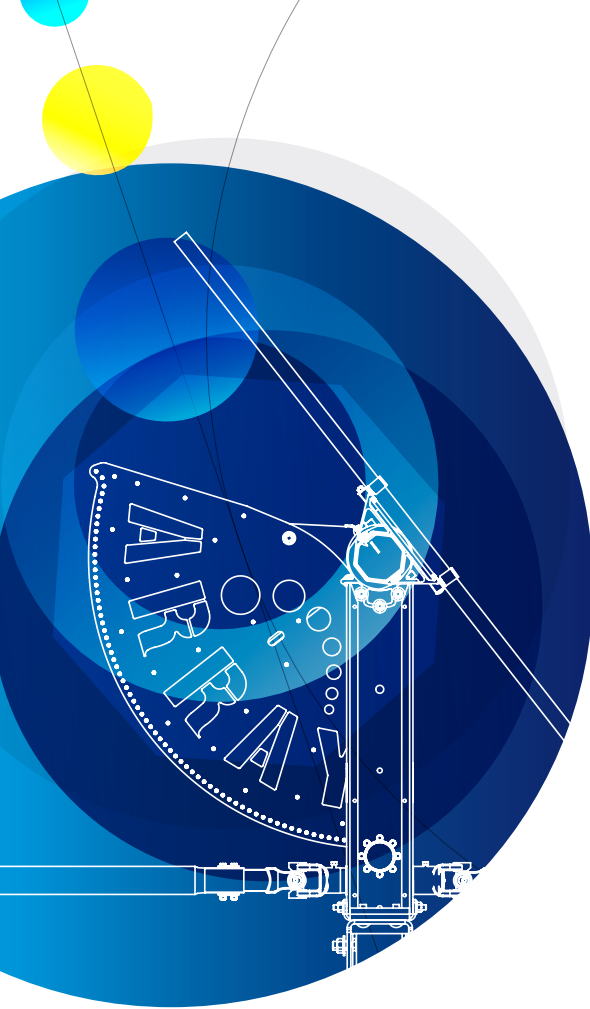
Less is more. Array was founded on a philosophy of engineered simplicity. Minimizing potential failure points (167 times fewer components than competitors), DuraTrack HZ v3 consistently delivers higher reliability and an unmatched uptime of 99.99%.

FAILURE-FREE WIND DESIGN.

DuraTrack HZ v3 was designed and field tested to withstand some of the harshest conditions on the planet. It is the only tracker on the market that reliably handles wind events with a fully integrated, fully automatic wind-load mitigation system.

ZERO SCHEDULED MAINTENANCE.

Three decades of solar tracker system design, engineering and testing has resulted in uncompromising reliability. Maintenance-free motors and gears, fewer moving parts, and industrial-grade components means maintenance-free energy generation.



DuraTrack® HZ v3

COST VERSUS VALUE

We believe value is more than the cost of a tracking system. It's about building with forgiving tolerances and fewer parts so construction crews can work efficiently. It means protecting your investment with a failure-free wind management system. It also includes increasing power density. But most of all, value is measured in operational uptime, or reliability. Ours is 99.996%... and we're still improving on it.

THE GLOBAL LEADER IN RELIABILITY

Array has spent decades designing and perfecting the most reliable tracker on the planet. Fewer moving parts, stronger components and intelligent design that protects your investment in the harshest weather are but a few of the innovative differences that keep your system running flawlessly all day and you resting easy at night.

STRUCTURAL & MECHANICAL FEATURES/SPECIFICATIONS

Tracking Type	Horizontal single axis
kW per Drive Motor	Up to 907 kW DC using 360W crystalline
String Voltage	Up to 1,500V DC
Maximum Linked Rows	28
Maximum Row Size	80 modules (crystalline, 1,000V DC) & 90 modules (crystalline, 1,500V DC)
Drive Type	Rotating gear drive
Motor Type	2 HP, 3 PH, 480V AC
Motors per 1 MW AC	Less than 2
East-West / North-South Dimensions	Site / module specific
Array Height	54" standard, adjustable (46" min height above grade)
Ground Coverage Ratio (GCR)	Flexible, 28–45% typical, others supported on request
Terrain Flexibility	N-S tolerance: 0°–8.5° Standard, option to increase Driveline: 40° in all directions
Modules Supported	Most commercially available, including frameless crystalline and thin film
Tracking Range of Motion	± 52°
Operating Temperature Range	-30°F to 130°F (-34°C to 55°C)
Module Configuration	Single-in-portrait standard. Two-or-three in landscape (framed or frameless), four-in-landscape (thin film) also available.
Module Attachment	Single fastener, high-speed mounting clamps with integrated grounding. Traditional rails for crystalline in landscape, custom racking for thin film and frameless crystalline per manufacturer specs.
Materials	HDG steel and aluminum structural members
Allowable Wind Load (IBC 2012)	135 mph, 3-second gust exposure C
Wind Protection	Passive mechanical system relieves wind and obstruction damage — no power required

ELECTRONIC CONTROLLER FEATURES/SPECIFICATIONS

Solar Tracking Method	Algorithm with GPS input
Control Electronics	MCU plus Central Controller
Data Feed	MODBUS over Ethernet to SCADA system
Night-time Stow	Yes
Tracking Accuracy	± 2° standard, field adjustable
Backtracking	Yes

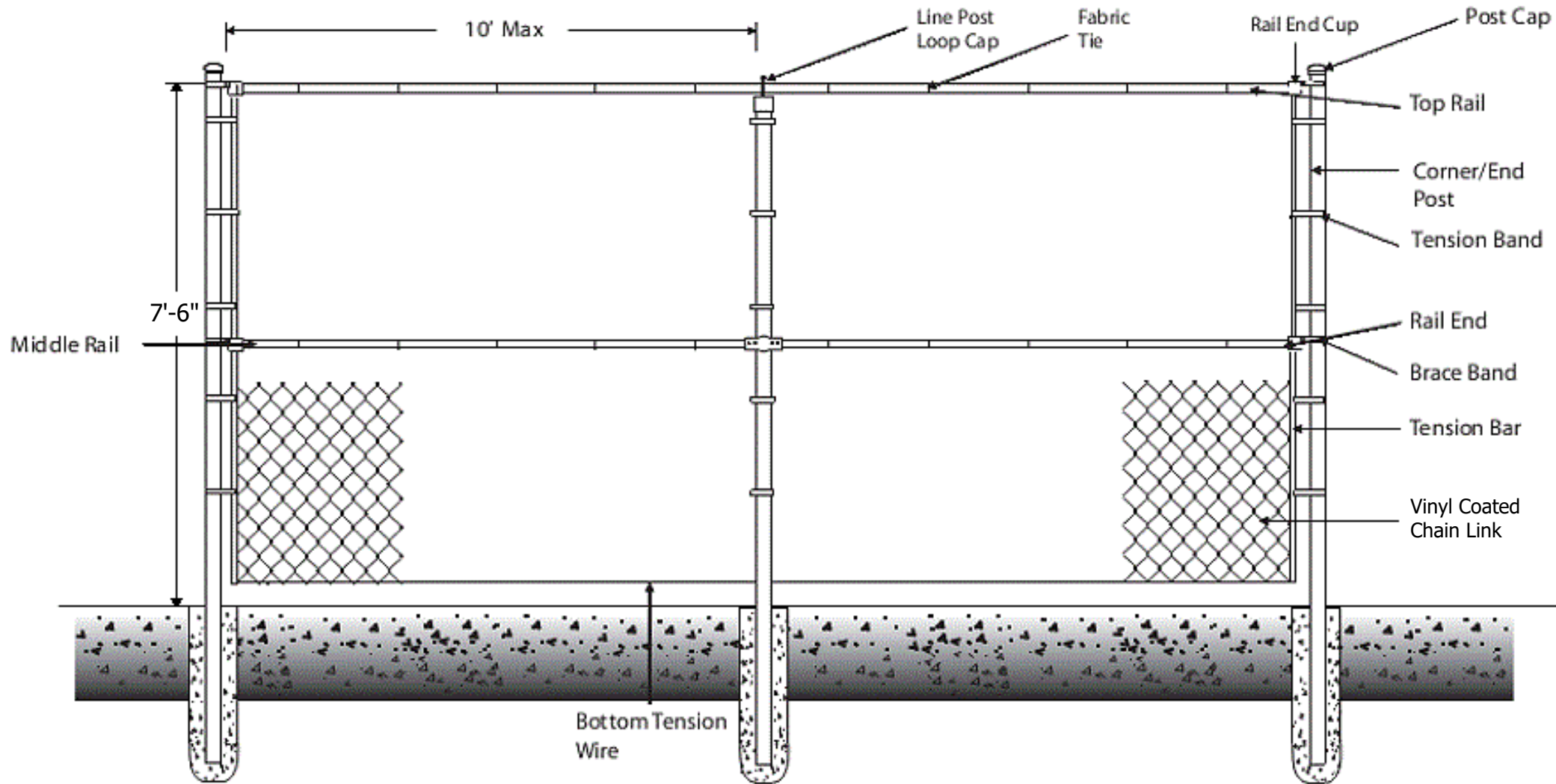
INSTALLATION, OPERATION & MAINTENANCE

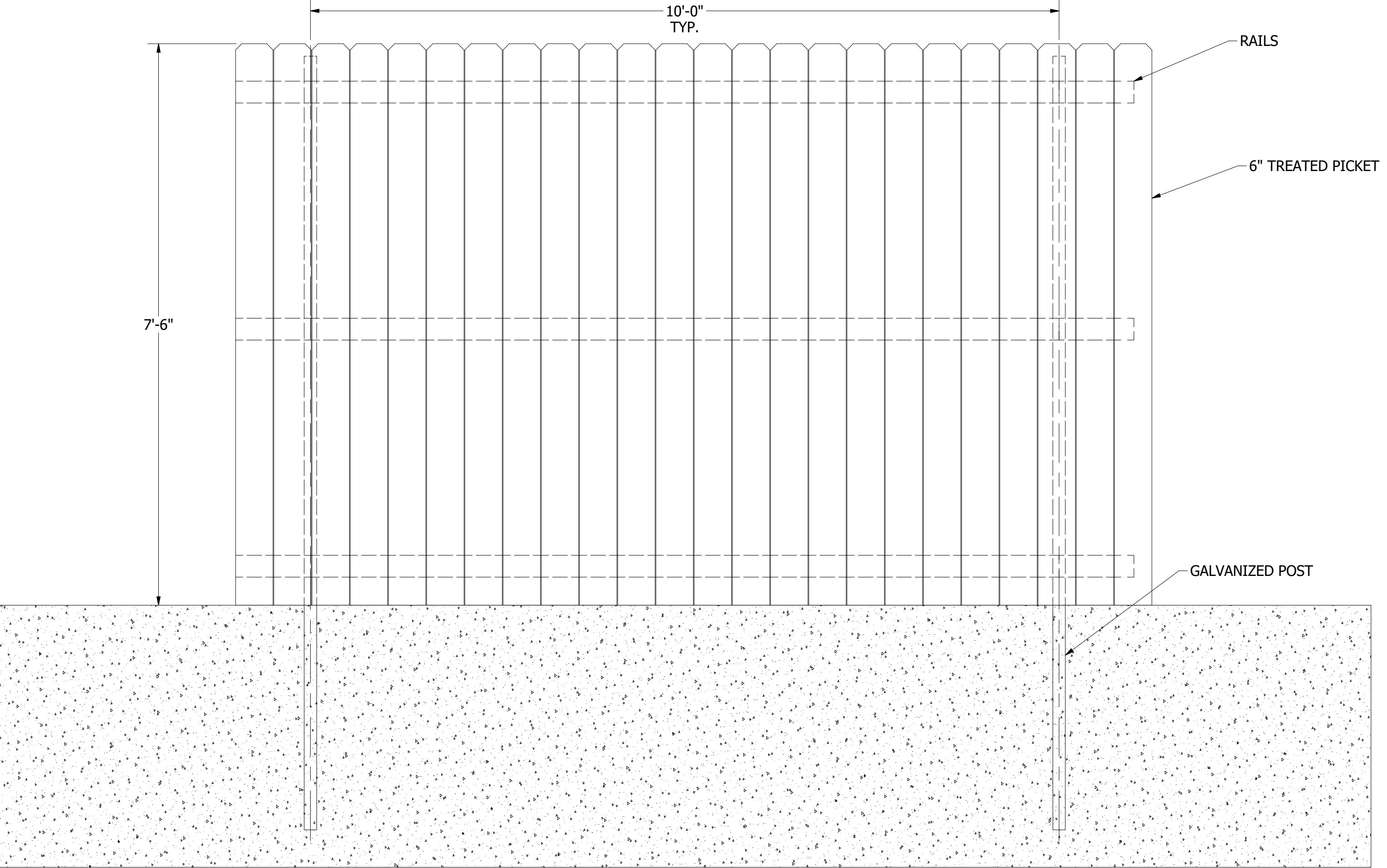
PE Stamped Structural Calculations & Drawings	Yes
On-site Training & System Commissioning	Yes
Connection Type	Fully bolted connections, no welding
In-field Fabrication Required	No
Dry Slide Bearings & Articulating Driveline Connections	No lubrication required
Scheduled Maintenance	None required

GENERAL

Annual Power Consumption (kWh per 1 MW)	400 kWh per MW per year, estimated
Land Area Required per 1 MW	Approx. 5 to 5.75 acres per MW @ 33% GCR (site and design specific)
Energy Gain vs. Fixed-Tilt	Up to 25%, site specific
Warranty	10 year structural, 5 year drive & control components
Patent Numbers	US patent 8,459,249. US patent 9,281,778. US patent 9,581,678 B2 and patents pending
Codes and Standards	UL Certified (3703 & 2703)

FENCING





SOUTH FENCE DETAIL

ACCESSORY USE

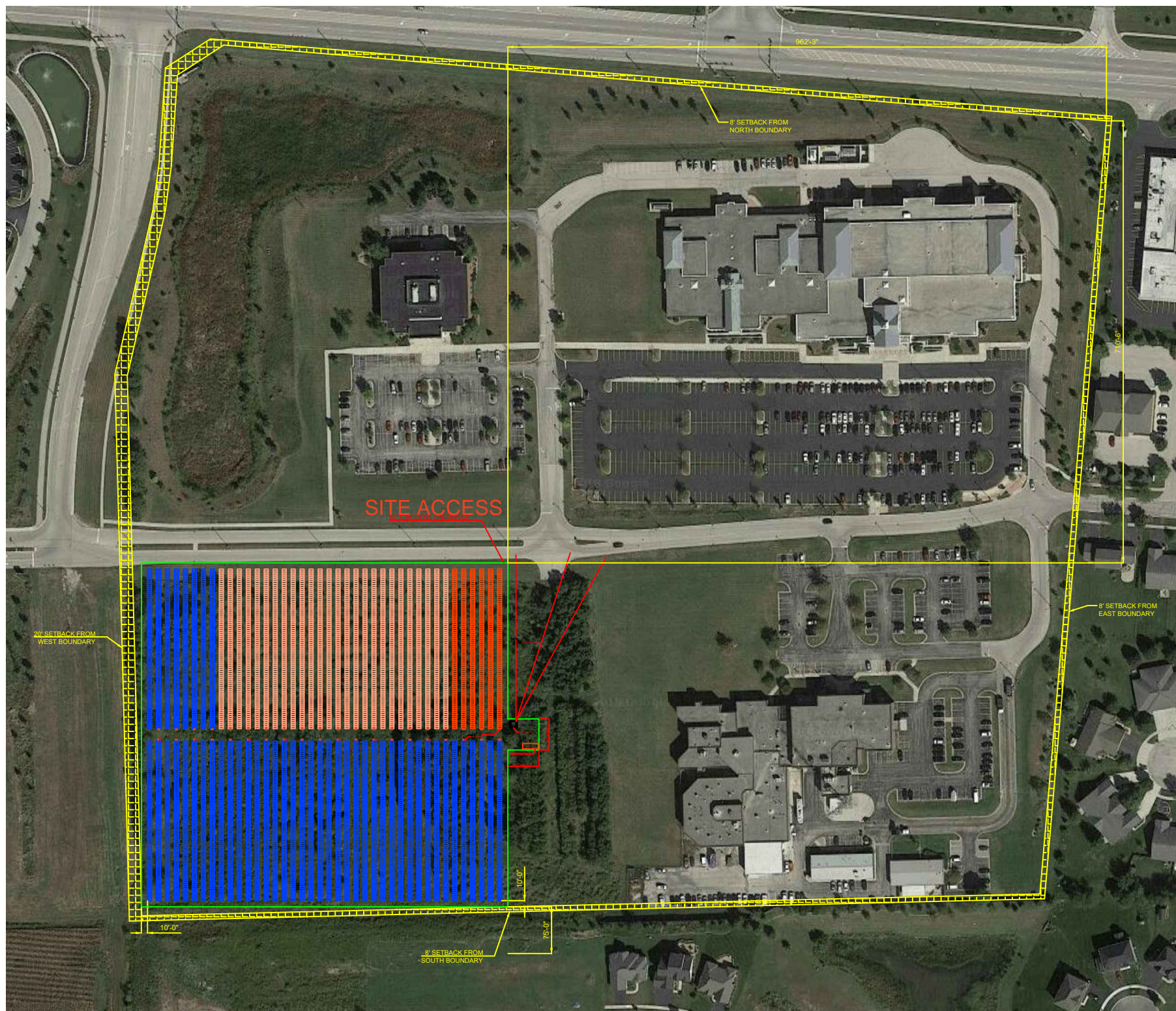
Section 19-4-D states that alternative energy systems shall be an accessory to the principal permitted use. Please confirm that the Kendall County campus and the parcel the proposed solar farm will be located will be consolidated into a single parcel to comply with the accessory use standard.

This is the case and has been provided.

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. A Tree Preservation Plan and a landscape plan will be required as part of the Special Use application.

This is being developed and will be provided.



DECOMMISSIONING

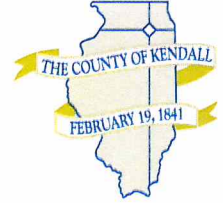
- *Section 10-19-9-A-3 states prior to permit issuance, the owner shall sign an acknowledgement that said owner will be responsible for any and all enforcement costs and remediation costs resulting from any violations of that chapter. The costs include, but are not limited to, removal of system, property restoration upon removal of the system, city legal expenses and hearing costs associated with violations of that chapter.*
- *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 will recommend as a condition of the special use, 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.*
- *In addition to the security, staff will also recommend 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.*

This is being discussed between the County and the City and will be provided.



Kendall County
Office of the Sheriff

Dwight A. Baird, Sheriff
1102 Cornell Lane Yorkville Illinois 60560
Phone: 630-553-7500 Fax: 630-553-1972
www.co.kendall.il.us/sheriff



August 16, 2018

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

Via: knoble@yorkville.il.us

RE: GRNE Solar Special Use Application

Dear Ms. Barksdale Noble:

Please be advised that I reviewed the Development Plan for the proposed Solar Panel Filed to Service the Kendall County Governmental Complex.

Continuing the overall planning strategy of my Predecessor in Office, Sheriff Richard Randall, it is of utmost safety importance for the Kendall County Sheriff's Department to ensure safety on the entire County Campus. Toward that end we have refrained from placing any obstructive views from the Sheriff's Department Headquarters not only in the land surrounding our facility, but in the complimentary currently existing Kendall County Courthouse and Public Health Building, as well as any future buildings that would be constructed on the Campus.

While we are cognizant of having screening between residential and non-residential uses, we would not object to a solid wood fence on the south side of the proposed solar field so that there is a buffer with residential users to the south even though there is a great distance between the uses. As to the other three sides of the project we would definitely require an open chain-linked type fence so that we have a clear field of vision from the second floor of our Sheriff's Building. This type of fencing would provide on-site views to our and the United City of Yorkville patrol officers if anyone were trespassing inside the facility. If this development creates any blind spots or any areas that would necessitate additional cameras, we would expect the GRNE Solar Company to be responsible to pay for them.

We are not at all worried about access given the roadway system that has been developed in that there would be an access gate to the facility which we will work with the Developer on having access to for public safety purposes.

If you should have any other questions please feel free to contact me at the Kendall County Sheriff's Department.

Respectfully Submitted,

Dwight Baird
Dwight Baird,
Kendall County Sheriff
P.P. *Harold Martin*
under sheriff



Hampton, Lenzini and Renwick, Inc.
Civil Engineers • Structural Engineers • Land Surveyors
www.hltrengineering.com

September 14, 2018

Mr. Eric Peterman
GRNE Solar
230 N. Hicks Place
Palatine, IL 60067

Re: Tree and Shrub Inventory
Kendall County Solar Project
Yorkville, Kendall County, Illinois

Dear Mr. Peterman:

On September 10-12, 2018 Hampton, Lenzini and Renwick, Inc. (HLR) performed a tree and shrub inventory within the Kendall County Solar Project property located southeast of the intersection of John Street and Beecher Street in Yorkville, Illinois. The project area consists of an abandoned tree and shrub nursery.

The United City of Yorkville requires a survey of all trees measuring four inches in diameter-breast-height (DBH) or greater. Additionally, per a September 6, 2018 phone conversation with Ms. Krysti Barksdale-Noble, Community Development Director, the approximate number and species of shrubs were recorded but their locations were not surveyed as she stated this was not necessary.

Methodology

All trees within the project area, measuring four inches in DBH or greater, were surveyed. A diameter measuring tape was used to determine DBH. For trees having more than one trunk (i.e., multi-stemmed trees), the largest diameter trunk was measured and the tree was noted as having multiple trunks. A numbered tag was nailed to each surveyed tree and its DBH, botanical name, common name, and general health (e.g., excellent, good, fair, poor, dead) were recorded.

Planted shrubs not having a stem measuring four inches in DBH or greater, were not tagged or surveyed; however, their presence was recorded and is noted on page 1 of the enclosed Tree and Shrub Inventory. Opportunistic (i.e., non-planted trees and shrubs) less than four inches DBH were not inventoried. Opportunistic species included honeysuckles (*Lonicera* spp.), black cherry (*Prunus serotina*), Eastern Cottonwood (*Populus deltoides*) among others.

The location of each inventoried tree was surveyed using a hand held Trimble R1GNSS receiver and overlaid on an aerial photograph as provided on page 2 of the Tree and Shrub Inventory. Locations of planted shrubs were marked on an aerial in the field and their locations transposed onto the Tree and Shrub Inventory.

Results and Summary

A total of 848 trees comprised of 22 species were tagged and surveyed. A table summarizing all tagged and surveyed trees is provided on page 3 of the Tree and Shrub Inventory. The three most dominant species were river birch (*Betula nigra*), dwarf river birch (*Betula nigra* "Little King" var.), and red oak (*Quercus rubra*). Together, these three species account for approximately 70 percent of the trees recorded.

Table 1 contains a summary of the recorded tree species by common and scientific name, number of individuals, and percentage of all trees. A complete tally of all inventoried trees is provided on page 3 of the Tree and Shrub Inventory.

Table 1 - Individual Species Data

Species (Common Name Scientific Name)	Count	Percentage
American Elm (<i>Ulmus americana</i>)	2	0.24%
American Hophornbeam (<i>Ostrya virginiana</i>)	3	0.35%
Austrian Pine (<i>Pinus nigra</i>)	1	0.12%
Basswood (<i>Tilia americana</i>)	1	0.12%
Black Cherry (<i>Prunus serotina</i>)	36	4.25%
Black Walnut (<i>Juglans nigra</i>)	39	4.60%
Box Elder (<i>Acer negundo</i>)	1	0.12%
Bradford Pear (<i>Pyrus calleryana</i>)	5	0.59%
Bur Oak (<i>Quercus macrocarpa</i>)	54	6.37%
Chinkapin Oak (<i>Quercus muehlenbergii</i>)	1	0.12%
Common Buckthorn (<i>Rhamnus cathartica</i>)	6	0.71%
Crabapple (<i>Malus</i> sp.)	1	0.12%
Dwarf River Birch (<i>Betula nigra</i> 'Little King' var.)	206	24.29%
Eastern Cottonwood (<i>Populus deltoides</i>)	7	0.83%
English Oak (<i>Quercus robur</i>)	1	0.12%
Green Ash (<i>Fraxinus pennsylvanica</i>)	53	6.25%
Ohio Buckeye (<i>Aesculus glabra</i>)	9	1.06%
Red Cedar (<i>Juniperus virginiana</i>)	13	1.53%
Red Oak (<i>Quercus rubra</i>)	148	17.45%
River Birch (<i>Betula nigra</i>)	243	28.66%
Swamp White Oak (<i>Quercus bicolor</i>)	17	2.00%
White Mulberry (<i>Morus alba</i>)	1	0.12%
Total	848	100.00%

Table 2 presents the inventoried tree data by health. Health refers to the overall condition of the tree, specifically the vigor and productivity of the tree. Signs of disease, insects, presence of fungus, dead wood, or holes on the main trunk, and leaf condition are all considered when evaluating the health of the tree. In addition, bark damage, lean, cankers, and twig development are also used when evaluating the

health of a tree.

Most trees (over 39 percent) were classified as fair. This rating was mainly driven by the fact that the trees were planted close together in anticipation of being sold before reaching maturity. However, since the nursery is abandoned the trees are competing against each other for sunlight which has led to significant dieback of lower limbs (i.e., shade pruning). No trees in excellent condition were found. This was mainly due to the close growing conditions and competition for light. Dead trees accounted for almost three percent of the inventoried trees. All but one of the dead trees were green ash. Signs and symptoms of emerald ash borer (*Agrilus planipennis*) were present on the green ash.

Table 2 - Tree Data by Health

Health	Count	Percentage
Dead	21	2.48%
Poor	228	26.89%
Fair	334	39.39%
Good	265	31.25%
Excellent	0	0.0%
Total	848	100.00%

Please do not hesitate to contact me at 847-531-0288 if you should have any questions regarding this information.

Sincerely,

HAMPTON, LENZINI AND RENWICK, INC.

By: 

Patrick Hickey
Certified Arborist (IL-1832A)

Enclosure: Tree and Shrub Inventory (3 pages)

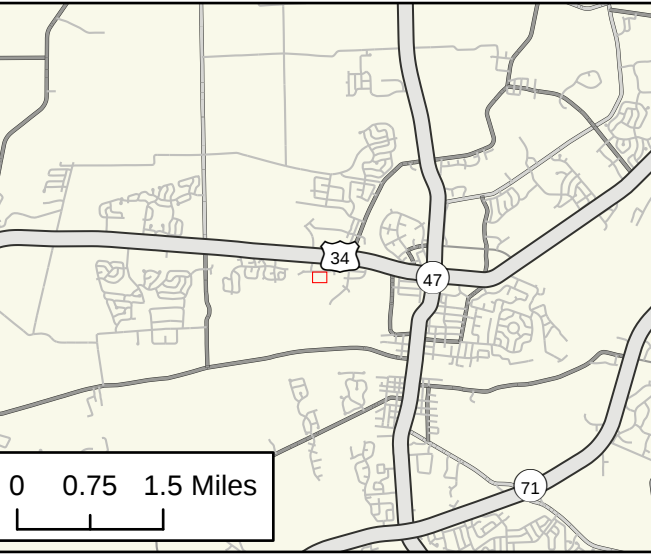
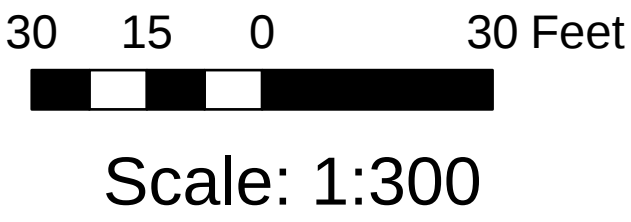
GRNE Solar

Kendall County

Tree and Shrub Inventory

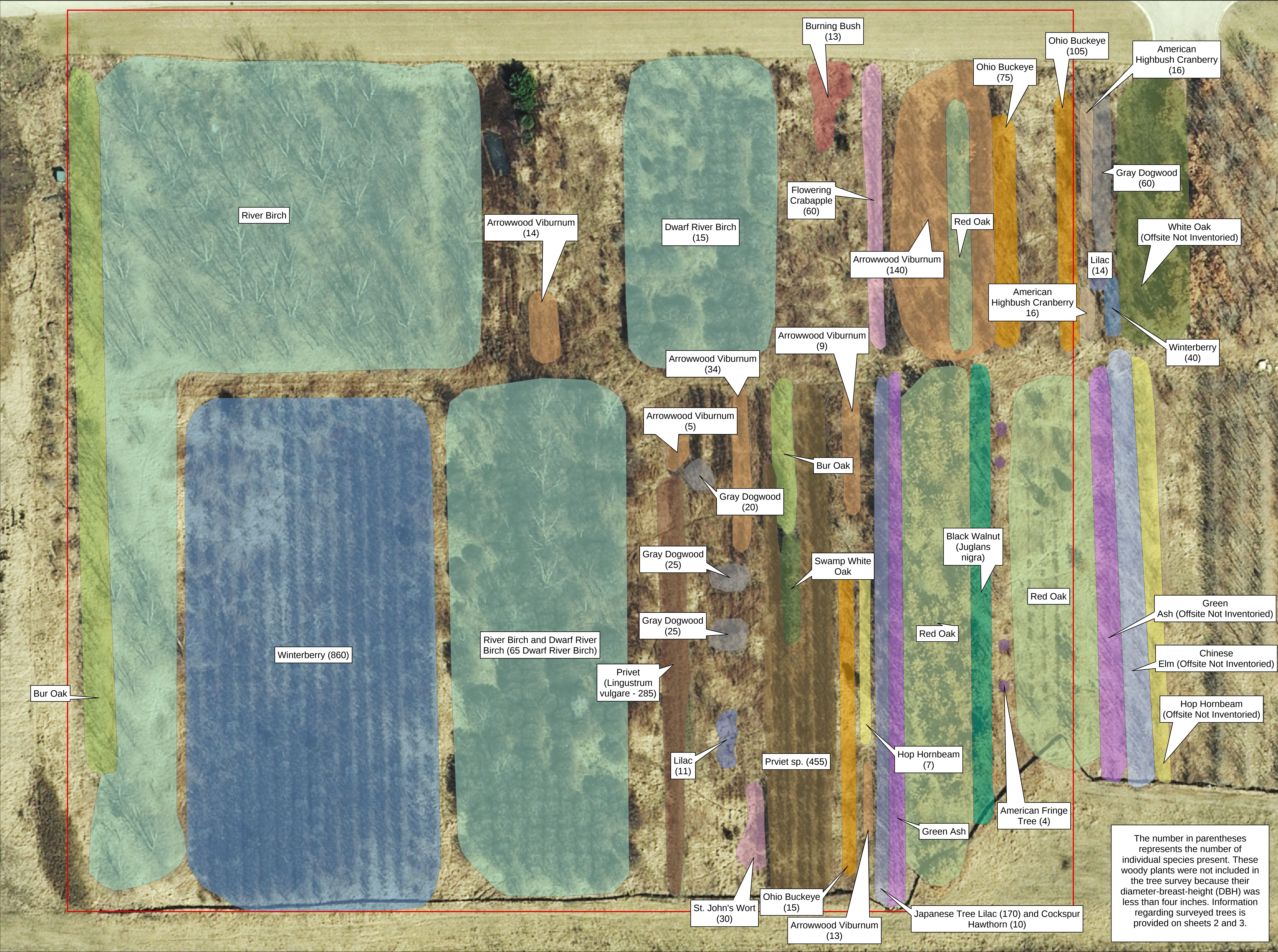
Major Groupings
of Trees and Shrubs

- Project Area
- American Fringe Tree
(*Chionanthus virginicus*)
- American Highbush Cranberry
(*Viburnum trilobum*)
- Arrowwood Viburnum
(*Viburnum dentatum*)
- Black Walnut (*Juglans nigra*)
- Bur Oak (*Quercus macrocarpa*)
- Burning Bush (*Euonymus alatus*)
- Chinese Elm (*Ulmus parvifolia*)
- Flowering Crabapple (*Malus* sp.)
- Gray Dogwood (*Cornus racemosa*)
- Green Ash (*Fraxinus pennsylvanica*)
- Hop Hornbeam (*Ostrya virginiana*)
- Japanese Tree Lilac (*Syringa reticulata*) and Cocksbur Hawthorn (*Crataegus crus-galli*)
- Lilac (*Syringa* sp.)
- Ohio Buckeye (*Aesculus glabra*)
- Privet (*Ligustrum vulgare*)
- Privet (*Ligustrum* sp.)
- River Birch (*Betula nigra*) and Dwarf River Birch (*Betula nigra* 'Little King' var.)
- St. John's Wort (*Hypericum* sp.)
- White Oak (*Quercus alba*)
- Swamp White Oak (*Quercus bicolor*)
- Red Oak (*Quercus rubra*)
- Winterberry (*Ilex verticillata*)



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Cook Co 2012 Aerial Imagery (Contract No. 10-41-09)
Raster Digital Data, Version 1.0. Published April 2013.
Cook Co Board of Commissioners, USGS, US Census, IDOT



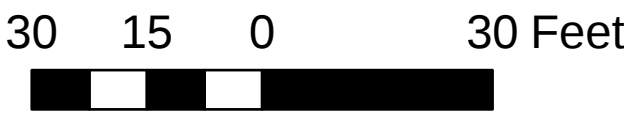
GRNE Solar

Kendall County

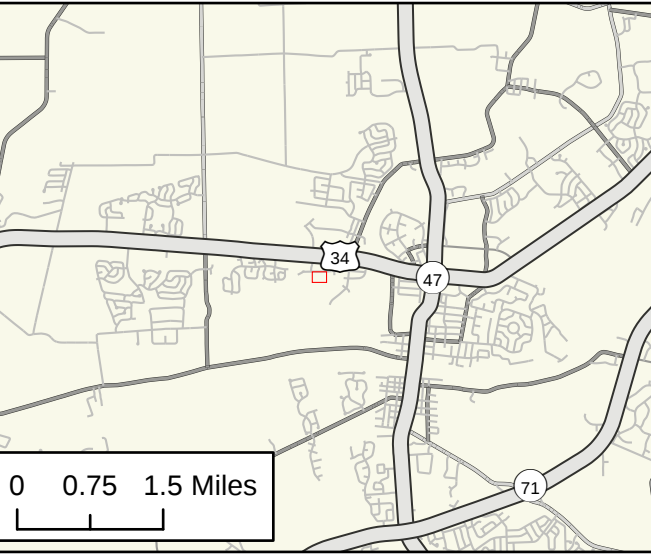
Tree and Shrub Inventory

Tagged and Surveyed
Tree Locations

- Project Area
- American Elm (*Ulmus americana*)
- American Hophornbeam (*Ostrya virginiana*)
- Austrian Pine (*Pinus nigra*)
- Basswood (*Tilia americana*)
- Black Cherry (*Prunus serotina*)
- Black Walnut (*Juglans nigra*)
- Box Elder (*Acer negundo*)
- Bradford Pear (*Pyrus calleryana*)
- Bur Oak (*Quercus macrocarpa*)
- Chinkapin Oak (*Quercus muehlenbergii*)
- Common Buckthorn (*Rhamnus cathartica*)
- Crabapple (*Malus* sp.)
- Dwarf River Birch (*Betula nigra* 'Little King' var.)
- Eastern Cottonwood (*Populus deltoides*)
- English Oak (*Quercus robur*)
- Green Ash (*Fraxinus pennsylvanica*)
- Ohio Buckeye (*Aesculus glabra*)
- Red Cedar (*Juniperus virginiana*)
- Red Oak (*Quercus rubra*)
- River Birch (*Betula nigra*)
- Swamp White Oak (*Quercus bicolor*)
- White Mulberry (*Morus alba*)



Scale: 1:300



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ELGIN • WOODBRIDGE • SPRINGFIELD • MT. CARMEL
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Cook Co 2012 Aerial Imagery (Contract No. 10-41-09)
Raster Digital Data, Version 1.0. Published April 2013.
Cook Co Board of Commissioners, USGS, US Census, IDOT



All trees having a DBH equal to or greater than four inches were tagged and surveyed.

Hampton, Lenzini and Renwick, Inc.

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. A Tree Preservation Plan and a landscape plan will be required as part of the Special Use application.

Considering the site is currently a storage home for a subset of trees, a landscaping plan is being developed to help clear this space to prepare for the project. We are in discussion with the Sheriff's office, local stakeholder's, our attorney Dan Kramer, and the City of Yorkville to devise a plan that works for all parties.

The history of the trees at this site have been moved three times and have landed here as a staging area and were not meant for permanent residency. We are working to better understand the options for removal of these trees. Please see attached, the completed tree study performed by HLR Engineering. Also attached are renderings of the landscaping proposed on the south boundary of the property. These trees will be a coniferous species so as not to lose their leaves in the winter to have a year-round presence to help with aesthetics for the solar field. The trees shall be a height of 4' when installed and spaced at 35' on center to accommodate the mature nature of the trees.

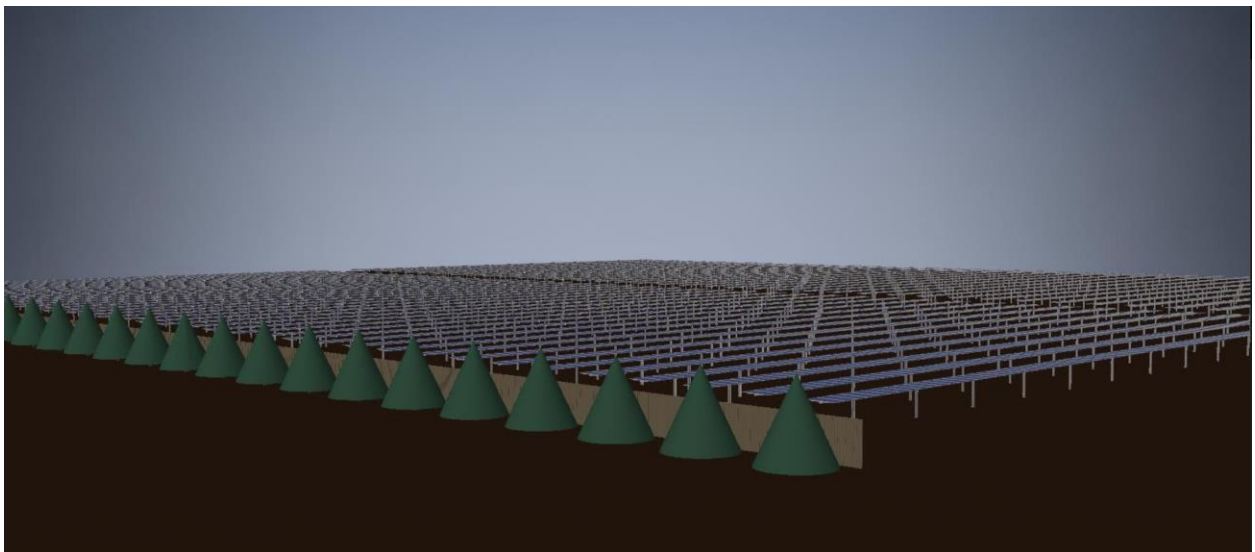
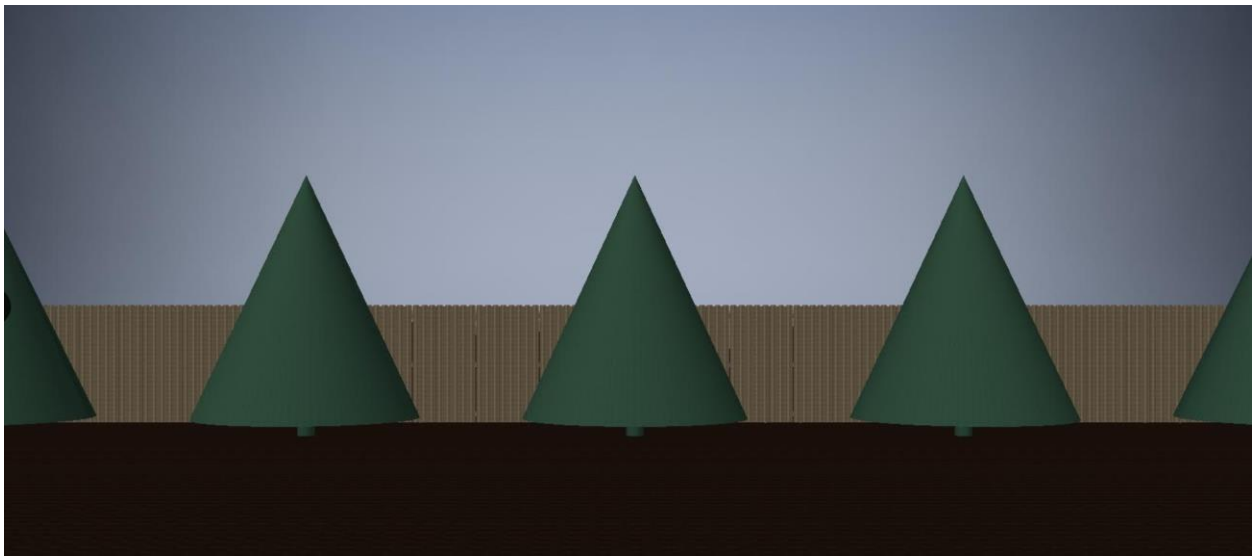
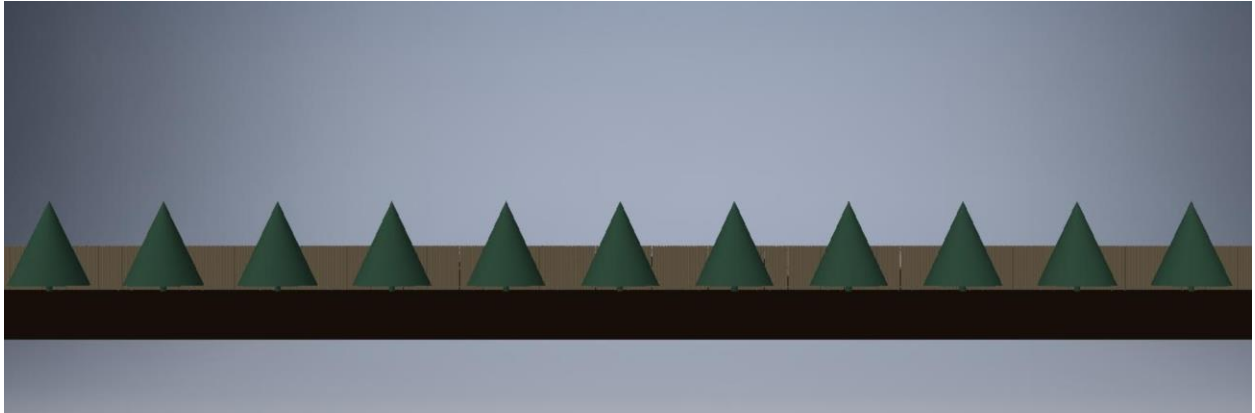
Onsite Pictures of the current landscape

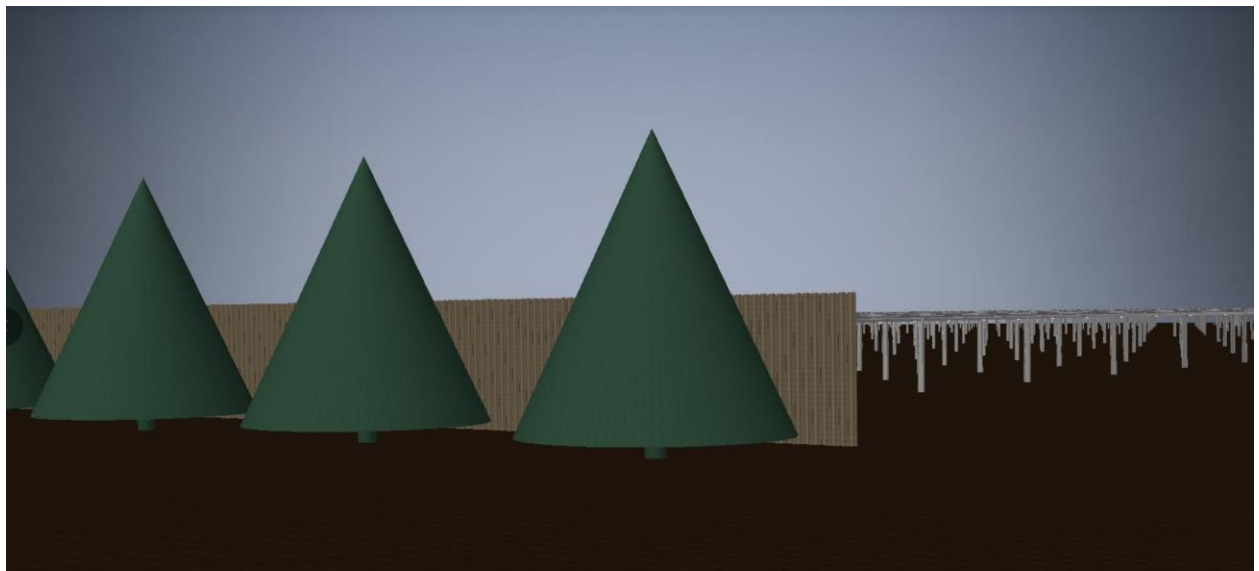
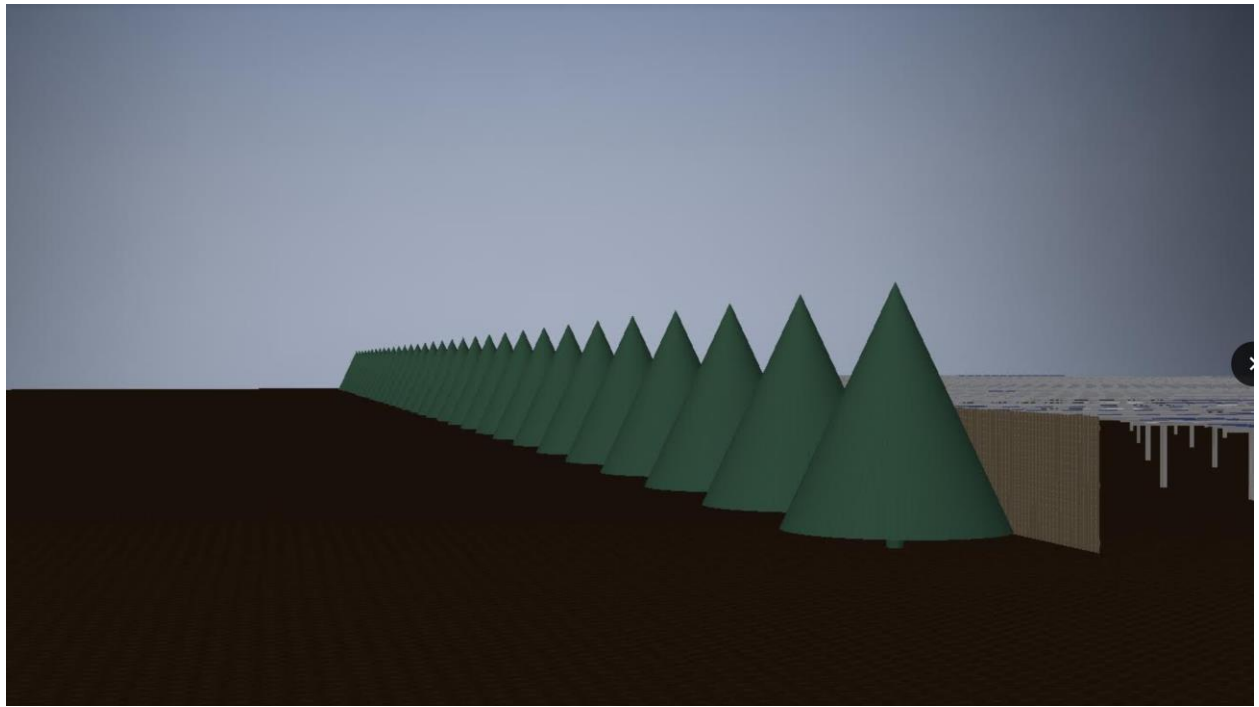






Renderings of Landscape at the South side of Array







Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: September 25, 2018
Subject: **PZC 2018-07 GRNE Solar – Kendall County Government Campus**
(Special Use)

BACKGROUND AND PROJECT DESCRIPTION:

The applicant, GRNE Solar on behalf of Kendall County, is requesting special use permit approval to construct a freestanding solar farm at the Kendall County Government Center at 810 John Street. The solar farm is being proposed to be located on approximately 7.4 acres of vacant land at the southwest corner of the Kendall County Government Campus south of John Street. There are no plans to build on the 4.4 acre private storm water drainage facility near the intersection of Beecher Road and Route 34.

The subject property is currently zoned O Office District and the solar farm will be part of the existing Kendall County Government Center. Structures existing within the Center include the County Courthouse, County Jail, and the County Health Department. The solar farm site will be directly north of the Blackberry Woods residential subdivision in Yorkville.



EXISTING CONDITIONS:

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

Zoning		Land Use
North	B-3 General Business District	Kendall Marketplace Shopping Center
South	R-2 Traditional Residential District	Single Family Homes Blackberry Woods
East	O Office District	Kendall County Government Campus
West	B-3 General Business District	Rush Hospital

ALTERNATIVE ENERGY SYSTEMS REGULATIONS:

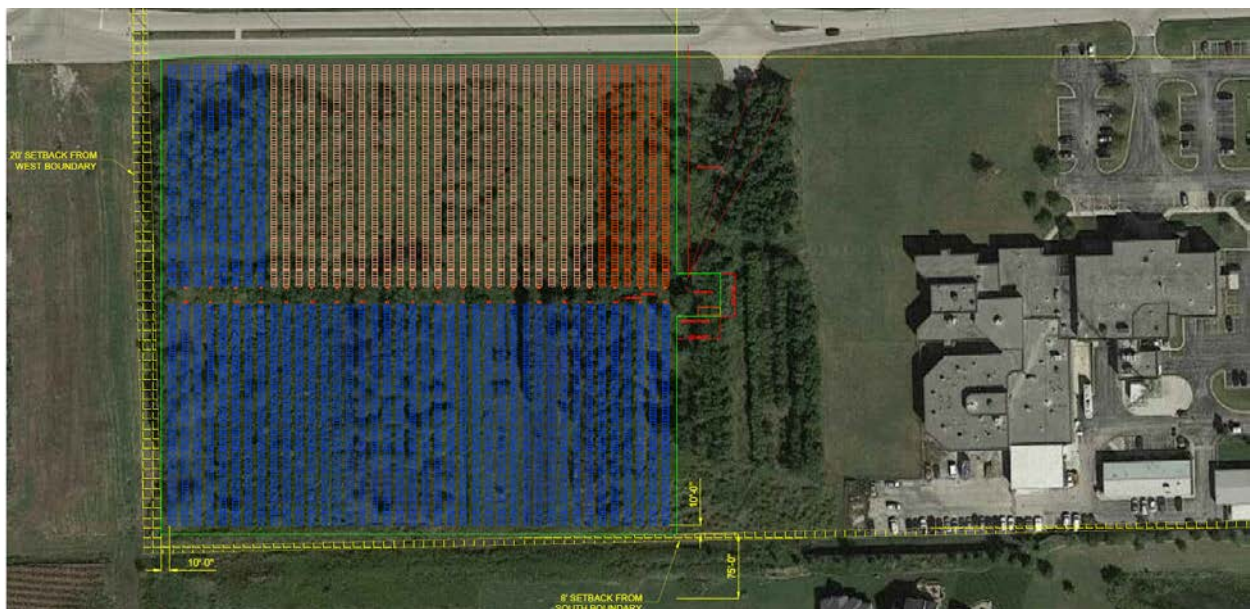
On November 25, 2014, the City Council approved a new Zoning Ordinance update. As part of the updated Zoning Ordinance, specific zoning and regulatory criteria related to alternative energy systems was adopted. Chapter 19: Alternative Energy Systems of the approved new Zoning Ordinance identifies freestanding solar energy systems (FSSES) 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 is required to meet the setback standards for the O Office 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 O Office 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 table illustrates the minimum required yard setbacks for solar systems based upon the O Office District regulations and the Freestanding Solar Energy System requirements:

Minimum Requirement		Proposed Setback
Front	30 feet	710 feet
Rear	8 feet	18 feet
Side (East)	8 feet	962 feet
Side (West)	20 feet	30 feet



Distance from Residential Properties

In addition to the shown setbacks, the petitioner has indicated on their plans that the boundary fence of the solar farm will be seventy-five (75) feet away from the property line of the nearest residential property (Blackberry Woods). The solar panels themselves will be an additional ten (10) feet from the closest residential property line for a total of eighty-five (85) feet from the nearest residential property line.

Staff has conducted research on the 10 residential properties in Blackberry Woods which are closest to the proposed development. Of the 10 properties, there are 8 existing single family homes and 2 vacant lots. The following table details the distances from the rear property line to the closest point on an existing home and the estimated overall distances from the proposed solar panels:

Address	Distance of Rear Yard Property Line to Existing Structure	Distance of Solar Panel to Existing Structure
927 N Carly Circle	65 feet	150 feet
937 N Carly Circle	80 feet	165 feet
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AVERAGE:	75.25 feet	160.25 feet



For comparison and context, the submission from PZC 2018-08 BAP Power Corporation at Windmill Farms (reviewed in May 2018) proposed a similar solar farm which would have been an estimated three hundred and seventy (370) feet from the nearest residential property line as shown in the map below.



Height

The petitioner has submitted an exhibit illustrating that the height of the entire panel on the stand will not exceed seven feet and one inch (7'1") in height. Section 10-19-7-F states the maximum height will be stipulated as a special use condition. Section 10-19-7-D of the City's Zoning Ordinance, the minimum clearance between the lowest point of the system and the surface which the system is mounted is ten (10) feet. The exhibit shows a one foot seven inch (1'7") minimum clearance. The reason that the panels do not meet the stated regulation is because the petitioner wishes to keep the solar panels as low to the ground as possible for visual purposes and to avoid issues with their wind load rating. The petitioner has stated that the ten foot (10') standard would not meet any industry racking standards. By keeping the panels as low as possible to the ground, the perimeter fence will be tall enough to hide all of the panels.

Staff encountered this issue with the previous solar field proposal and we are aware of the current industry standards for height. It is our intention to propose a future text amendment to this section of the ordinance to meet current best practices. Therefore staff is not opposed to the required minimum clearance proposed.

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 directed onto nearby properties or roadways. The petitioner has provided a glare study which indicates that no glare will be created by this type of system.

The study indicates that there are two common types of solar panel systems; Photovoltaic (PV) and Concentrated Solar Power (CSP). The petitioner is proposing a solar farm using a PV system. These solar panels are constructed of dark color materials and covered with anti-reflective coatings. The main goal of a PV system is to absorb light and not reflect it. A CSP system utilizes mirrors to reflect light and heat water or other fluids to create steam that turns an electric generator. A common misconception of solar panels and glare comes from not understanding the difference between the two types of systems. At

most, solar PV panels will reflect as little as 2% of incoming sunlight which is about the same as a body of water.

Additionally, the petitioner has provided the distance, in linear feet, of the solar farm to the nearest neighboring residential property line on the revised Site Plan. According to the plan, the nearest residential property to the solar farm will be approximately 75 feet away. The panels shall be placed to face east and rotate west to follow the path of the sun to collect the most sunlight throughout the day. 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 should be noted that the systems may be visible from the adjacent homes from the second story's vantage point and the Rush Copley Hospital.

Fencing

The petitioner originally proposed a six (6) foot chain link fence to surround the perimeter of the solar farm. As stated in Section 10-17-2-F a fence may be a maximum of six (6) feet in height in the corner side yard and rear yard except in a rear yard which is adjacent to residential uses, the maximum height is then eight (8) feet. This section of the code also states that galvanized chain link is not a permitted material but vinyl coated chain link fence is permitted.

After staff review, the petitioner was advised to make the entire fence the maximum of eight feet (8') in height and 100% opaque. The petitioner has proposed a seven foot and six inch (7'6") tall fence around the entire solar farm. In terms of materials, the southern portion of the fence will be completely opaque treated wood and the western, northern, and eastern sections will be vinyl coated chain link.

The reasoning for their submission can be seen in the attached letter from the Kendall county Sheriff's Office. The Sheriff's Office expressed concerns of not obstructing a view across the Government Center by requiring a solid fence surrounding the entire solar farm. They stated that a solid fence along the south boundary is acceptable but the rest of the enclosure should be chain link and open for views across the Government Center. While staff can appreciate the concerns from the Kendall County Sheriff's Office, staff still finds it in the best interest of the community, adjacent homeowners, and businesses to require the fencing to be completely opaque around the entire solar farm. The seven foot and six inch (7'6") proposed height will still be taller than the maximum height of the solar panels.

Accessory Use

Section 10-19-4-D states that alternative energy systems shall be an accessory to the principal permitted use. The proposed solar farm will be accessory to the entire Kendall County Government Campus.

Signage

Section 10-19-4-F states that no commercial signage or attention getting device is permitted on any alternative energy system. The submitted plans do not indicate any signage will be located on the solar farm or the surrounding fence.

Utility Service Provider

Section 10-19-4-G requires written evidence that the electric utility service provider that serves the proposed site has been notified of the owner's intent to install an interconnected customer owned electricity generator. ComEd has been notified of this project and an interconnection plan has been submitted to them.

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. The petitioner is aware of this requirement and has submitted some preliminary materials for that study.

As shown in the attached draft landscape plan, the site contains a total of 848 trees comprised of 22 species. The location and health of these trees have also been documented in the survey. About 70% of the trees surveyed are in fair or good condition. The remaining 30% of trees are either in poor condition or are dead. The existing trees have been moved several times and were originally meant to be located at the Kendall County Government Center property temporarily. The County and the petitioner are considering options to move these trees, if possible, to a new location.

The petitioner has submitted a draft landscape plan which indicates the existing conditions and renderings of screening efforts along the southern boundary of the development. While the petitioner has proposed a solid fence along the southern boundary to screen the solar farm from adjacent residents, the addition of landscaping for screening purposes is encouraged. The City's landscape review consultant is currently reviewing the submitted materials and once their review is complete, their requests and comments will be subject to the petitioner's special use.

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. The petitioner is aware of these conditions which will be a part of their special use authorization.

Special Use Standards

Section 10-19-4-C and 10-4-9-F state specific standards for special use which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application as well as providing an additional attachment to these standards which are included in the packet for your review and will be entered into the public record as part of the public hearing process.

ENGINEERING COMMENTS:

Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEI) dated August 2, 2018. The work items listed in the review letter will become conditions for the Special Use and a requirement for issuance of a building permit.

STAFF COMMENTS & RECOMMENDATIONS:

Should the City Council vote to approve this request, staff recommends the following conditions to the special use:

1. The minimum clearance between the lowest point of the system and the surface on which the system is mounted is one foot and seven inches (1'7").
2. A seven foot and six inch (7'6") tall solid fence be installed along the entire perimeter line in addition to a landscape buffer be provided along the southern fence line adjacent to the existing residential subdivision.
3. The petitioner must comply with all comments and requirements made by Planning Resources, Inc. (review will be complete before public hearing).
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 August 2, 2018.

This request is tentatively scheduled for a public hearing at the October 10, 2018 Planning and Zoning Commission meeting. Staff and the petitioner are seeking comments from the Economic Development Committee about the proposed solar farm before the public hearing.

ATTACHMENTS:

1. Special Use Application with Attachments
2. GRNE Design Packet
3. Staff Follow Up Letter (4-2-2018)
4. GRNE Response to Follow Up Letter (4-10-2018)
5. Plan Council Follow Up Letter (8-10-2018)
6. GRNE Plan Council Response Packet (8-27-2018)
7. Draft Landscape Plan and Tree Survey (9-14-2018)



Hampton, Lenzini and Renwick, Inc.
Civil Engineers • Structural Engineers • Land Surveyors
www.hltrengineering.com

October 29, 2018

Mr. Eric Peterman
GRNE Solar
230 N. Hicks Place
Palatine, IL 60067

Re: Landscape Plan
Kendall County Solar Project
Yorkville, Kendall County, Illinois

Dear Mr. Peterman:

Hampton, Lenzini and Renwick, Inc. (HLR) has prepared the enclosed Landscape Plan for the proposed Kendall County Solar Project. The project is located southeast of the intersection of John Street and Beecher Street in Yorkville, Illinois. Per your direction, the Landscape Plan addresses only the southern boundary of the subject property.

We understand that mature tree heights are not to exceed 25 feet to prevent shade from affecting the productivity of the solar array. Please note that the United City of Yorkville Landscape Ordinance Chapter 12, 8-12-2.B.1 requires two shade trees, five evergreen trees and three ornamental trees per one hundred linear feet. None of the shade tree species in the Yorkville Permitted Planting List have mature heights of less than 25 feet. Therefore, approved ornamental trees were used as substitutes for shade trees (at a 2:1 ratio per the Ordinance). Also, per Ordinance requirements, no single genus represents more than 33 percent of the total number of species.

In order to potentially reduce landscaping costs, HLR reviewed the Permitted Planting List against the list of species currently present on the subject property. The only species present on both the list and the property is Japanese Tree Lilac (*Syringa reticulata* sp.). There are approximately 170 Japanese Tree Lilac on the property, although most were in mediocre condition, it is likely that 12 specimens in good condition can be found and installed along the southern property boundary as indicated on the Landscape Plan.

Mr. Eric Peterman
GRNE Solar
Kendall County Solar Project Landscape Plan

Page 2

Please do not hesitate to contact me at 847-531-0288 if you should have any questions regarding this information.

Sincerely,

HAMPTON, LENZINI AND RENWICK, INC.

By: 

Patrick Hickey
Certified Arborist (IL-1832A)

Enclosure: Landscape Plan

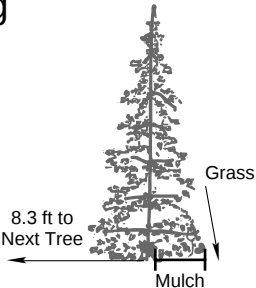


Project Description

- 7' High Fence
- Modules
- Project Boundary
- Inside of 8' Buffer (Setback)
- Parcel Boundaries

Proposed Landscaping

- Evergreen Trees
- Ornamental Trees
- Grass



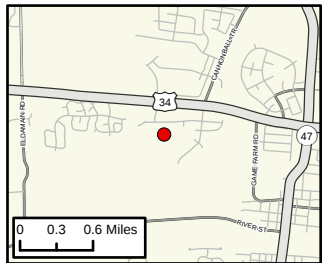
Tree Detail

- 1) Three inches of mulch surrounding plantings.
- 2) Area in between trees will be grass (IDOT Class 1 Lawn Mixture or comparable).
- 3) Mulch is not to be placed against the trunk of the tree.

Landscape Notes

- 1. Trees shall be typical of their variety or species, shall have a normal growth of spread and height, and shall be sound, healthy, vigorous, free of disease, insect pests and larvae, with well-developed root systems. Items broken major branches, or badly bruised or damaged bark, are not acceptable.
- 2. Trees shall be balled and burlapped, with firm, natural balls of earth. The balls shall be dug according to current nursery practices for sufficient depth and width to include adequate fibrous and feeding roots. No tree shall be accepted if the ball is broken before or during planting operations.
- 3. Trees shall be set plumb in center of the planting hole at same elevation as adjacent finished landscape grades. When set, additional topsoil backfill is to be placed around the base and sides of the root ball, and each layer worked to settle backfill and eliminate voids and air pockets. If balled and burlapped, burlap shall be removed from sides of balls and retained on bottoms.
- 4. Plant material shall be grown in nurseries from the central or northern Illinois region.
- 5. Spade harvested and transplanted plants shall meet all the requirements for field grown trees. Root ball diameters shall be of similar size as the ANSI Z60.1 requirements for balled and burlapped plants. Trees shall be harvested prior to leafing out (bud break) in the spring or during the fall planting period except for plants know to be considered as fall planting hazards. Plants that are fall planting hazards shall only be harvested prior to leafing out in the spring. Trees shall be moved and planted within 48 hours of the initial harvesting and shall remain in the spade machine until planted.
- 6. Install 4" minimum top soil to all planting areas, contractor is responsible for fine grading of planting areas. Remove stones, sticks, and debris larger than 1".
- 7. All installed trees to be mulched with 3" depth of partially decomposed hardwood mulch over weed barrier.
- 8. Guarantee all work for a period of one year beginning at the date of acceptance. Make all replacements promptly as per direction of owner.
- 9. Water and maintain all plant materials, until initial acceptance.
- 10. Coordinate installation with work of other sections.
- 11. Notification of JULIE, 811, is required for all planting areas. The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the local utility locator service.

ID	Species	Common Name	Quantity	Install Height
1	Acer tataricum subsp ginnala sp.	Amur maple	5	6'
2	Cercis canadensis	Eastern redbud	6	6'
3	Cornus mas	Cornelian cherry dogwood	12	6'
4	Malas x 'Red Splendor'	Red Splendor crabapple	6	6'
5	Picea glauca var. densata	Black Hills spruce	15	8'
6	Pinus flexilis 'Vanderwolf'	Vanderwolf limber pine	15	8'
7	Syringa reticulata sp.	Japanese tree lilac	12	6'
Total:			71	



Landscape Plan Prepared By:



Amur Maple

Acer tataricum subsp *ginnala* sp.

Tree Type: Deciduous (loses leaves seasonally)

Mature Tree Height: 15 - 20 Feet

Mature Tree Span: 15 - 20 Feet

Features: Rounded form, clusters of yellow white flowers in spring

Fall Color: Mix of yellow and red



U of I Extension

Redbud

Cercis canadensis

Tree Type:

Deciduous (loses leaves seasonally)

Mature Tree

Height: 20 - 30 Feet

Mature Tree Span:

25 - 35 Feet

Features:

Rose-pink to magenta flowers in early May, long pods that turn reddish-green to brown in winter

Fall Color:

Yellow to yellow-green



Morton Arboretum

Cornelian Cherry Dogwood

Cornus mas

Tree Type:

Deciduous (loses leaves seasonally)

Mature Tree

Height: 20 - 25 Feet

Mature Tree Span:

15 - 20 Feet

Features: Small yellow flowers in spring, elongated bright red fruit ripening in late summer, bark is dark grey to reddish brown



Morton Arboretum

Red Splendor Crabapple

Malas x 'Red Splendor'

Tree Type: Deciduous
(loses leaves seasonally)

Mature Tree Height: 20 - 30
Feet

Mature Tree Span: 20 Feet

Features: Rounded form,
pink flowers, red fruit

Fall Color: Reddish purple
leaves in fall



Berhheim

Black Hills Spruce

Picea glauca var *densata*

Tree Type: Evergreen
(year-round leaves)

Mature Tree Height: 20
- 40 Feet

Mature Tree Span: 10 -
15 Feet

Features: Scaly, silver
grey color bark, green to
blue green needles



Morton Arboretum

Vanderwolf Limber Pine

Pinus flexilis 'Vanderwolf'

Tree Type: Evergreen (year-round leaves)

Mature Tree Height: 25 - 30 Feet

Mature Tree Span: 10 - 15 Feet

Features: Upright pyramids shape, bright blue-green twisted needles



Morton Arboretum, OSU, City of Seattle

Japanese Tree Lilac

Syringa reticulata sp.

Tree Type: Deciduous
(loses leaves seasonally)

Mature Tree Height: 20 -
30 Feet

Mature Tree Span: 15 -
25 Feet

Features: Small white
fragrant flowers, reddish
brown bark with dark
green leaves

Fall Color: yellow green
leaves



Morton Arboretum



**PLANNING
RESOURCES INC.**

402 West Liberty Drive
Wheaton, Illinois 60187
Web: www.planres.com
P: 630.668.3788
F: 630.668.4125

Memorandum

PP13032-43

To: Tim Paulson, Project Manager
Engineering Enterprises, Inc.

From: Joseph Murphy, PLA, ASLA, CLARB
Planning Resources, Inc.

Date: November 13, 2018

Subject: GRNE Solar
Landscape Review #2

Per your request, Planning Resources has reviewed the below-referenced documentation for compliance with requirements of the City of Yorkville.

- Tree and Shrub Inventory, dated 9/14/18, by HLR (Hampton, Lenzini and Renwick, Inc.): 2 sheets and memorandum.
- Landscape Plan, dated 10/29/18, by Hampton, Lenzini and Renwick, Inc. (HLR)
- Memo from HLR dated 10/29/18
- Yorkville Ordinance No. 2009-42

Review Comments

1. The proposed tree species are acceptable.
2. All plantings on the south side of the property need to be located within the 8' buffer. The plantings shown are half in and half out going along the south side fence. Perhaps the proposed fence needs to angle with the property line and landscaping to match? However it is to be revised, the plantings need to be within the 8' buffer completely. Please advise and resubmit layout.

Currently, Planning Resources requests a resubmittal of the landscape plan.

END OF COMMENTS

Respectfully submitted,

Joseph Murphy, PLA, ASLA, CLARB
Landscape Architect

PLANNERS
ECOLOGISTS
LANDSCAPE
ARCHITECTS



Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: November 7, 2018
Subject: **PZC 2018-07 GRNE Solar – Kendall County Government Campus**
(Special Use)

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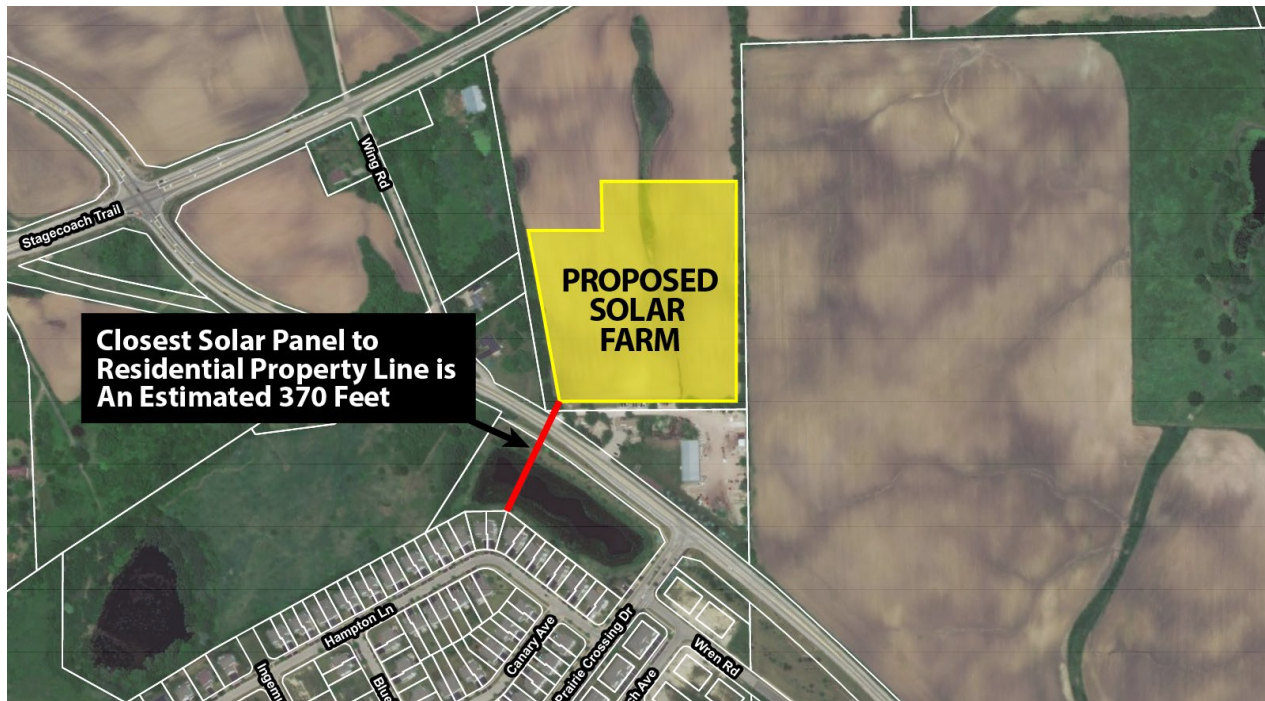
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AVERAGE:	75.25 feet	160.25 feet



Several residents from the Blackberry Woods subdivision and its HOA voiced their concerns at the October 2, 2018 Economic Development Committee (EDC) meeting. The petitioner has met with the HOA separately to help address their concerns for the potential negative effects the solar farm may create.

For comparison and context, the submission from PZC 2018-08 BAP Power Corporation at Windmill Farms (reviewed in May 2018) proposed a similar solar farm which would have been an estimated three hundred and seventy (370) feet from the nearest residential property line as shown in the map below.



Height

The petitioner has submitted an exhibit illustrating that the height of the entire panel on the stand will not exceed seven feet and one inch (7'1") in height. Section 10-19-7-F states the maximum height will be stipulated as a special use condition. Section 10-19-7-D of the City's Zoning Ordinance, the minimum clearance between the lowest point of the system and the surface which the system is mounted is ten (10) feet. The exhibit shows a one foot seven inch (1'7") minimum clearance. The reason that the panels do not meet the stated regulation is because the petitioner wishes to keep the solar panels as low to the ground as possible for visual purposes and to avoid issues with their wind load rating. The petitioner has stated that the ten foot (10') standard would not meet any industry racking standards. By keeping the panels as low as possible to the ground, the perimeter fence will be tall enough to hide all of the panels.

Staff encountered this issue with the previous solar field proposal and we are aware of the current industry standards for height. It is our intention to propose a future text amendment to this section of the ordinance to meet current best practices. Therefore staff is not opposed to the required minimum clearance proposed.

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 directed onto nearby properties or roadways. The petitioner has provided a glare study which indicates that no glare will be created by this type of system.

The study indicates that there are two common types of solar panel systems; Photovoltaic (PV) and Concentrated Solar Power (CSP). The petitioner is proposing a solar farm using a PV system. These

solar panels are constructed of dark color materials and covered with anti-reflective coatings. The main goal of a PV system is to absorb light and not reflect it. A CSP system utilizes mirrors to reflect light and heat water or other fluids to create steam that turns an electric generator. A common misconception of solar panels and glare comes from not understanding the difference between the two types of systems. At most, solar PV panels will reflect as little as 2% of incoming sunlight which is about the same as a body of water.

Additionally, the petitioner has provided the distance, in linear feet, of the solar farm to the nearest neighboring residential property line on the revised Site Plan. According to the plan, the nearest residential property to the solar farm will be approximately 75 feet away. The panels shall be placed to face east and rotate west to follow the path of the sun to collect the most sunlight throughout the day. 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 should be noted that the systems may be visible from the adjacent homes from the second story's vantage point and the Rush Copley Hospital campus.

Fencing

The petitioner originally proposed a six (6) foot chain link fence to surround the perimeter of the solar farm. As stated in Section 10-17-2-F a fence may be a maximum of six (6) feet in height in the corner side yard and rear yard except in a rear yard which is adjacent to residential uses, the maximum height is then eight (8) feet. This section of the code also states that galvanized chain link is not a permitted material but vinyl coated chain link fence is permitted.

After staff review, the petitioner was advised to make the entire fence the maximum of eight feet (8') in height and 100% opaque. The petitioner has proposed a seven foot and six inch (7'6") tall fence around the entire solar farm. In terms of materials, the southern portion of the fence will be completely opaque treated wood and the western, northern, and eastern sections will be vinyl coated chain link.

The reasoning for their submission can be seen in the attached letter from the Kendall County Sheriff's Office. The Sheriff's Office expressed concerns of not obstructing a view across the Government Center by requiring a solid fence surrounding the entire solar farm. They stated that a solid fence along the south boundary is acceptable but the rest of the enclosure should be chain link and open for views across the Government Center. While staff can appreciate the concerns from the Kendall County Sheriff's Office, staff still finds it in the best interest of the community, adjacent homeowners, and businesses to require the fencing to be completely opaque around the entire solar farm. The seven foot and six inch (7'6") proposed height will still be taller than the maximum height of the solar panels.

Accessory Use

Section 10-19-4-D states that alternative energy systems shall be an accessory to the principal permitted use. The proposed solar farm will be accessory to the entire Kendall County Government Campus.

Signage

Section 10-19-4-F states that no commercial signage or attention getting device is permitted on any alternative energy system. The submitted plans do not indicate any signage will be located on the solar farm or the surrounding fence.

Utility Service Provider

Section 10-19-4-G requires written evidence that the electric utility service provider that serves the proposed site has been notified of the owner's intent to install an interconnected customer owned electricity generator. ComEd has been notified of this project and an interconnection plan has been submitted to them.

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. The petitioner is aware of this requirement and has submitted some preliminary materials for that study.

As shown in the attached draft landscape plan, the site contains a total of 848 trees comprised of 22 species. The location and health of these trees have also been documented in the survey. About 70% of the trees surveyed are in fair or good condition. The remaining 30% of trees are either in poor condition or are dead. The existing trees have been moved several times and were originally meant to be located at the Kendall County Government Center property temporarily. The County and the petitioner are considering options to move these trees, if possible, to a new location.



While the petitioner has proposed a solid fence along the southern boundary to screen the solar farm from adjacent residents, the addition of landscaping for screening purposes is encouraged. The petitioner has submitted a detailed landscape plan along the southern boundary of the solar farm. There are a proposed 71 trees to be planted south of the boundary fence to buffer the adjacent residential properties in Blackberry Woods. These 71 trees will consist of 7 different species of trees including 12 trees, the Japanese Tree Lilac, which will be saved from the existing trees on site. The petitioner has also submitted examples and a fact sheet for each type of tree being proposed. The City's landscape review consultant is currently reviewing the submitted materials and once their review is complete, their requests and comments will be subject to the petitioner's special use.

Noise

At the EDC Meeting held on October 2, 2018, nearby residents raised concerns regarding noise levels the solar farm would create. The petitioner has submitted materials to the City which demonstrate the noise levels this solar farm would generate.

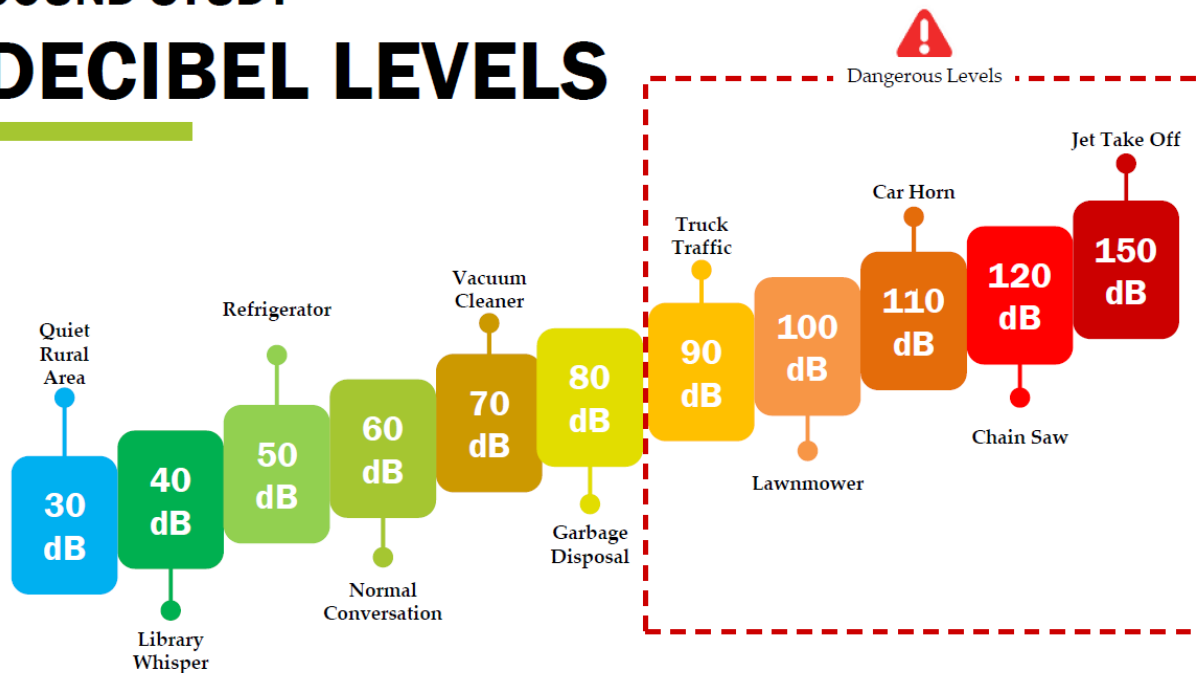
In their report, the petitioner has identified the three main components of the solar farm which include the solar panels, tracking rack mounts, and inverter. The sound tests conducted by the petitioner show the amount of decibels each of those components generate:

- Solar Panels – 0 Decibels
- Tracking Rack Mounts – 53 Decibels at a 10 foot distance
- Inverter – 63 Decibels at a 10 foot distance

For context on these volume ranges, see the exhibit on the next page for what types of noises are generated by typical objects or people. The solar panels themselves create no noise pollution. The tracking rack mounts generate a noise about the same as a refrigerator when measured from 10 feet away. These motors will run every 10 minutes at 15 second intervals during the day while the sun is shining. The inverter generates noise at the volume of a typical conversation measure from 10 feet away. The inverter only runs while the system is operating during the day while the sun is out. The petitioner has illustrated in their submission that the location of the inverters and tracker motors will be more than three hundred (300) feet away from the nearest residential property.

SOUND STUDY

DECIBEL LEVELS



Safety

Questions over the public health and safety of solar farms were asked at the EDC meeting. The petitioner has submitted materials outlining the various concerns which were brought up at that meeting. In terms of electromagnetic fields, often referred to as radiation, the solar farm conducts an extremely low frequency. The amount of electromagnetic radiation which the solar array will emit is less than a television or cell phone.

The petitioner has submitted materials stating that the panels themselves are made up of harmless materials typically found within a household including aluminum, copper, and glass. The materials used are sealed safely within the tempered glass that is tested to uphold all weather conditions including hail. In the event of a panel breaking, the petitioner will replace the panel as soon as possible to avoid losing potential energy collection.

Site Maintenance

GRNE Solar is leasing space from Kendall County and will maintain the solar field and the land. Regular maintenance will occur to ensure the site is operating at maximum efficiency and that the underlying landscape is being maintained. Additionally, the petitioner will conduct regular checkups on the equipment and fencing to ensure safety on the site. Staff has requested that the petitioner install a camera system which allows the Sheriff to monitor the field at any time and that the access gate will have a knock box for emergency access. These requests will be conditions for the special use.

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. The petitioner is aware of these conditions which will be a part of their special use authorization.

ALTERNATIVE LAND USES:

The proposed solar farm requires this special use process be conducted but this site is zoned O Office District and there are many outright permitted uses which may be located on this site without a public hearing process. The bulk regulations for the O Office District are as follows (Section 10-7-1):

Zone	Zoning District	Max. Lot Coverage	Setbacks			Max. Building Height
			Min. Front	Min. Side	Min. Rear	
O	Office District	20,000 sq. ft.	30'	10' (20' corner)	20'	80' (6 stories)

In terms of permitted uses, most of the outright permitted uses within the O Office District are for public or private offices and some select services including libraries, banks, and coffee shops. Kendall County could also expand their existing permitted uses on the site such as the jail or courthouse.

Therefore, it is possible that Kendall County could construct a 6 story or 80 foot tall office complex that is only 20 feet away from the rear property line without having to go through a public hearing process. Zoning and building reviews would be conducted once building permits were received to ensure that all standards are met.

ENGINEERING COMMENTS:

Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEI) dated August 2, 2018. The work items listed in the review letter will become conditions for the Special Use and a requirement for issuance of a building permit.

SPECIAL USE STANDARDS:

Section 10-4-9F 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 in which it is to be located.
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 proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

Additionally, Section 10-19-4C of the City's Zoning Ordinance establishes standards for special use requests regarding alternative energy systems. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

1. The city council shall determine that the application has met all of the general requirements of this chapter.
2. The proposed energy system shall further the intent of this chapter and provide renewable energy to the property on which it is proposed.
3. 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.
4. 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.

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 during the public hearing at the Planning and Zoning Commission meeting.

STAFF COMMENTS & RECOMMENDATIONS:

Staff recommends the following conditions to the special use:

1. The minimum clearance between the lowest point of the system and the surface on which the system is mounted is one foot and seven inches (1'7").
2. A seven foot and six inch (7'6") tall solid opaque fence be installed along the entire perimeter of the solar farm.
3. The petitioner must implement the landscape plan submitted by the petitioner and completed by Hampton, Lenzini, and Renwick, Inc. dated October 29, 2018.
4. The petitioner must comply with all comments and requirements made by Planning Resources, Inc. from the landscape plans dated October 29, 2018.
5. A security camera system must be installed which gives monitoring access of the solar farm to the County Sheriff
6. A knox box must be installed near the access gate for emergency situations.
7. 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.
8. Adherence to all comments prepared by EEI, city engineering consultant, in a letter dated August 2, 2018.

Proposed Motion:

In consideration of testimony presented during a Public Hearing on November 14, 2018 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, on a O Office District zoned property located at the southwest corner of the Kendall County Government Center, subject to staff recommendations in a memo dated November 7, 2018 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

1. Special Use Application with Attachments
2. GRNE Design Packet
3. Staff Follow Up Letter (4-2-2018)
4. GRNE Response to Follow Up Letter (4-10-2018)
5. Plan Council Follow Up Letter (8-10-2018)
6. GRNE Plan Council Response Packet (8-27-2018)
7. Draft Landscape Plan and Tree Survey (9-14-2018)
8. Blackberry Woods HOA Presentation (11-6-2018)
9. Updated Draft Landscape Plan (11-6-2018)
10. Blackberry Woods Request Letter (10-16-2018)

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, November 14, 2018
7:00 p.m.

1 PRESENT:

2 Mr. Randy Harker, Chairman,

3 Mr. Jeff Olson, Deputy Chairman,

4 Ms. Deborah Horaz,

5 Ms. Reagan Flavin-Goins,

6 Mr. Donald Marcum.

7
8
9 ALSO PRESENT:

10 Ms. Krysti Barksdale-Noble, Community
11 Development Director,

12 Mr. Jason Engberg, Senior Planner,

13 Ms. Marlys Young, Minute Taker.

14 - - - - -

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

4 CHAIRMAN HARKER: Okay. I've got a
5 little change here on the public hearing. There
6 are two public hearings scheduled for tonight's
7 Planning and Zoning Commission meeting.

8 While there are two public hearings
9 on tonight's agenda, the petitioner, Marker,
10 Inc., has not provided the staff with additional
11 requested materials for the PZC 2018-18 before
12 tonight's scheduled public hearing date.

13 Therefore, the public hearing for
14 PZC 2018-18 will not be open for discussion or
15 testimony will not be taken at tonight's
16 meeting.

17 May I have a motion to move the
18 public hearing scheduled for PZC 2018-18 from
19 November 14th, 2018 Planning and Zoning
20 Commission meeting to December 12th, 2018
21 Planning and Zoning Commission meeting at the
22 same time and place that was the originally
23 planned hearing?

24 MR. MARCUM: So moved.

1 MS. GOINS: Second.

2 CHAIRMAN HARKER: Second?

3 MS. NOBLE: Second. Roll call.

4 CHAIRMAN HARKER: Okay, and a second.

5 Can I get a roll call?

6 MS. YOUNG: Horaz.

7 MS. HORAZ: Yes.

8 MS. YOUNG: Marcum.

9 MR. MARCUM: Yes.

10 MS. YOUNG: Olson.

11 VICE-CHAIRMAN OLSON: Yes.

12 MS. YOUNG: Goins.

13 MS. GOINS: Yes.

14 MS. YOUNG: Harker.

15 CHAIRMAN HARKER: Yes.

16 Okay. The purpose of -- and I still
17 have to say this -- the purpose of this hearing
18 tonight is to invite testimony from members of
19 the public regarding the proposed request that's
20 being heard before the commission.

21 Public testimony for persons present
22 may wish to speak in favor of or against the
23 request, or have questions for the petitioner
24 regarding the request being heard.

1 Those persons wishing to testify are
2 asked to speak clearly, one at a time, state your
3 name and who you represent, if anyone. You are
4 asked to sign in at the podium if you have not
5 already done so.

6 If you wish to speak at tonight's
7 public hearing as a petitioner or as a member of
8 the public, please stand, raise your hand and
9 repeat after me.

10 Anybody out there -- yeah, you want
11 to speak? Okay.

12 (Witnesses sworn.)

13 CHAIRMAN HARKER: Thank you, you may be
14 seated.

15 All right. So the order that we're
16 going to receive the testimony is the petitioner
17 is going to do his presentation first and then
18 those that want to speak that are in favor of the
19 request, they're next, then those that are
20 opposed to the request follow that, and then we
21 will move on.

22 So if the petitioner is ready?

23 MS. NOBLE: A motion.

24 CHAIRMAN HARKER: Oh, yeah, I'm sorry.

1 Hold on two seconds.

2 May I have a motion to open the
3 public hearing on petition number PZC 2018-07?

4 MS. GOINS: So moved.

5 MR. MARCUM: Second.

6 CHAIRMAN HARKER: Okay. Roll call vote,
7 please.

8 MS. YOUNG: Marcum.

9 MR. MARCUM: Yes.

10 MS. YOUNG: Olson.

11 VICE-CHAIRMAN OLSON: Yes.

12 MS. YOUNG: Goins.

13 MS. GOINS: Yes.

14 MS. YOUNG: Horaz.

15 MS. HORAZ: Yes.

16 MS. YOUNG: Harker.

17 CHAIRMAN HARKER: Yes.

18 Okay. PZC 2018-07, the GRNE Solar,
19 Eric Peterman, petitioner, has filed an
20 application with the United City of Yorkville,
21 Kendall County, Illinois, requesting a special
22 use permit approval to install and operate a
23 solar farm with more than one free-standing solar
24 energy system on approximately 7.4 acres of land

1 consisting of roughly 6400 solar modules.

2 The real property, zoned in the
3 O Office District, is located at the southeast
4 corner of John Street and Beecher Road at the
5 Kendall County Government Campus in Yorkville,
6 Illinois.

7 Now, you are ready to go?

8 DANIEL J. KRAMER,
9 having been first duly sworn, testified from the
10 podium as follows:

11 MR. KRAMER: Thank you, Mr. Harker. My
12 name is Daniel J. Kramer. I am an attorney
13 licensed to practice law in the state of
14 Illinois. My address is 1107A South Bridge
15 Street in Yorkville, Illinois.

16 I represent GRNE Solar, whose
17 representatives are here tonight. We have three
18 possible witnesses who will answer questions
19 from the audience and participate in the
20 presentation.

21 You will probably hear the most from
22 Eric Peterman who is presented or prepared on
23 behalf of GRNE Solar the video presentation, and
24 then we also have Chris Flynn Childress here who

1 is a consultant for the county in the energy
2 request, and we also have Shawn Ajazi, and I did
3 provide spellings of all the names for the court
4 reporter before we started.

5 Again, tonight it's a bit of an
6 unusual request in the sense that the petitioner
7 is joined on behalf of the county to make this
8 request.

9 The property is properly zoned; this
10 is an accessory use to the functions that exist
11 out at the county. As most of you know, but some
12 in the audience may be newer to the community,
13 this is about a 50-acre campus that was
14 designated as a public safety campus back when I
15 had hair.

16 The first building was the
17 sheriff's department, ultimately an animal
18 control facility was built behind it and there is
19 a garage behind the sheriff's department, several
20 public safety buildings for the jail now.

21 At the far west end of the campus is
22 the Kendall County Health Department, which keeps
23 growing with community needs all the time, and
24 the Kendall County Courthouse was actually the

1 second building built here, and they made I
2 thought really good use of the space in that they
3 could have knocked the west wall out and put a
4 bigger footprint, but they went upstairs instead,
5 so it should stand like the old courthouse for a
6 good half century as the county grows.

7 In terms of the use that's before
8 you here tonight, the city has asked that a solar
9 array be a special use so that they take into
10 account the effect on the neighbors in the
11 orderly development of the city.

12 We think it's a good use. We think
13 the applicant has thought of as many of the
14 issues as they can and they have taken some time
15 with the neighborhood.

16 They did a meeting with the board
17 about three weeks ago, the HOA association, and
18 they did a meeting at the historic courthouse and
19 invited any residents that wanted to come Monday
20 night.

21 We let the city know we were doing
22 both meetings and said, look, if aldermen or
23 staff want to come, you are welcome, but
24 aldermen, please be careful because of Open

1 Meeting Act that we really couldn't have more
2 than two aldermen, and the county is under the
3 same issue.

4 We let the county board know that we
5 were doing open meetings and said if you'd like
6 to come, but please, no more than two so you
7 don't violate the Open Meetings Act and they did
8 not come, which is okay because it's their
9 petition.

10 Really not a lot of comments from me
11 other than at the end of the presentation the
12 public comment and after your due consideration
13 tonight as a Plan Commission, we will ask you to
14 give a positive recommendation to the City
15 Council.

16 Thank you very much, and I'll let
17 Mr. Peterman talk about the technical aspects.

18 ERIC PETERMAN,
19 having been first duly sworn, testified from the
20 podium as follows:

21 MR. ENGBERG: Lights.

22 MR. PETERMAN: While Jason is grabbing
23 that, as Dan mentioned, we have done a lot over
24 the past several weeks and months to prepare

1 material for this application, this petition, met
2 specifically with Krysti and Jason, we've gone
3 back and forth several times to prepare all the
4 information that's requested for the special use
5 application, as well as, as Dan mentioned, met
6 with the HOA and the homeowners that are -- that
7 are nearby this facility, taking in their input
8 and actually changing some of the plans because
9 of their input so that we are all on the same
10 page.

11 I've told the HOA a number of times
12 as well, I have two young kids, I would have some
13 of the same questions that they had, which are
14 all great. I think there has been a great
15 dialogue through the process.

16 Thank you to the staff, I think
17 Jason and Krysti have done a great job of taking
18 it to all those who have been involved from the
19 HOA as well. It's been a healthy process so far.

20 Tonight we've prepared a
21 presentation with some of the questions that have
22 come out of the previous meetings, and I know
23 there is some more information requested from the
24 city which is in this presentation, as well as

1 from the HOA, which we have in here as well.

2 Can everybody see this okay or do
3 more lights need to go? All right. Great.

4 And feel free, if you need any
5 clarification or questions along the way, feel
6 free to jump in and stop me. Apologize to a few
7 of those who have seen this for the third time.
8 We'll jump right in.

9 So a couple different areas that
10 we'll cover, how solar works, the break up of
11 what solar array looks like, some of the sound
12 study, layout, questions that have come up
13 throughout the process, and then some of the
14 maintenance and prior installations that we've
15 done.

16 I guess I should introduce myself, I
17 apologize. Eric Peterman, I'm an industrial
18 engineer from Northwestern University. I started
19 this company about eight years ago. Born and
20 raised in Illinois, live in Arlington Heights
21 now, our company is run out of Palatine, so we
22 are local. We operate only throughout the
23 Midwest.

24 There is a lot of solar development

1 going on in Illinois right now because of the
2 incentive structure. I know there was another
3 petition prior to ours that came from an
4 out-of-state that was eventually withdrawn.

5 That was a totally separate setup.
6 That was what's called community solar, where you
7 can choose any plot of land to be able to
8 interconnect into the utility grid.

9 This is what's called a
10 behind-the-meter application to where it's
11 directly impacting Kendall County's offices, so
12 in terms of the location, it needs to be where
13 the Kendall County offices are located. It can't
14 just be on another plot of land out in the middle
15 of nowhere, so that's the difference between
16 those location-wise. That's a little bit of the
17 background on that.

18 Yeah, as I mentioned, engineer by
19 trade and born and raised in Illinois. I've
20 taken numerous hours to think about how this
21 design is put together, I've driven through the
22 neighborhoods, for Blackberry Woods, and had some
23 great communication with them along the way.

24 Sorry, I'll jump in now, so this is

1 a great slide that I like to use just to explain
2 how solar works just so everybody has a baseline
3 understanding.

4 If you can see, Step One here, solar
5 panels -- this is on a house, but solar panels on
6 the roof are directly impacted by the sun. The
7 sun hits the solar panels and then knocks around
8 some electrons to create energy.

9 That energy is created in DC, or
10 direct current, and then it's transferred into a
11 box that you can barely see right here, which is
12 called an inverter.

13 The inverter is the brains of the
14 system and that's what converts the energy from
15 direct current to alternating current.

16 Alternating current is what we use
17 to turn on these lights and the projector and the
18 computer, so once it becomes alternating current,
19 it then powers any loads that are going on inside
20 the house, so if the refrigerator is on or if the
21 washing machine is on, the solar power will help
22 to power those things first.

23 If everything is shut off, let's say
24 you are away on vacation, then that power would

1 be pushed back onto the utility grid. ComEd
2 would then give you a credit on your utility
3 bill, so you won't lose that energy you created,
4 you will get a one-to-one credit from ComEd, and
5 that's where it goes back onto the utility grid.

6 Here is a picture of what a typical
7 ground mount system might look like. So the
8 three main areas we have identified here, the
9 racking structure, which you can see kind of in
10 the background here, it's made with steel posts
11 that go in the ground and then aluminum rails
12 that run the length of the system that also
13 support the solar panels.

14 You can see one solar module is
15 installed here. That's what is impacting with
16 the sun to create the energy, and then there is a
17 box, like I said, an inverter, which is the
18 brains of the system, which is usually located
19 somewhere along the racking structure hidden
20 underneath the solar panels.

21 What is in a solar panel? So this
22 is a breakdown of what is actually inside of a
23 solar module, so this is kind of a deconstructed
24 module here.

1 On the top you can see there is an
2 aluminum frame that houses everything inside.
3 There is a double layer of glass, just like a
4 windshield would have, and then the solar cells
5 is what's beneath that double layer of glass,
6 another layer on the back side, and then these
7 electrical wires, which help transmit the energy.

8 So the solar cell itself is made up
9 of these three elements: Most notably silicon
10 and ingot, which is -- they're all metalloids.
11 Silicon is one of -- I think it's the second most
12 abundant element on earth behind oxygen.

13 There is nothing toxic about any of
14 these materials, there is no harmful materials
15 that are inside the cells at all, and I think one
16 of the board members had a question about what a
17 solar cell looks like, or solar module. Jeff, if
18 that was you. So this is actually a full scale
19 solar panel. You are welcome to come look at it
20 or touch it, or any questions you have.

21 This one looks like -- this one is a
22 residential module with a black frame, but this
23 is full scale solar panel, so you are welcome to
24 check it out when you have some time or if you

1 have more questions.

2 The racking structure. So this is
3 actually on what's called a single axis tracker,
4 and what that means is at the beginning part of
5 the day, the solar panels will face east.

6 As the sun rises and goes across the
7 sky to the west, the solar panels will actually
8 rotate without the sun. That's the most
9 efficient way to install solar, so in order to
10 achieve that, you need a motor which will
11 actually turn the racking structure with the sun.

12 So here you can see a picture of
13 what that motor looks like and a portion of the
14 racking structure that helps turn the solar
15 module.

16 The inverter, looked like a
17 nondescript white box like you have here. There
18 is a fan, just like you would have on a computer,
19 that runs to keep the electronics cool inside the
20 box. There is a display on the front that tells
21 you how much energy you're making or if there is
22 any errors with the system.

23 Here is a picture of the inside or
24 the guts, there is some internal blocks where the

1 wires are housed, some capacitors and resistors..

2 The question came up about sounds
3 throughout this process, how much sound is
4 created by the solar array. So in order to just
5 provide a base level understanding of how many
6 decibels normal activities are, you can see,
7 starting on the left here, a quiet, rural area is
8 described or calculated at 30 decibels, and then
9 as we go to the right you can see -- as we get
10 into the 50 and 60-decibel range, that's what's
11 characterized as a refrigerator noise or normal
12 conversation makes the sound that you are hearing
13 from my voice right, now would be in the 50 to 60
14 decibel range.

15 Getting higher becomes what's called
16 this dangerous level, and that's where you start
17 to hear -- like if you were next to a car horn, I
18 think that says chain saw or a jet engine. So
19 that that's hopefully a base level understanding
20 of decibel level for some normal, everyday
21 activities.

22 Solar panels themselves produce zero
23 decibels, so there is actually no noise at all
24 that comes out of the solar panel, so when the

1 sun hits it and it's creating power, you will
2 never know if you were just listening for an
3 audible test.

4 In terms of racking structure, I did
5 mention that it had motors that turn -- for the
6 racking structure. So when those motors are in
7 motion, the calculated or the tested decibel
8 level is between 40 and 50 decibels. That's in
9 between a library whisper and a refrigerator, for
10 reference.

11 The motors only run on 15-second
12 intervals every ten minutes. That's only during
13 the day when the sun is shining, so it does not
14 run at night or any time the sun is not shining.
15 It rotates the modules during the day and then it
16 resets itself.

17 One of the questions that was asked
18 at a previous meeting, and I got some
19 clarification, so it will go -- every ten minutes
20 it will run for 15 seconds to rotate the modules
21 throughout the day.

22 At the end of the day it will run
23 for about a minute to reset it back to a normal
24 level, and then the next day it will then start

1 again, so it's only running a limited amount of
2 time and there is only a noise that's comparable
3 to a library whisper or a refrigerator. There is
4 only two motors on the entire site is the plan
5 design right now.

6 MR. MARCUM: Those tracking things go
7 down the center of the -- they are not on every
8 panel; is that correct?

9 MR. PETERMAN: The tracker -- you are
10 talking about the racking structure itself?

11 MR. MARCUM: Yes.

12 MR. PETERMAN: Yes. So you will have a
13 row of solar panels that might look like this
14 solar panel and then another solar panel right
15 here.

16 There will be a beam that runs down
17 and attaches to the back of the solar panel, so
18 it's almost like a hinge, so it will go from the
19 east and then they'll rotate on the hinge.

20 MR. MARCUM: But there is not one of
21 those motors on every one of those panels?

22 MR. PETERMAN: No, no. Only two motors
23 on the entire site. Yes. Thanks for the
24 question.

1 Inverters. So the next study was
2 the decibel reading on the inverters themselves.
3 The inverters as I mentioned are the brains of
4 the system. That's the electronics. So standing
5 next to the inverter, measured at around 60
6 decibels, so again, that's a normal conversation,
7 probably similar to what you're hearing from my
8 voice right now, there are planned about 40
9 inverters for the site right now.

10 VICE-CHAIRMAN OLSON: 60 decibels at how
11 many feet away?

12 MR. PETERMAN: 60 decibels at three
13 meters, so about ten feet, and then once you
14 get -- Actually the next slide will give you some
15 more detail on that.

16 So this is standing right next to
17 it, and you can't see it on the screen, but these
18 are decibel readings here that show that these
19 are about 60, 61 decibels for each of these, and
20 the angle, why there is four different angles,
21 it's from the front, the back, the right, the
22 left, so you can get it from all different
23 angles, and this was actually provided from the
24 inverter manufacturer.

1 To your question about how far away.
2 So these are some installed inverters that we
3 have on a site that we own. This is in northwest
4 Indiana for an elementary school. It's a similar
5 size, it's about 1.2 megawatts.

6 The proposed size for this project
7 is close to two megawatts, so it's I guess a
8 little more than half of what's being proposed
9 for this site.

10 These are actually videos that are
11 not wanting to run on Jason's computer tonight,
12 so I will give you a background of what this
13 sounds like.

14 So at three feet away from the
15 inverter you'll hear about 60 decibels, so it
16 will sound like a fan running, similar to a
17 computer fan.

18 As we back up, we've got a recording
19 here at about ten feet, that's where it's, you
20 know, still in that 60 decibel range, so you can
21 still audibly hear it about ten feet away, and
22 then the third picture here shows a recording at
23 25 feet from the enclosure, where at this stage
24 you can't really hear the inverter.

1 You can hear some wind rippling and
2 you can hear some traffic in the background, but
3 the audible noise from the inverter is
4 negligent.

5 VICE-CHAIRMAN OLSON: Where are the
6 inverters located on the site?

7 MR. PETERMAN: Yes, good question. I am
8 going to defer that question for a couple slides
9 later so it be a little more helpful.

10 And this is another video, it
11 actually has one of our guys walking through the
12 middle of the solar field to give you a good feel
13 for what that looks like. We can make this
14 available if you want to try the videos later,
15 but that's not wanting to work for us tonight.

16 Similarly, another question that
17 came up about any electromagnetic fields that are
18 given off by the solar array, so to provide some
19 EMF levels of everyday activities or everyday
20 devices, here is another frame of reference.

21 So as we start on the left -- and
22 excuse me, I can't see it from this far away. As
23 we start on the left, you'll see brain waves and
24 solar system is on the left which is considered

1 extremely low frequency.

2 As we move to the right we've got
3 some everyday devices such as a radio,
4 television, laptop, cellphone, which are in the
5 radiowave, microwave category here.

6 As we continue to go to the right
7 that's where you get some UV lights, or light
8 bulbs, medical devices, and the dangerous
9 category is where you have some more nuclear and
10 radioactive activity.

11 So as you can see from the solar
12 field, what's giving off the EMF is the inverter
13 and that's where it's categorized in the
14 extremely low frequency next to -- you know,
15 further to the left than everyday devices like
16 your cellphone or your computer.

17 To your question about location, so
18 this if you can see is -- the blue box here is
19 the area that is planned for the solar panels
20 and the red in the middle, we've actually
21 designed it based on some feedback and concerns
22 from the HOA to run down the center of the array,
23 so the nearest home, as you can see here, is over
24 300 feet away from the inverters and the motors,

1 which are in the center, the only things that
2 make noise or give off EMF. Nothing in the solar
3 field produces either of those.

4 Does that answer your question on
5 location?

6 VICE-CHAIRMAN OLSON: Yes.

7 MR. PETERMAN: Great. Landscape layout,
8 which was required by the city, this was produced
9 by HLR, the engineering firm. There is some
10 detail down here that describes the different
11 trees that will be planned for this site.

12 This is the southern portion of the
13 solar field. There is a black line that runs
14 directly east/west that you can kind of see right
15 there, and then just to the south of that fence
16 line is the tree line.

17 This is an image of what that will
18 look like. There's going to be an opaque fence
19 on the south side, seven-and-a-half-foot tall
20 wood fence that will not be able to be seen
21 through, and then you will have the tree
22 landscaping between the residents and the solar
23 grid.

24 VICE-CHAIRMAN OLSON: And that's on the

1 south elevation?

2 MR. PETERMAN: Yes, sir.

3 MR. KRAMER: Eric, can you point out,
4 the photographs they have in the package show it
5 a lot better than that. That's very dark there.

6 MR. PETERMAN: Yeah, it's pretty dark
7 here. Point out --

8 MR. KRAMER: They've got color drawings
9 that show that much better.

10 CHAIRMAN HARKER: Okay.

11 MR. PETERMAN: This shows that -- There
12 was a question about what other -- what other
13 developments might happen on this land, and this
14 land is obviously owned by Kendall County and
15 it's -- right now it's housing a temporary
16 nursery for some trees, but there are other plans
17 in development.

18 This was taken from the Kendall
19 County Capital Improvement Plan back in fiscal
20 year 2012. It just shows the public safety
21 center was discussing a build-out of the
22 correctional facility, so there is talks of
23 either expansion of the jail that's currently
24 there further to the west where the site is,

1 there is talk of additional buildings for this
2 space. There is nothing set in stone right now.
3 The proposed plan is for the solar field.

4 This was a little bit more
5 clarification on what could go there if this
6 wasn't a solar field.

7 The intention -- it's my
8 understanding something will be developed there;
9 the timing or what is what's uncertain.

10 A question on property value. So
11 some of the concerns from -- or some of the
12 questions that were brought up from the HOA was
13 will this have an impact on my property value,
14 and we were requested to find a study that showed
15 a similar scenario of a large solar field being
16 developed directly next to a residential home or
17 a residential plot of land.

18 There is actually a study that was
19 produced in the Midwest, so this actually has a
20 lot of Indiana and Illinois solar fields on it,
21 which are much larger than the field that we are
22 proposing for this petition, and essentially
23 what this is saying, there is a couple key
24 categories here, but what they did is they took a

1 control site and then a test site to see similar
2 properties that are next to a solar array and
3 similar properties that are not next to a solar
4 array, what was the impact on the property value,
5 and this shows the distance from the solar field
6 to the home, and some of the numbers here, I
7 think that number is like 68 feet from the
8 property line to the solar field, there is a few
9 that are in the hundred feet, 200, that says 400
10 there.

11 So the gist of it is these massive
12 solar fields are right next to a residential area
13 and all the way on the right the analysis
14 concluded that there was no impact, was the final
15 ruling.

16 This number down here shows the
17 property values actually increased by close to
18 two percent, so it's a minimal increase to no
19 impact is what the study showed.

20 This was just a recap of some of the
21 questions that did come up and then direct
22 answers to them.

23 Most of the presentation has covered
24 these questions, so I will just highlight some of

1 these things that were brought up.

2 Will living near a solar field
3 affect my property value? We just presented that
4 study.

5 Do solar panels contain harmful
6 chemicals? There have been numerous studies to
7 show that there is no connection between solar
8 fields or health conditions or any reason to
9 believe that it would be harmful. So we covered
10 that also with the anatomy of what's inside a
11 solar panel and how it works.

12 Do solar panels create glare?
13 Actually Jason did a great job at presenting this
14 topic at one of the last meetings. The purpose
15 of solar panels is to actually capture sunlight,
16 not to reflect it, so that is the way that solar
17 panels are designed.

18 Even if it did reflect, if you
19 remember, the solar panels are only facing east
20 and west, so they will not ever face to the
21 south, which would be where the nearby residents
22 are located.

23 Do solar panels leak radiation? We
24 talked about that at the EMF study and, as I

1 said, there is no link between solar fields or
2 any threat or concern with health conditions, and
3 then EMF specifically.

4 This is actually that school that I
5 was talking about that we had a picture of
6 earlier. This is an elementary class that's
7 actually outside discussing the solar field
8 that's being installed.

9 We worked with the Tri-Creek School
10 Corporation to implement this on their campus at
11 the elementary school. They built it into their
12 curriculum.

13 We have designed it such that the
14 students can actually come out and do different
15 tests on the solar field, they can put a shade on
16 a solar panel to see how it impacts it, they can
17 record the voltage to see how much voltage is
18 being pushed through the solar panel.

19 So this has been a great thing for
20 us to show that not only is there is no concerns
21 of harm or health concerns, but it's also an
22 opportunity to educate our young ones and build
23 it into the curriculum as they go through,
24 throughout their elementary school.

1 Question came up of site
2 maintenance. So our relationship with Kendall
3 County is we are leasing the land and we will be
4 responsible for everything on the land. So
5 maintenance, maintenance of the landscaping
6 that's on the subject site, ensuring that the
7 field is kept in operation and is functional, we
8 will be responsible for all of that.

9 So you can see a couple fields here
10 that are well manicured.

11 VICE-CHAIRMAN OLSON: Those are
12 landscaped. Is the one you are proposing also
13 landscaped grass, it's all -- it's not gravel
14 or --

15 MR. PETERMAN: Yes, sir, there will be
16 grass underneath, correct.

17 Some of the previous projects -- I
18 don't remember if this was from the city or from
19 the HOA, but they had asked to provide a list of
20 some of the previous projects.

21 That's an aerial view of the
22 Tri-Creek School Corporation; this is a project
23 in Nebraska for a ground mount system. We've
24 done roof mount system, we've done ground mount

1 systems, had various different equipment that we
2 have used.

3 We were recently awarded as the
4 number one solar installer in Illinois. It's
5 been a long time coming to get to this point, but
6 as I said, it's prideful for myself because I am
7 born and raised here, we are focused specifically
8 on the Midwest and we do everything local, so to
9 earn this is definitely something we are proud
10 of.

11 And then finally this just shows
12 that third-party organizations, which are usually
13 the watchdogs of environmental actions, have all
14 come out in support of solar, the ones listed on
15 this slide as least, so organizations such as
16 Greenpeace, or the EPA, National Geographic, U.S.
17 Department of Energy, Sierra Club, these folks
18 are very interested and engaged in anything that
19 would impact the environment. They have all come
20 out to support solar. And, in fact, the EPA has
21 a very similar sized solar array on their campus,
22 so 1.5 megawatts of solar that's on their campus
23 would look very similar to the petition that we
24 have before you.

1 And then finally just a quick
2 summary of the points, some of the key points, as
3 we mentioned in the layout, the solar motors and
4 racking motors will be located more than 300 feet
5 from the nearest home.

6 The inverters and racking motors
7 will only operate during the day when the sun is
8 out; nothing is operating at night.

9 The emitted sound and the EMF we
10 discussed as to have no impact, you won't be able
11 to hear it from outside the fenced area or have
12 an effect anywhere outside the fenced area at
13 all.

14 Solar field would be regularly
15 maintained by GRNE Solar. There's been no --
16 After rigorous tests, there's been no connection
17 between health concerns or solar arrays.

18 We talked about the independent
19 third-party groups which support solar. GRNE
20 Solar is -- it will save the taxpayers \$4 million
21 over the course -- over the life of the system,
22 and that's all with zero dollar capital costs.

23 So the way that works is there is a
24 lot of incentives and grants that are out there.

1 We have an investor that would fund the money for
2 this project so it would not come out of the
3 Kendall County budget at all and they would pay
4 less for the energy that's created by the solar
5 than they are currently paying with their
6 supplier.

7 And then the property values we
8 discussed; the study that was shown there with --
9 specifically in the Midwest, Illinois and Indiana
10 products that has a slight positive to no impact
11 on the property values.

12 And then in terms of next steps, as
13 we mentioned, we've held two joint meetings other
14 than the EDC meetings that we've had previously,
15 but since then we've had two joint meetings with
16 the HOA and the homeowners who have decided to
17 show up.

18 As I said, we've had great dialogue
19 and actually had a change in the plans because of
20 those meetings. Here tonight we have the public
21 hearing and then if it decides to go before the
22 Council for vote, we'll see that on the the 11th.

23 Assuming that is approved, we have
24 to apply for those incentives in January and then

1 the installation would be slated for spring of
2 2019.

3 One thing I will note is the timing
4 or the urgency of the solar incentives. Because
5 of the way the program is structured, it's very
6 appealing to developers, so there's been a lot of
7 development from out-of-state that's come to
8 Illinois.

9 In fact, there is actually more
10 products being developed than there are funds for
11 in terms of the incentives, so they've discussed
12 doing the process of a lottery, so assuming we do
13 get approval and move forward and we get to
14 submit our application on January 15th, then we
15 will still be at the whim of the Illinois Power
16 Agency, which distributes the incentive money for
17 the project.

18 VICE-CHAIRMAN OLSON: So you might get
19 approved and you might lose out on the lottery.

20 MR. PETERMAN: That's correct, yeah.
21 And without those incentives, the economics of
22 the project don't work, so the timing is vital to
23 get the approval so that we are ready to submit
24 the application in January, so just want to make

1 sure that that's clear, and appreciate your
2 attention and timeliness on this.

3 At this time I will turn it back to
4 Jason and I'll be available for questions if
5 there is anything else that you need.

6 Thanks for your attention.

7 CHAIRMAN HARKER: Thank you. Okay.
8 Moving on, anybody that's here that would like to
9 speak that's in favor of the proposal being
10 heard? Step forward. Please state your name
11 when you get there too, please.

12 SCOTT GRYDER,
13 having been first duly sworn, testified from the
14 podium as follows:

15 MR. GRYDER: Sure. Hi, I'm Scott
16 Gryder. I am County Commissioner for Kendall
17 County. I am here on behalf of the County Board.

18 They spent a lot of time looking at
19 this, wanting to be fiscally responsible and then
20 also wanting to be environmentally responsible,
21 and we thought this was a project that could do
22 all of those things in one, and they spent a lot
23 of time, both staff-wise and County Board, going
24 through to come to these agreements, to look at

1 the products, a lot of questions about the field
2 as well, what would happen, where it would
3 result, and then they unanimously voted to go
4 forward with this project earlier this year,
5 which brought about coming to Yorkville to get
6 approval and get the special use put out.

7 Just wanted to come here and mention
8 that, you know, that there is other elected
9 officials that have reviewed this and looked at
10 it from the County level and they voted
11 unanimously to do it. So thank you.

12 CHAIRMAN HARKER: Thank you. Those who
13 are -- that would like to speak that are opposed
14 to this request? Please step up, step forward.

15 (No response.)

16 CHAIRMAN HARKER: Awesome.

17 MS. FANTHORPE: Are we allowed to ask
18 questions?

19 CHAIRMAN HARKER: Yeah, absolutely.
20 Come on up to the --

21 MS. FANTHORPE: Do we have to go to the
22 podium?

23 MS. LERMAN: Is there anyone else that
24 wanted to be up for anything to oppose it?

1 Otherwise I will.

2 CHAIRMAN HARKER: Yeah, go ahead. Come
3 on up.

4 LANA LERMAN,
5 having been first duly sworn, testified from the
6 podium as follows:

7 MS. LERMAN: Hi. My name is Lana
8 Lerman. I represent Yorkville Dialysis Center.
9 We are located on the west side of the proposed
10 solar field, yes, I think it's west side, so we
11 did submit a written opposition, but we just
12 wanted to kind of reiterate and explain why.

13 Dialysis is a life sustaining
14 treatment. We have a lot of elderly patients
15 that come in; they come in three days a week,
16 four hours a day, so that's pretty much part of
17 their lives.

18 We feel that the noise, the
19 pollution of the construction and everything
20 would not be very good for them, you know, moving
21 in and out and coming into the unit, so -- we're
22 also concerned about when the panels go to the
23 west, the possible glare.

24 I know they said there is no glare,

1 but if there is one, we feel that will go right
2 into our location, so that's essentially why we
3 would like to oppose this; however, if you do
4 decide to go with it, we do respectfully request
5 that you have a fence that's at least eight feet
6 tall and that we have a little bit more shrub,
7 bermage (sic) and trees on our side. Didn't look
8 like there was going to be anything on the west
9 side, so --

10 CHAIRMAN HARKER: Okay.

11 MS. LERMAN: And that's about it. Thank
12 you.

13 MR. ENGBERG: It's in the packet, real
14 quick, would you like the letter that's sent in
15 the packet entered into the record?

16 MS. LERMAN: Yes.

17 CHAIRMAN HARKER: All right. Anybody
18 else that's in opposition of the request?

19 MS. FANTHORPE: Okay. I will talk.

20 CHAIRMAN HARKER: Okay. And, sorry,
21 real quick because you weren't here when we swore
22 everybody else in, so --

23 MS. FANTHORPE: Yes, I realize it was
24 for the public; I thought it was like formal

1 representatives.

2 CHAIRMAN HARKER: You're good. Please
3 stand, raise your right hand, and repeat after
4 me.

5 (Witness sworn.)

6 CHAIRMAN HARKER: And what was your last
7 name?

8 MS. FANTHORPE: Fanthorp.

9 CHAIRMAN HARKER: One more time?

10 MS. FANTHORPE: Fanthorpe.

11 CHAIRMAN HARKER: Okay.

12 MEGAN FANTHORPE,
13 having been first duly sworn, was examined upon
14 oral interrogatories and testified as follows:

15 MS. FANTHORPE: So I am the HOA
16 president for Blackberry Woods, and I've spoken
17 with a lot of our neighbors and I've done a lot
18 of research on this myself and I found some
19 conflicting things with the Power Point.

20 I've found that it can be a health
21 hazard, that it can cause hypersensitivity in
22 some people if this is added, and I don't know
23 how far it would have to go across the property
24 lines for it to be effective of our neighbors,

1 but if they would have that problem, they
2 wouldn't even be able to go into their home
3 potentially.

4 I found that the components that
5 make up solar panels overwhelmingly they are
6 toxic and that they cannot be disposed of very
7 easily. That's actually one of the problems with
8 solar panels, is trying to recycle them
9 afterwards, because they are made of toxic
10 materials.

11 I agree that they are made of
12 silicone, but a lot of the studies that I have
13 found show that the components inside of there,
14 if they are released into the air, can cause
15 health hazards, and I only received their Power
16 Point today, what they are citing, so I didn't
17 have an opportunity to read it beforehand, but I
18 haven't, to try to figure out which one is
19 accurate, but if they are toxic and there is a
20 potential for something like a weather-related
21 element such as a tornado to come through and
22 pick these up and smash them or a baseball to hit
23 them or any other way that they could potentially
24 become unencapsulated, I understand in the

1 encapsulated form they're likely safe, just like
2 asbestos, but if it got out into the air for some
3 reason, we would like to know that there is some
4 type of biohazard cleanup plan, but as of right
5 now they're saying it's safe, so they don't feel
6 that that's a need, but we have a concern for it
7 being I believe about 85 feet from our back doors
8 is what we were told, that this is being so close
9 to kids.

10 I don't know what the hazards are,
11 if some -- if a kid would get in there, if there
12 is electrical components that they could get
13 hurt.

14 We also have concerns with them
15 removing all of the trees in that area. We've
16 got homeowners that have, you know, a lower water
17 table that could end up flooding if they have,
18 you know, kind of a flat area that has no
19 drainage.

20 I don't think there is a drainage
21 plan in there right now, I know they said in the
22 future they would have to do that, but I wouldn't
23 want them to move forward without that plan.

24 We also have a water basin that's

1 right next to there, about 300 feet from there.
2 If they remove all the trees there could
3 potentially be a problem with the water basin,
4 and that's something that we have to -- the
5 homeowner maintained and he's had problems in the
6 past and we don't particularly want to have those
7 type of costs incurred on our homeowners.

8 We have a low budget for our
9 association, our dues are low, and so any
10 maintenance to those water basis is very costly
11 for our homeowners.

12 We also asked for long-term studies.
13 While I understand solar energy has been around,
14 I don't know if it's been around long enough for
15 them to show that 20 or 30 years from now some
16 type of byproduct that they are not aware of now
17 could cause problems or cancers that we don't
18 know about.

19 I know Willowbrook is having a
20 similar problem right now with Sterigenics, you
21 know, they thought it was safe, and now 20 years
22 from now we have a higher cancer rating, and we
23 don't want to be getting these to have more
24 health effects, potentially 20 years from now

1 we're going to have this unknown and have them
2 say oh, sorry, we didn't know then.

3 I just -- I feel like for the -- I
4 think we broke it down, it ends up being \$1.26 in
5 savings for residents in Kendall County. We just
6 don't know that it's worth the risks of this.

7 They say the property values won't
8 go down, but most people I've talked to say 5,000
9 solar panels next to your house is going to raise
10 some concerns for not just people who back right
11 up to it, but we have two-story homes, so you're
12 going to see over it even with the fence and the
13 tree lines. You know, our houses are raised up a
14 bit, so they are still going to overlook that.

15 There has to be security systems in
16 place based on what we are -- the sheriff wants,
17 so some cameras may be looking into our backyards
18 as we well.

19 They've talked about putting a chain
20 link fence around this project, which we think
21 would be an aesthetic eyesore, and while we know,
22 you know, there might be an expansion of some
23 kind in this area, when the Kendall County
24 representative came to one of our meetings, he

1 said that based on the prison population going
2 down is that the likelihood is that this area
3 won't be anything until 2028, so we think there
4 is some time to figure out what that would be.

5 You know, it's also blocking out
6 things like the view of the other government
7 buildings, some of the traffic, Route 34, Target,
8 all of those other things that are being blocked
9 by that area.

10 We know it can't be trees forever,
11 but I just think with the safety concerns that
12 are out there, I just don't know that right now
13 they have enough information to prove beyond a
14 reasonable doubt that it's safe, and we don't
15 want to be the guinea pigs that prove that it's
16 going to be safe now and in the future, so I
17 think that's all I've got. Okay. Thank you.

18 MR. ENGBERG: Your letter that you sent
19 us that's in the packet, would you like that
20 entered into the record as well?

21 MS. FANTHORPE: Yes, please.

22 MR. MARCUM: I have a question. The
23 water basin you are talking about, is it in
24 somebody's yards or the retention areas?

1 MS. FANTHORPE: It's the retention area
2 to the right off of Blackberry Woods, so my
3 understanding of it is it's supposed to retain
4 the water and then drain out into Blackberry
5 Creek, and it's about -- from my Google map about
6 300 feet.

7 MR. MARCUM: So you are talking about
8 something that's on your property, on your --

9 MS. FANTHORPE: Yeah, it's in our
10 homeowner's association.

11 MR. MARCUM: It's not this part to the
12 north here?

13 MS. FANTHORPE: No, it's like --

14 CHAIRMAN HARKER: It's on the east part,
15 right?

16 MS. FANTHORPE: When you are drive into
17 our neighborhood --

18 MS. NOBLE: It's south. It's south.

19 MS. FANTHORPE: It's right by the model
20 house. Scruffy's.

21 CHAIRMAN HARKER: Yeah.

22 MR. ENGBERG: The project area.

23 CHAIRMAN HARKER: Okay.

24 MR. MARCUM: That's it.

1 VICE-CHAIRMAN OLSON: Can we ask
2 questions of Eric?

3 CHAIRMAN HARKER: Yeah. Absolutely.
4 Can I just say this real quick?

5 VICE-CHAIRMAN OLSON: Yes.

6 CHAIRMAN HARKER: We can also do that
7 when we stop and get out of the public hearing,
8 you know what I mean? Because we will get kind
9 of wrapped up in that a little bit, you know,
10 so -- thank you, yeah.

11 Okay. Eric, would you like to
12 respond to some of the things that she just said,
13 or Mr. Kramer?

14 MR. KRAMER: Thank you. Again, Dan
15 Kramer for the record.

16 The technical stuff I'll let Eric
17 respond to because I have zilch in terms of
18 knowledge there.

19 In terms of drainage, I think
20 Mr. Marcum hit the nail on the head. When the
21 original campus was designed, the county had to
22 go through some overall drainage studies to show
23 the city how the drainage would work given a
24 reasonable build-out and this parcel would have a

1 building.

2 It was never intended that the trees
3 were going to stay there. It's a sad story for
4 Kendall County taxpayers, but the county bought
5 those trees twice, first when the Orchard Road
6 was condemned and as part of the settlement they
7 gave the nursery owner the right to keep growing
8 them on this ground, and then they had to move
9 some a second time and buy a second time, so it
10 was always believed that these would be harvested
11 back before the economy went down the tube and
12 they got too big, frankly.

13 So what Eric has shown you on the
14 Power Point is that under the panels, it's still
15 going to be a low fescue-type grass that's got a
16 deep root structure, not the bluegrass that we
17 have on our lawn that only has three or four
18 inches of roots, so you're still going to have
19 good ground absorption because you've just got
20 the small pipe holding the poles.

21 Again, we would anticipate the
22 drainage going into our retention pond on the
23 county ground to the north and not going to the
24 neighbors in the south into the subdivision at

1 all, particularly because there is going to be
2 the fence, the berm and the landscaping there.

3 In regards to the safety issue, I
4 think that's a very good question, and the
5 sheriff had us address that, as did staff working
6 with Mr. Engberg, and that is that whatever type
7 of fence is there, the sheriff wants internal
8 cameras connected into their computer system so
9 whoever is in public safety or KenCom can always
10 see inside the facility, and the gate would be a
11 Knox box type gate that all emergency responders,
12 police, fire and EDP would have the ability to
13 get right in without calling GRNE or anybody. So
14 if there were children trespassing or anything,
15 they would be known with the cameras right away.

16 The one issue that we can't give a
17 final answer on from our side -- and we will do
18 whatever the government authorities work out and
19 tell us to do at the end of the day -- and that
20 is we have committed to the solid opaque fence to
21 the back, to the residential, which makes good
22 sense.

23 The sheriff has given us a letter
24 that he would like to not see a solid fence on

1 the east, north and west side because of public
2 security reasons, and that goes way back to
3 Sheriff Randall who didn't like the place getting
4 too big, not just because of the possibility of
5 prisoners escaping, but also some bad attributes
6 we're seeing these days in society.

7 If the city at the end of the day
8 passes a special use ordinance and says do a
9 solid fence, we do a solid fence. We don't argue
10 that at all.

11 Besides the young lady who testified
12 on behalf of the dialysis center, we did get
13 written contact, as I believe the city did, from
14 Copley, and Copley asked -- much the same as the
15 dialysis center, asked if we could beef up the
16 landscaping on the west side and they would
17 prefer a solid rather than a chain link fence;
18 otherwise they are fine with the project.

19 They didn't know the history about
20 the trees and wondered if they could be
21 preserved; when we explained what was going on,
22 they said no, we understand that now.

23 Those I think are the non-technical
24 ones I can respond to, and I will be quiet and

1 let Eric talk.

2 MR. MARCUM: It sounds as though the
3 concerns from the dialysis people, and the HOA
4 lady didn't say, but the construction, that's
5 when they're going have the -- the dialysis
6 people are going to have the biggest problem.

7 With all the lumberjacks going in
8 there taking these trees out, and also the
9 grading, how long is this going to take to build
10 do we anticipate?

11 MR. KRAMER: I will let Eric respond
12 because he's actually done some.

13 MR. MARCUM: Okay, let's try another
14 one.

15 MR. KRAMER: Sure.

16 MR. MARCUM: You also -- You and I have
17 had lots of conversations over the years, nothing
18 ever related to science.

19 MR. KRAMER: This is true.

20 MR. MARCUM: So you say it's going to be
21 structured so that the water runoff will go to
22 this retention area to the north. Do we have
23 something evidencing that or is that just what we
24 hope?

1 MR. KRAMER: Well, that again was the
2 original county engineering plan when they got
3 the courthouse and the public -- or public health
4 department building built.

5 There is a huge wetland pond in
6 front of public health, and this one is a smaller
7 pond and, again, they are designed -- they've got
8 wetland plants in them. The whole idea is to
9 infiltrate on-site and not have stormwater
10 runoff.

11 Now, what will have to happen before
12 the city would actually issue a building permit
13 is the petitioner's engineer has to do an updated
14 study giving flows on it, and it's a bit
15 difficult on this one because back again 30 years
16 ago the engineers simply always did bold
17 detentions. You had this Metropolitan Sanitary
18 District software program, you pumped in how many
19 acres you had, what the density was going to be,
20 and it told you how many acre feet of water.

21 Now they've gone to something -- and
22 the city's reviewing engineer is a huge proponent
23 of it -- called BMP's or best management
24 practices, and that's what this pond is. It's a

1 naturalized area and they size it using somewhat
2 the old methods, but they've got to make
3 allowances because of the infiltration on-site,
4 and yes, there will be actual calculations.

5 MR. MARCUM: Okay. Thank you.

6 MR. KRAMER: Thanks.

7 MR. PETERMAN: Thanks for the question.

8 Regarding the timeline, so we try to be as
9 efficient as possible, and even with our crews,
10 we don't want our crews, you know, on-site more
11 than they have to be, so we do a lot of planning
12 and pre-work on the front end of the project
13 before we ever show up to the site.

14 In terms of actual construction on
15 the site, anticipated duration for this size
16 project would be in the two to three-month range,
17 so minimal disturbance, between two and three
18 months, is all it would take to get the product
19 in place, and then it would be undisturbed after
20 that time.

21 MR. MARCUM: Are you familiar with any
22 of the studies that she's cited about the --

23 CHAIRMAN HARKER: Disposal?

24 MR. MARCUM: -- toxic --

1 CHAIRMAN HARKER: Toxic, yeah.

2 MR. MARCUM: And disposal of the units,
3 are you familiar with any of those?

4 MR. PETERMAN: I haven't seen any of the
5 sources or seen any of the citations that were
6 discussed.

7 What I know is the studies that I
8 have presented that have been shown as fact that
9 I have found both from the specific manufacturers
10 of the products and from independent third
11 parties like the governmental agencies and the
12 non-profits that do the environmental watchdog
13 activities, everything that they have put out and
14 presented has been favorable in terms of health
15 or any type of risk or environmental factors
16 related to solar.

17 There is a couple studies that we
18 have, so we have a couple questions on the back
19 side of this, and I think Jason has this -- and
20 I'll also make this one available, it's a little
21 bit different than the previous one, but all of
22 our -- everything that was in this presentation
23 is cited, so you have all the citations here from
24 the different parties.

1 One of the ones -- let's see if I
2 left it -- yeah, back here, so there is -- there
3 is three different sources that specifically
4 discuss the EMF, the electromagnetic field or
5 electromagnetic force. I've highlighted a couple
6 in here.

7 This was a report that was put out
8 by the North Carolina -- it's by North Carolina
9 State University, and the North Carolina Clean
10 Energy Technology report.

11 I think the line here that shows --
12 this was actually a report that went in front of
13 the Congress, and the key line that's shown here
14 is: The conclusion of the committee is that the
15 current body of evidence does not show that
16 exposure to these fields presents any human
17 health hazard. So that's one source.

18 The second source, from the
19 Massachusetts Clean Energy Center, talks about
20 the different recommended levels of the EMF, they
21 say once you get to 833 milliGauss, that's kind
22 of the level, anything above that is when it
23 starts to become concerning, is 833.

24 The level for the solar field beyond

1 50 feet is less than 0.2, so 833 is the level
2 that it becomes concerning, and the report says
3 that there's been studies that show for solar
4 fields that it's less than 0.2.

5 Now, EMF is in this room right now.
6 It's from your laptop in front of Krysti, it's
7 from the cellphones we have in our pockets.
8 There is EMF everywhere. And what the study is
9 trying to say, that solar field -- if you are
10 standing next to the inverter, you will
11 experience some of the EMF that's given off from
12 the inverter. When you get beyond 25, 50 feet,
13 you won't experience anything from the EMF given
14 off by that inverter. That's what's put out by
15 the support.

16 CHAIRMAN HARKER: She also brought up
17 like the disposal after the -- What is the life
18 expectancy of the solar field?

19 MR. PETERMAN: So the solar panels are
20 warranted by the manufacturer to operate for at
21 least 25 years.

22 CHAIRMAN HARKER: Okay.

23 MR. PETERMAN: So this solar panel right
24 here is going to produce energy for at least

1 25 years. Most studies show that it will go
2 beyond 30. The only reason that you would take
3 it out is if you wanted to upgrade or do
4 something different with the property.

5 There are agencies that take damaged
6 solar panels for research, and we have donated
7 some of those to different area universities, but
8 yeah, in terms of the manufacturer, in terms of
9 the third-party organizations, that's what I know
10 to be fact from the studies that we have done.

11 VICE-CHAIRMAN OLSON: Are there SVS
12 sheets for solar panels?

13 MR. PETERMAN: Yes, sir. Data sheets?

14 VICE-CHAIRMAN OLSON: Does it say there
15 is anything harmful from them?

16 MR. PETERMAN: The data sheets I believe
17 were in the initial packet we presented for the
18 original petition; if not, I can get them.

19 MR. MARCUM: How long is the leasehold
20 agreement with the county?

21 MR. PETERMAN: 25 years.

22 MR. MARCUM: Megan. That's all I can
23 recall; the last name was too complicated.

24 MS. FANTHORPE: That's okay.

1 MR. MARCUM: These prior HOA meetings
2 you talked about, was the information about some
3 studies he is citing made available to you?

4 MS. FANTHORPE: I only received the
5 original Power Point with his information after I
6 emailed him today. I have a full-time job, so
7 unfortunately I didn't have time to read all this
8 information, but I have asked for them since the
9 first meeting when we were -- I don't recall when
10 the first meeting was called, but when we asked
11 for any information that they could provide to
12 show us that there are studies that show this is
13 safe for now and the long-term, and I can go back
14 and read these, but I did send an email
15 requesting that from the day that we had that
16 meeting, that we would get 60 days to take the
17 time to read it and we didn't get a response back
18 whether we were going to get the 60 days, so we
19 are here, it's not been voted on yet.

20 I would like more time to research
21 it; quite honestly I would like more time for
22 experts to research it, because again, it's a
23 safety thing for our neighborhoods and families
24 and kids.

1 This is 85 feet from our houses, so
2 I don't think that's something that anybody
3 should be passing without having beyond a
4 reasonable doubt that it's 100 percent safe now,
5 future, forever for the life span of these being
6 here.

7 If the studies aren't out there
8 because they just haven't had it out there long
9 enough, I don't think you can ask us to take that
10 risk. I don't think you would take that risk for
11 your family members.

12 MR. MARCUM: How about the studies that
13 you have referenced, have you made those
14 citations available to them?

15 MS. FANTHORPE: I have copies available,
16 I will be happy to email to every one of them.

17 CHAIRMAN HARKER: But the data that
18 you're showing, Eric, you're saying that there is
19 no --

20 MR. PETERMAN: Yeah.

21 CHAIRMAN HARKER: -- compelling issues?

22 MR. PETERMAN: We provided multiple
23 sources, as I said, there was presentation to
24 Congress for the United States of America, there

1 was the Massachusetts Clean Energy, North
2 Carolina State University, the manufacturer of
3 the products themselves, all of those have been
4 made available and they are in the packet.

5 This was an excerpt that actually I
6 think Jason put together, somebody from staff,
7 the average feet here, so from the property line
8 is about 75 to 80 feet, but distance from the
9 panel to any home, average distance is 160 feet,
10 and that's from the edge of the solar array.

11 As you recall, we moved the
12 inverters and the motors even further, so as a
13 conservative estimate, it's at least 300 feet.
14 From any home that's currently existing, probably
15 a more realistic expectation is 400 or better.

16 MS. FANTHORPE: We did ask they meter
17 test, they can do what it emits outside of it,
18 we're talking about the interior components, that
19 they can see what the EMF's are currently at the
20 border lines of our yard, and we asked that they
21 do before and after, and they have not raised
22 that at all, so that we don't have to worry about
23 that component, whether that means they need to
24 move the inverters further, you know, all the way

1 to the north side, or have less of them, you
2 know, whatever they need to do to make sure that
3 that number doesn't raise at all our borders,
4 that would be appreciated, or add more trees or
5 buffer.

6 With the interior components, I
7 guess that's just a matter of whose research is
8 accurate. My understanding is they use toxic
9 chemicals to make the cells, and again, I
10 understand when they're in an encapsulated form,
11 they're safe, but so is asbestos until it's
12 disturbed, and there is all type of weather
13 components, or a fire, if there are mechanicals
14 involved, so if something malfunctions, set on
15 fire, that could expose them, so I still think
16 there needs to be some kind type of biohazard
17 cleanup plan.

18 And, you know, too, they said there
19 would be security there in case kids get in, but
20 how fast you are going to reasonably -- unless
21 you have an on-site security person that's there
22 right then, how fast are you going to get there
23 that a kid is not going to be injured or killed
24 by the electrical components of the solar field

1 before they can get there?

2 CHAIRMAN HARKER: That's pretty close to
3 the police or the -- really close. You couldn't
4 get any closer to the sheriff's department.

5 MS. FANTHORPE: It only takes a couple
6 seconds to get electrocuted and killed.

7 MR. PETERMAN: To that topic, in terms
8 of safety, obviously we have discussed the fence
9 and the locks and all that.

10 Even if there were no fence and you
11 were able to be touch it, as I mentioned, there
12 is a solar panel here, you can touch it, you can
13 feel it.

14 I am going to flip it around to the
15 back side so you can see on the back. These are
16 the wires that transmit the energy. There is a
17 plastic head on each end, it's a plug and play,
18 so it's a male and a female.

19 Those are -- they click together
20 with the solar panel next to it, so you
21 physically cannot get electrocuted. I can hold
22 this while it's operating, there is no way,
23 unless you were to physically cut it or damage
24 it, but all of this is manufactured to be secure

1 through the weather elements, so there is no way
2 that these are going to come apart, they are all
3 secure, tightened, and they are plug and play,
4 male and female, snap together. They are called
5 NC 4's, which is a multi-contact, so
6 multi-contact to keep it secure.

7 CHAIRMAN HARKER: If a kid broke in
8 there with a set of bolt cutters or whatever,
9 laid under it and, you know, cut one of those,
10 would he get electrocuted or just shocked really
11 good?

12 MR. PETERMAN: You only get electrocuted
13 if you touched the two ends of the terminals
14 together with a portion of your body --

15 CHAIRMAN HARKER: Okay.

16 MR. PETERMAN: -- which you would have
17 to cut each one of these, touch them together and
18 touch a portion of your body together, and there
19 is regulations from the National Electric Code
20 that say you can't go beyond certain voltages
21 which are unsafe.

22 So each one of these creates about
23 40 volts; you can only string so many together
24 because they sum until you get to a voltage

1 that's unsafe.

2 So that's covered by the National
3 Electric Code, which we have to be mandated by,
4 so if they were to get in here and they were to
5 get shocked, it would hurt, but it wouldn't do
6 more damage than that.

7 CHAIRMAN HARKER: Okay.

8 MR. MARCUM: I am very possibly the
9 least scientific person you've ever come across,
10 and if this lady is right, if there is stuff in
11 made -- if there is stuff in there that's toxic,
12 some miscreant comes in there and thinks it's
13 going to be fun to smash all these, is there some
14 sort of danger then? I mean, what is the toxic
15 component, or is there a toxic component?

16 MR. PETERMAN: Yeah. Yeah. As I
17 mentioned, and with the studies, these are all
18 metalloids, so it's silicon, ingot. They are all
19 non-toxic from the studies we've seen.

20 So even if they were to smash -- You
21 know, when we first met there was concerns of
22 liquid running out or chemicals being released
23 into the ground or into the air. These are all
24 metalloids that are in the air, so we've had

1 broken ones before.

2 Like I said, we donate those broken
3 ones to local universities for research and
4 study. We've never had any issues and the
5 studies show there has never been any health
6 issues with the materials.

7 CHAIRMAN HARKER: Okay.

8 MR. MARCUM: Another point she brought
9 up was if you got these security cameras, what
10 about the privacy of the neighbors.

11 Are these going to be set up so that
12 they're not pointing towards these people's
13 homes?

14 MR. PETERMAN: I don't think the sheriff
15 is interested in policing the backyards; it's
16 going to be focused on the solar array and the
17 area that's there. That's the intention for the
18 security cameras.

19 MR. MARCUM: Anybody here from the
20 sheriff's office by any chance?

21 MR. KRAMER: No, but I was the one --
22 again, Dan Kramer, for the record -- that dealt
23 with the sheriff's department. They want the
24 cameras inward on the inside of the fence. They

1 are not so worried about the outside.

2 MR. MARCUM: Okay. Why did the
3 sheriff's office just -- I mean, they had no
4 problem with the southerly fence. Why did they
5 want the rest of it open? I mean, especially
6 going to the west so the dialysis people don't
7 have to look at this.

8 MR. KRAMER: They literally -- again,
9 like I said, the position had gone back there to
10 Richard Randall, our multi-term sheriff, he
11 wanted that whole campus open so that from the
12 second floor of the KenCom center that you got a
13 visual view out those windows of the whole thing.

14 Well, obviously you don't with the
15 trees now because they've grown up massively and
16 they are extremely thick.

17 Current sheriff again has followed
18 that policy and would like it as open as possible
19 and is frankly happy the trees are going, so that
20 they do have visibility.

21 And as I said, the petitioner has no
22 quarrel; whatever the city passes as the
23 resolution, if they said solid fence we are happy
24 to do it. Done.

1 We just were put in a position that
2 one body told us to do one thing and another told
3 us another.

4 MR. MARCUM: Right. And I think there
5 is an ugly issue.

6 MR. KRAMER: Not quarreling.

7 MR. MARCUM: And build that wall.

8 MR. KRAMER: Yeah. So if they say --
9 again, the height has been agreed upon so that
10 when the panels are totally extended the fence
11 would cover.

12 Now, if you're in a three-story
13 building, you'd still be able to look down, no
14 question, but again, if the ultimate
15 recommendation is the solid fence, like I said,
16 we're going to comply. We have no objection.

17 CHAIRMAN HARKER: Excellent. Thank you.

18 MR. KRAMER: Thank you.

19 CHAIRMAN HARKER: Okay.

20 CHRIS CHILDRESS,
21 having been first duly sworn, testified from the
22 podium as follows:

23 MR. CHILDRESS: Hi. Chris Childress
24 from Progressive Energy Group. I think there are

1 a couple built in here. I think maybe we need to
2 understand the process that one -- that back up
3 actually to the solar field, and where we'll be
4 that have an opinion.

5 I don't think that -- we knew I
6 think -- I don't want to speak for them, but I
7 think not having done this before there was one
8 of the people that there -- you might want to
9 hear from them.

10 CHAIRMAN HARKER: Okay. Anybody else
11 want to come up?

12 MR. OLSZEWSKI: I will come up.

13 CHAIRMAN HARKER: Did you get sworn in?

14 MR. OLSZEWSKI: No, I did not.

15 CHAIRMAN HARKER: Anybody else that
16 wants to come up and we can swear everybody in at
17 the same time now? All good? Okay. Awesome.

18 (Witnesses sworn.)

19 CHAIRMAN HARKER: All right. Thank you.

20 MICHAEL OLSZEWSKI,
21 having been first duly sworn, testified from the
22 podium as follows:

23 MR. OLSZEWSKI: I back -- that's my back
24 yard where this is proposed.

1 CHAIRMAN HARKER: State your name again,
2 please.

3 MR. OLSZEWSKI: Michael Olszewski.

4 CHAIRMAN HARKER: Michael.

5 MR. OLSZEWSKI: Would you like me to
6 spell it?

7 THE COURT REPORTER: Sure, go ahead.

8 MR. OLSZEWSKI: O-L-S-Z-E-W-S-K-I.
9 That's my backyard. My house backs up right to
10 it.

11 I enjoy the trees, I enjoy
12 everything right now, but if I'm going to have
13 something put back there, I'd rather see trees
14 and a fence than possibly a building, possibly --
15 and I know it's all talk and hearsay -- a jail
16 extension, I don't want to see that. I'm going
17 with the lesser of the two to three evils.

18 There will always be a problem with
19 drainage, whether it be solar panel fields or
20 building, so that problem will always be there.

21 I trust enough about the health
22 issues, solar panels have been around for a
23 while, never heard a whole lot about it, never
24 heard a lot of bad about it.

1 But if something is going to be put
2 back there -- and something will be put back
3 there -- it might as well be something that helps
4 the environment a little, not so much damage to
5 the properties.

6 There's going to be grass, fences,
7 shrubs, trees. I don't think we'll get that with
8 a building, I really don't, and I don't want to
9 see -- I'm going to be honest, if they want to
10 put a building up there, I'll probably cut my
11 losses and move.

12 I don't want to see it. Me and my
13 girlfriend stood in my sunroom today and looked
14 and I'm like what do you vote for, building or
15 fences and trees? I'm going fences and trees.
16 Just my opinion though. Thank you.

17 CHAIRMAN HARKER: Thanks. Appreciate
18 it.

19 BEN KILGORE,
20 having been first duly sworn, testified from the
21 podium as follows:

22 MR. KILGORE: Ben Kilgore, directly next
23 door to Mike. Kind of have the same opinion. I
24 don't -- personally I don't want either; I'd love

1 to see the trees to stay there. Obviously they
2 weren't intended to stay there. If something has
3 to go in, again, I'm kind of with Mike on this
4 one.

5 I don't know how much the
6 association talked to the community on some of
7 the decisions and the letters that were sent. I
8 wish a little bit more would have been done.

9 I'm not standing up to become
10 anybody's enemy by any chance, but again, same
11 thing Mike said, if you trust the company to know
12 their research -- I mean, I always say it to
13 myself, you wake up every morning, cancer is all
14 around you, not going to lie, you burn candles.
15 I mean, I work on brakes, I do mechanic work.
16 It's all on that. I have a kid, Mike's got a
17 kid. I mean, it's -- I don't know. That's
18 pretty much all I got.

19 CHAIRMAN HARKER: Thank you.

20 MS. GOINS: Thank you.

21 CHAIRMAN HARKER: Would anybody else
22 like to speak at tonight's public hearing before
23 we close it out?

24 MS. MILAM: Can I just ask a question?

1 CHAIRMAN HARKER: Sure.

2 DEB MILAM,
3 having been first duly sworn, testified from the
4 podium as follows:

5 MS. MILAM: All right. I was interested
6 in the health studies that you cited. What was
7 the length of these studies? How long did they
8 study? How do you determine it's not a health
9 risk?

10 CHAIRMAN HARKER: And, ma'am, what was
11 your name ?

12 MS. MILAM: Deb Milam.

13 MR. PETERMAN: I'd be happy to
14 provide -- like I said, I'll make it for public
15 record available and you can view all the studies
16 yourselves.

17 There is multiple sources with
18 varying lengths of what it is. How to determine
19 or how to correlate a health concern with the
20 solar field, they do analysis of the materials,
21 they do analysis of anything that is emitted from
22 the solar array, all of that, and many more
23 variables taken into account, so the multiple
24 studies that are in the report, I'll be happy to

1 share those with you and you are welcome to look
2 through them as well. There are varying lengths
3 of the different studies.

4 One thing I'll say also. It sounds
5 like that topic has come up with a little bit.
6 As we've shown earlier, the EPA, the
7 Environmental Protection Agency, has a solar
8 field on their campus.

9 I don't think that they would do
10 that if they believed that there was any harm or
11 health concerns or anything like that related to
12 solar. Field very similar to the size that's
13 proposed here, so that's located in New Jersey on
14 the EPA's campus.

15 CHAIRMAN HARKER: Awesome, thank you.
16 All right.

17 Since all the public testimony
18 regarding this petition has been taken, may I get
19 a motion to close the taking of testimony within
20 this public hearing?

21 MR. MARCUM: So moved.

22 MS. HORAZ: Second.

23 CHAIRMAN HARKER: Okay. Thank you.

24 MS. NOBLE: Roll call.

1 CHAIRMAN HARKER: Can I get a roll call
2 vote, please?

3 MS. YOUNG: Yes.

4 Olson.

5 VICE-CHAIRMAN OLSON: Yes.

6 MS. YOUNG: Goins.

7 MS. GOINS: Yes.

8 MS. YOUNG: Horaz.

9 MS. HORAZ: Yes.

10 MS. YOUNG: Marcum.

11 MR. MARCUM: Yes.

12 MS. YOUNG: Harker.

13 CHAIRMAN HARKER: Yes.

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

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

4 I, Christine M. Vitosh, a Certified Shorthand
5 Reporter, do hereby certify that I transcribed
6 the proceedings had at the public hearing and
7 that the foregoing, Pages 1 through 75,
8 inclusive, is a true, correct and complete
9 computer-generated transcript of the proceedings
10 had at the time and place aforesaid.

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

17 As certification thereof, I have hereunto set
18 my hand this 3rd day of December, A.D., 2018.

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

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BLACKBERRY WOODS HOMEOWNER'S ASSOCIATION

Open Forum



AGENDA

- Project Anatomy
- Sound Study
- Landscape Layout
- HOA Questions
- Site Maintenance
- Prior GRNE Installations

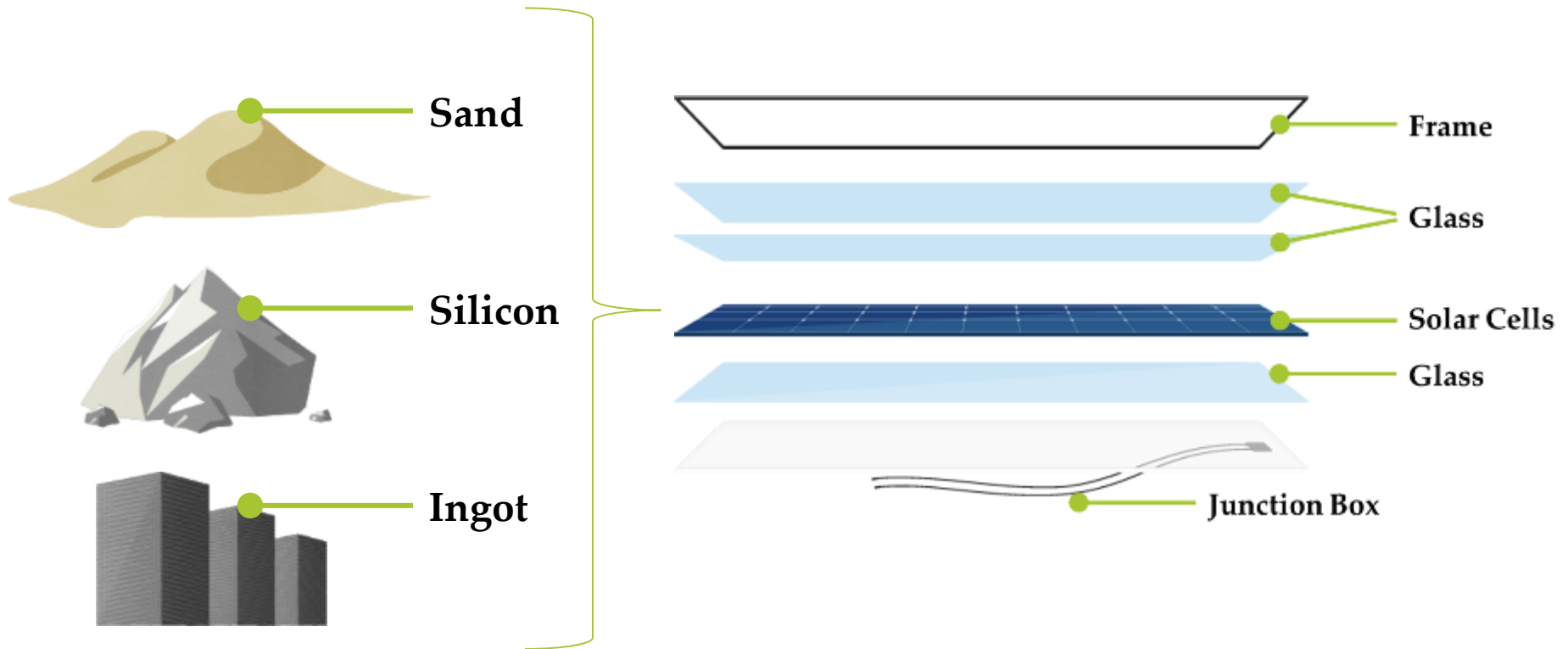


SYSTEM ANATOMY

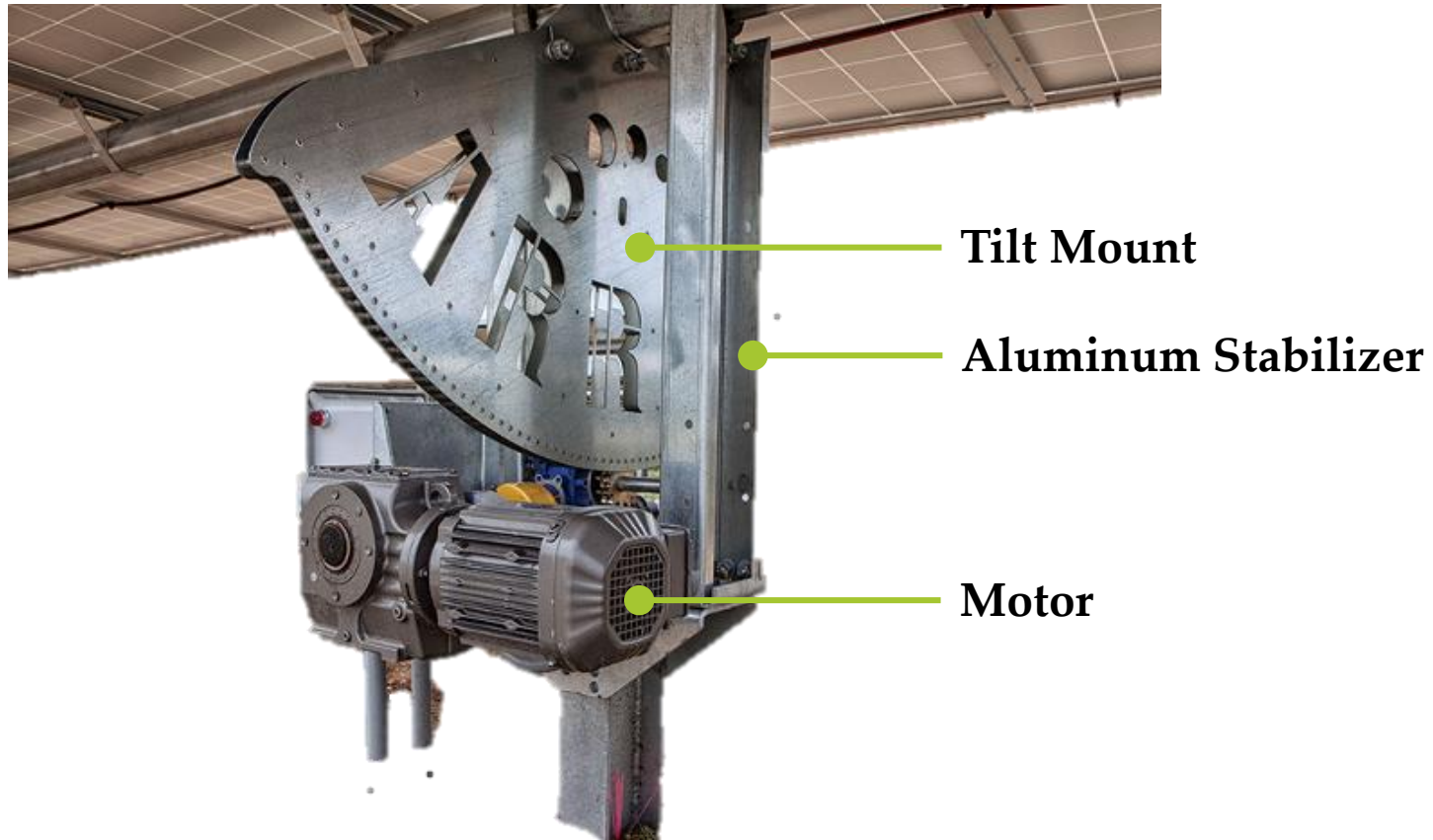
- **Racking System**
 - The racking system stabilizes the panels and necessary cables into place.
- **Solar Panels (PV Panels/Modules)**
 - Converts sunlight into electricity (direct current, DC).
- **Inverter**
 - This takes collected energy from the solar panels (DC) and converts it into operating power (alternating current, AC) or power that can be used by utility service.



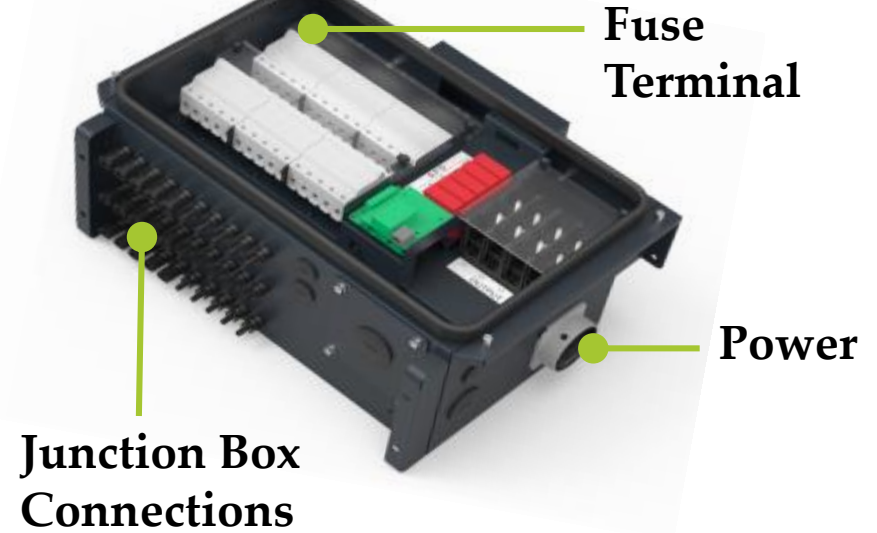
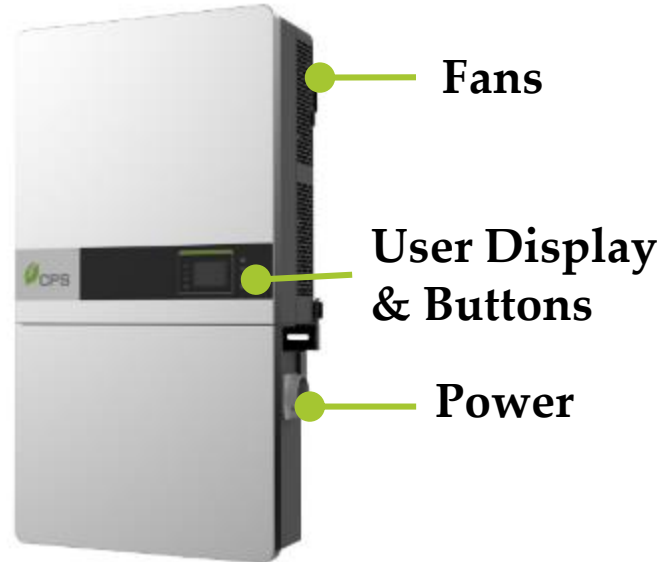
SOLAR PANEL ANATOMY



RACKING ANATOMY

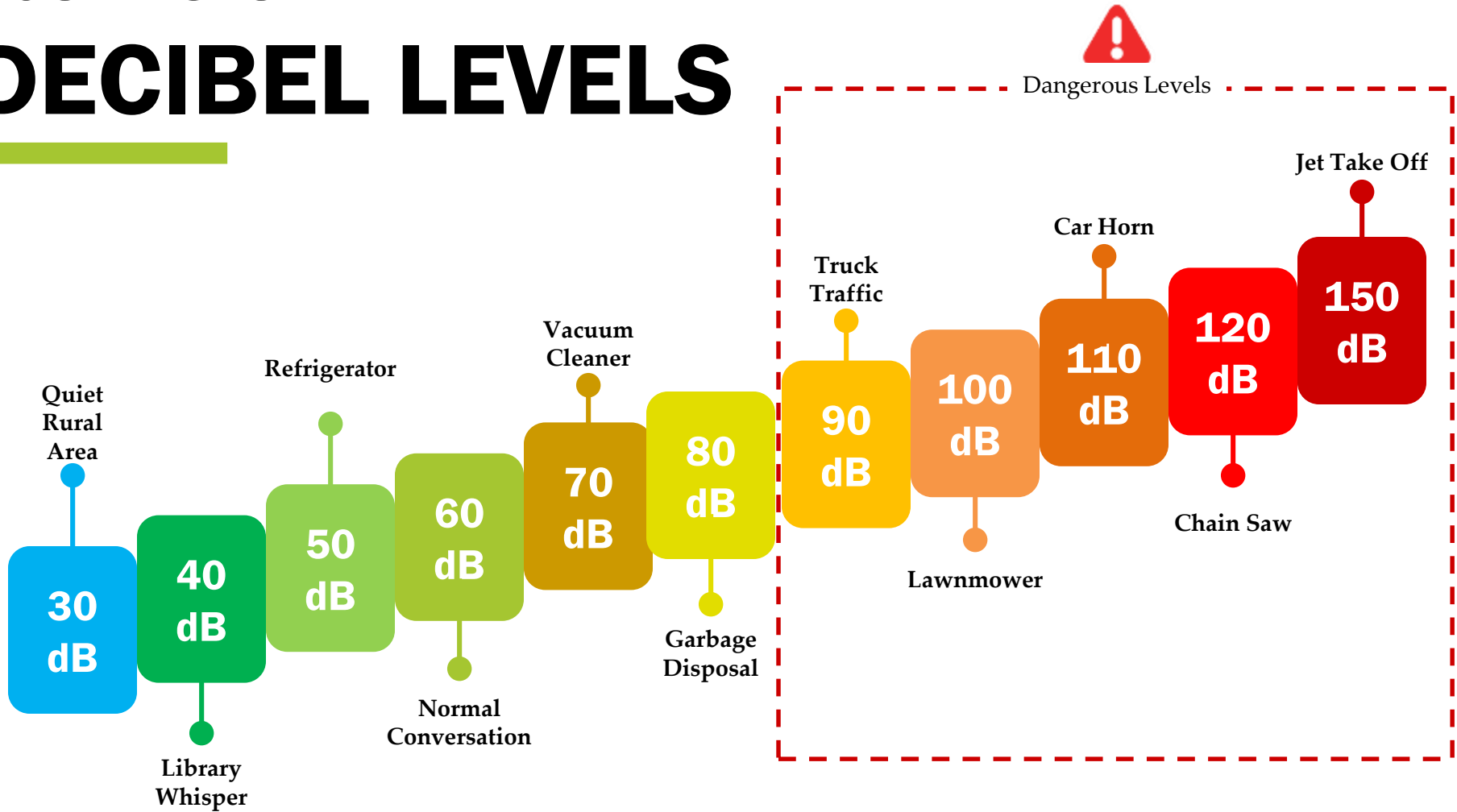


INVERTER ANATOMY



SOUND STUDY

DECIBEL LEVELS



SOUND STUDY

SOLAR PANELS



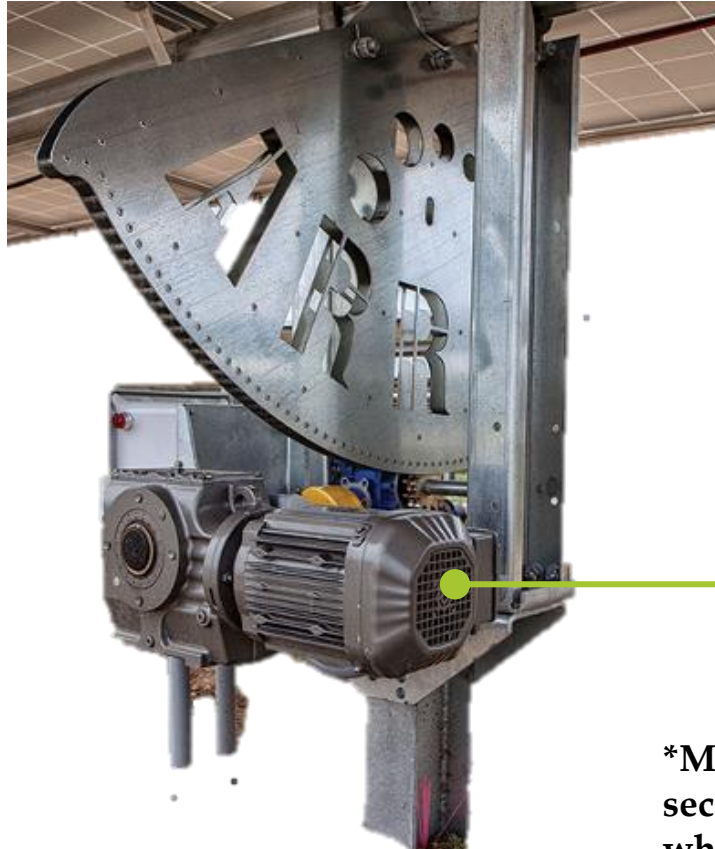
No Noise Detected

SOUND STUDY

TRACKING RACK MOUNTS

40
dB

Library Whisper



50
dB

Refrigerator

53 dB at 10' away when
motor is running

*Motors run every 10 min at 15
second intervals only during the day
while the sun is shining

SOUND STUDY INVERTER

*Inverters operate only during the day while the sun is shining

60
dB

Normal
Conversation

Test conducted by Chint Power Systems



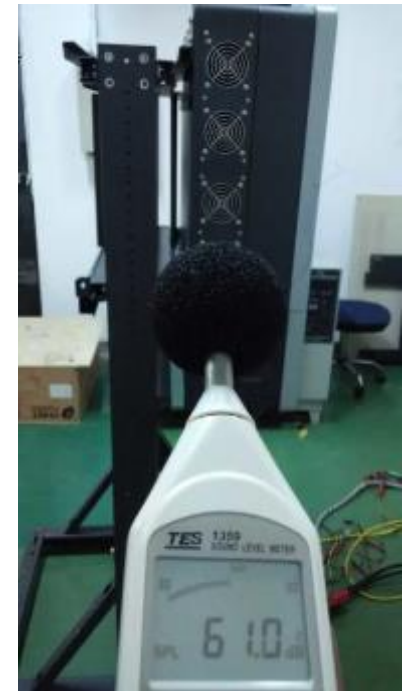
FRONT



RIGHT



BACK



LEFT

SOUND STUDY

INVERTER

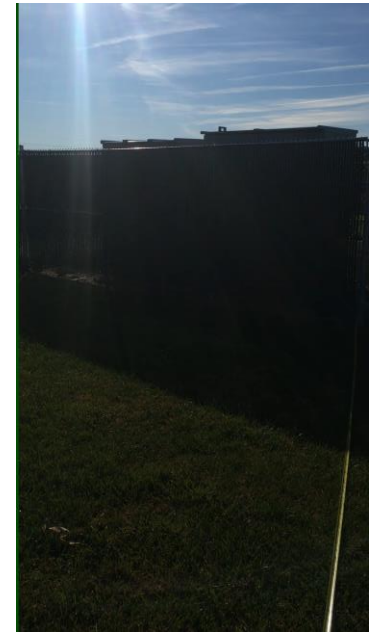
Inverter sound test conducted by GRNE Solar in Lowell, Indiana at Tri-Creek School Corporation Solar Field



**Sound level
at 3 feet**



**Sound level at 10
feet: 60 – 63 dB**



**Sound level at 25
feet from enclosure**

SOUND STUDY

INVERTER

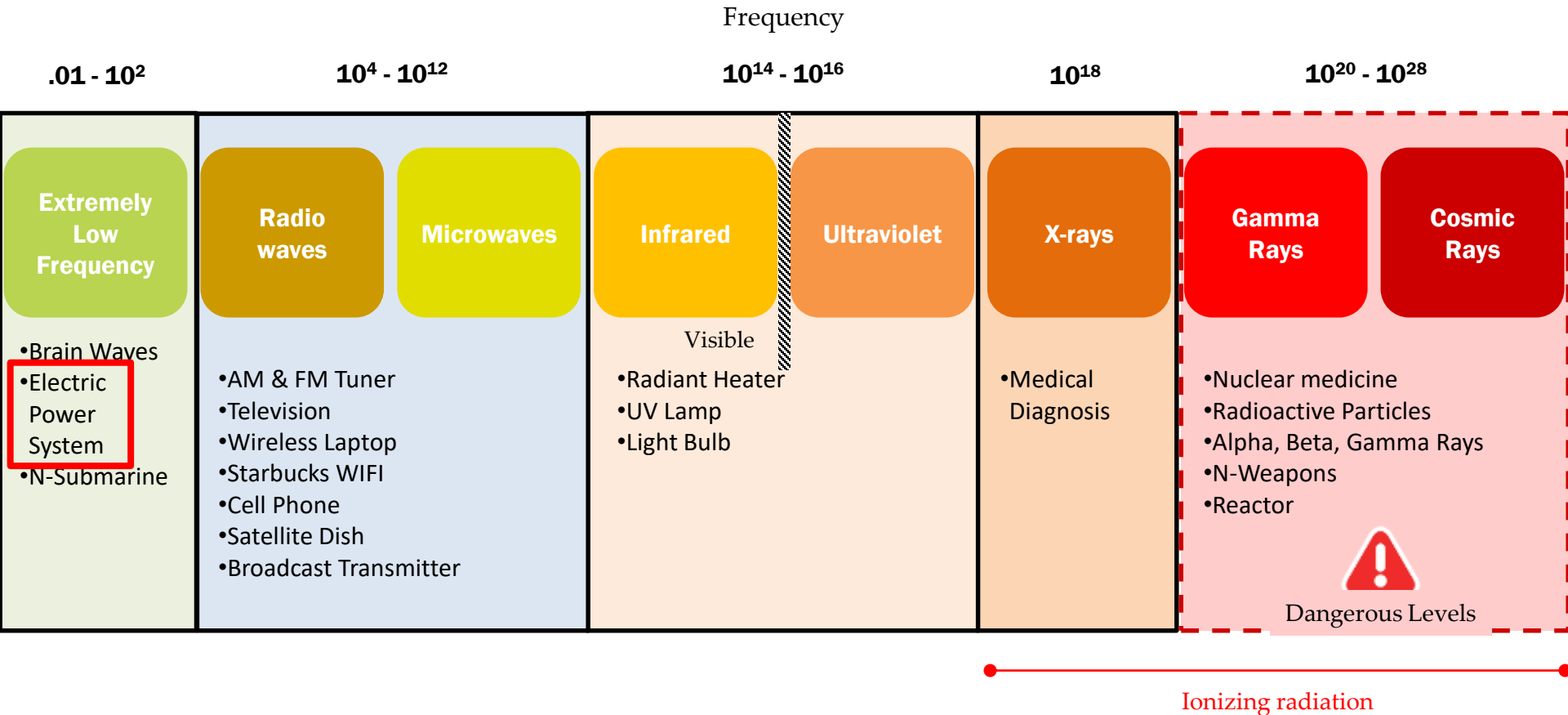
Inverter sound test conducted by GRNE Solar in
Lowell, Indiana at Tri-Creek Corporation Solar Field

Walking through solar field



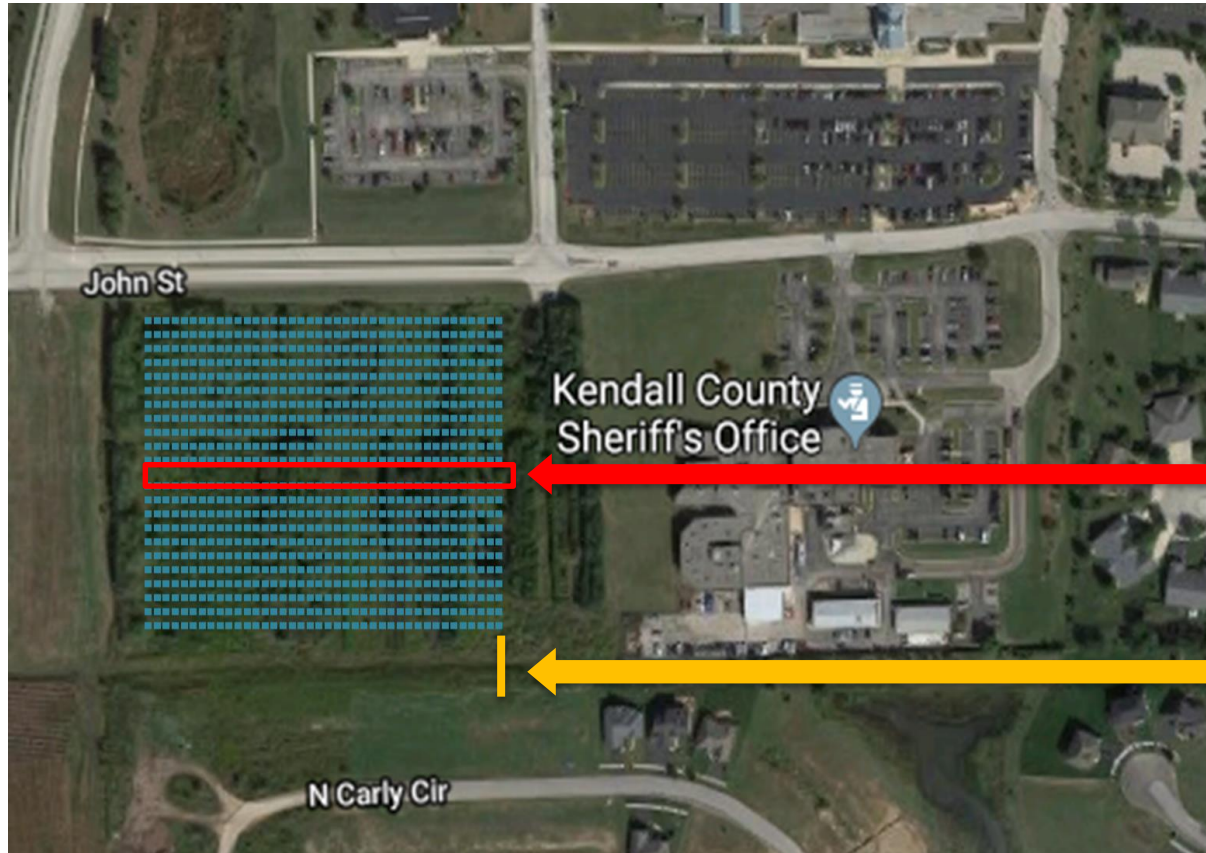
EMF STUDY

FREQUENCY LEVEL



SOUND STUDY

INVERTER/MOTOR PLACEMENT

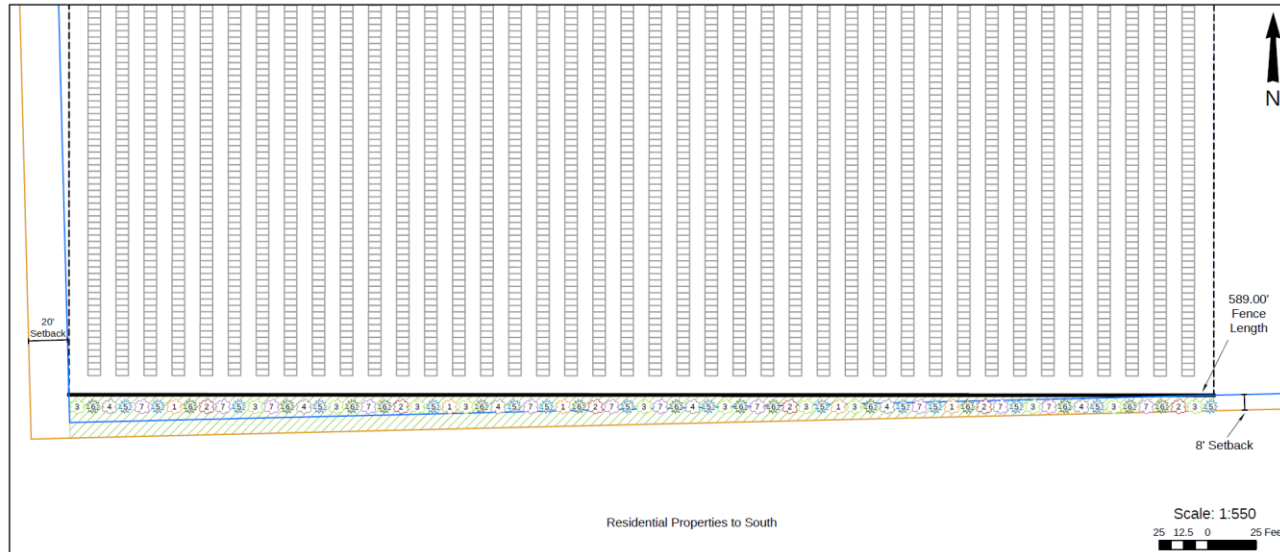


The inverters and tracker motors will be located down the center of the array, **more than 300'** from any home

Location of inverters and tracker motors

Over 300' to the nearest home

LANDSCAPE LAYOUT

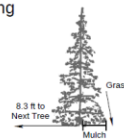


Project Description

- 7' High Fence
- Modules
- - - Project Boundary
- Inside of 8' Buffer (Setback)
- Parcel Boundaries

Proposed Landscaping

- ⊙ Evergreen Trees
- ⊙ Ornamental Trees
- ▨ Grass



Tree Detail

- 1) Three inches of mulch surrounding plantings.
- 2) Area in between trees will be grass (DOT Class 1 Lawn Mixture or comparable).
- 3) Mulch is not to be placed against the trunk of the tree.

Landscape Notes

1. Trees shall be typical of their variety or species, shall have a normal growth of spread and height, and shall be sound, healthy, vigorous, free of disease, insect pests and larvae, with well-developed root systems. Items broken major branches, or badly bruised or damaged bark, are not acceptable.
2. Trees shall be balled and burlapped, with firm, natural balls of earth. The balls shall be dug according to current nursery practices for sufficient depth and width to include adequate fibrous and feeding roots. No tree shall be accepted if the ball is broken before or during planting operations.
3. Trees shall be set plumb in center of the planting hole at same elevation as adjacent finished landscape grades. When set, additional topsoil backfill is to be placed around the base and sides of the root ball, and each layer worked to settle backfill and eliminate voids and air pockets. If balled and burlapped, burlap shall be removed from sides of balls and retained on bottoms.
4. Plant material shall be grown in nurseries from the central or northern Illinois region.
5. Spade harvested and transplanted plants shall meet all the requirements for field grown trees. Root ball diameters shall be of similar size as the ANSI Z60.1 requirements for balled and burlapped plants. Trees shall be harvested prior to leafing out (bud break) in the spring or during the fall planting period except for plants known to be considered as fall planting hazards. Plants that are fall planting hazards shall only be harvested prior to leafing out in the spring. Trees shall be moved and planted within 48 hours of the initial harvesting and shall remain in the spade machine until planted.
6. Install 4" minimum top soil to all planting areas, contractor is responsible for fine grading of planting areas. Remove stones, sticks, and debris larger than 1".
7. All installed trees to be mulched with 3" depth of partially decomposed hardwood mulch over weed barrier.
8. Guarantee all work for a period of one year beginning at the date of acceptance. Make all replacements promptly as per direction of owner.
9. Water and maintain all plant materials, until initial acceptance.
10. Coordinate installation with work of other sections.
11. Notification of JULIE 811, is required for all planting areas. The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the local utility locator service.

ID	Species	Common Name	Quantity	Install Height
1	Acer tataricum subsp ginnala sp.	Amur maple	5	6'
2	Cercis canadensis	Eastern redbud	6	6'
3	Cornus mas	Cornelian cherry dogwood	12	6'
4	Malas x 'Red Splendor'	Red Splendor crabapple	6	6'
5	Picea glauca var. densata	Black Hills spruce	15	8'
6	Pinus flexilis 'Vanderwolf'	Vanderwolf limber pine	15	8'
7	Syringa reticulata sp.	Japanese tree lilac	12	6'
Total:			71	

GRNE Solar
Kendall County
Solar Project

Landscape
Plan

10/29/2018



Landscape Plan Prepared By:
Hampson, Lentz and Rensick, Inc.
1000 West 10th Street, Suite 100, Moline, IL 61201
309.398.1234
www.hlr.com



ALTERNATIVE SITE PLANS

As published in the FY2012 Budget – Kendall County Capital Improvement Plan

Improvement Project Name	Org. Date	Revised Date: 2010	Original Budget	Revised Budget	Est. Annual Debt Service
PSC – Corrections Pod Addition - Design - Construction	2020	2027	9,637,916	12,262,121	983,949

Implementation Year						
2020	2021	2022	2023	2024	2025	2026
Jail Pod, 26,000 SF New 5,000 Renovation – Site Development						

HOA QUESTIONS

Will living near a solar field affect the value of my property?

CohnReznick and Lawrence Berkeley National Laboratory, performed interviews with county assessors and real estate brokers to study the impact of solar farms on property values. The results showed that solar farms do not negatively impact property values.

Do solar panels contain harmful chemicals?

No - Solar panels are safe to touch, attach to your home and install in your neighborhood. The panels are made of materials that are found in your homes such as aluminum, copper, and glass. The materials used are sealed safely within the tempered glass that is tested to uphold all weather conditions including hail.

Do solar panels create a glare?

Solar panels are specifically designed to absorb sunlight not reflect it. The combination of the dark-colored materials and anti-reflective coating remove the glare so much so that solar farms can be installed throughout flight paths and are used to power several major airports.



HOA QUESTIONS

Do solar panels leak radiation?

The materials of solar panels are enclosed in tempered glass, therefore they do not mix with water or vaporize into the air. There is no threat of chemicals releasing the environment causing harm. Several third party environmental organizations such as Sierra Club, Environmental Law and Policy Center, Greenpeace, etc. support solar development.

Do solar panels produce electromagnetic radiation that is harmful to our health?

Solar arrays produce a lower amount of electromagnetic field than TV's and refrigerators. There is no relationship between health issues and exposure to electromagnetic fields.



Tri-Creek School Corporation, Lowell Indiana
Uses the solar display in their curriculum.

SITE MAINTENANCE



Examples of manicured solar fields.



- Site maintenance will be the responsibility of GRNE Solar.
- GRNE Solar will lease the fenced area from the County and will maintain the solar field and land.
- Regular maintenance will occur to ensure the property is well cared for and operating at the optimal efficiency.
- Regular safety checks of electrical equipment will take place including a review of the fence, surrounding area, and overall safety.

PROJECTS



Tri-Creek School Corporation, Lowell Indiana
1MW SOLAR ARRAY
3,936 SOLAR MODULES
728 TONS OF CO2 REDUCED PER YEAR

JAX Properties
100 kW SOLAR ARRAY
327 SOLAR MODULES
73 TONS OF CO2 REDUCED PER YEAR

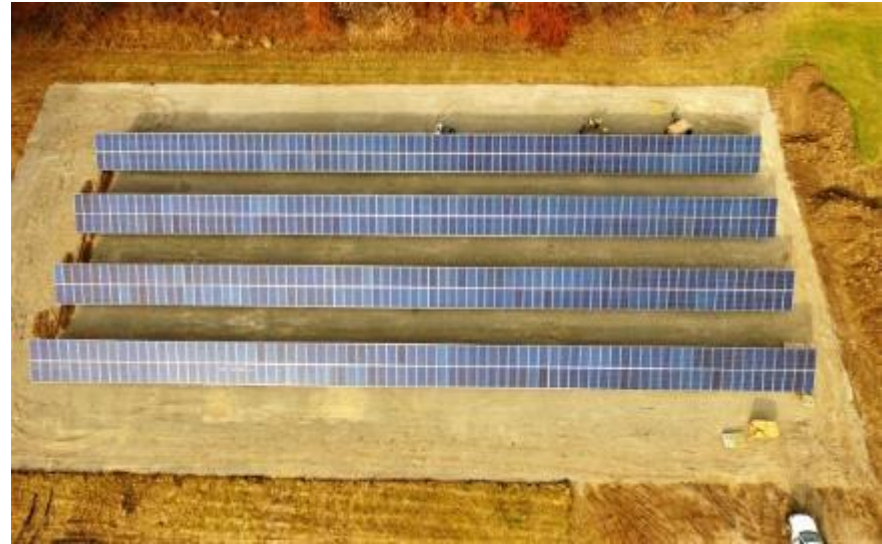


PROJECTS



The Summit, Ft. Wayne, Indiana
100 kW SOLAR ARRAY
323 SOLAR MODULES
73 TONS OF CO2 REDUCED PER YEAR

Ambassador Enterprises
200 kW SOLAR ARRAY
624 SOLAR MODULES
146 TONS OF CO2 REDUCED PER YEAR



PROJECTS



City of Escanaba, Escanaba, Michigan
1MW SOLAR ARRAY
3,510 SOLAR MODULES
728 TONS OF CO2 REDUCED PER YEAR

Ranked #1 Solar installer in Illinois by
Solar Power World Magazine



SUPPORTING ENVIRONMENTAL ORGANIZATIONS



NAEP

The National Association of
Environmental Professionals

TM Promoting Excellence in the Environmental Profession



**NATURAL
RESOURCES
DEFENSE
COUNCIL**



**U.S. DEPARTMENT OF
ENERGY**



**NATIONAL
GEOGRAPHIC
SOCIETY**



**The Nature
Conservancy**



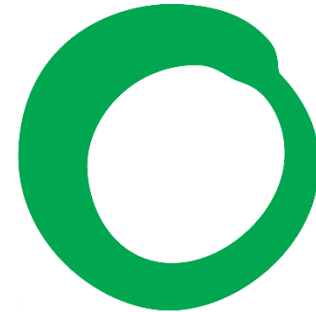
**Association of
Environmental
Professionals**

ipcc

INTERGOVERNMENTAL PANEL ON
climate change



Audubon



**Friends of
the Earth**



 **GRNE SOLAR**

EPA CAMPUS



- 1.5 MW (4,788 panels) solar field at Edison, New Jersey Campus
- Generate 45% of the campus' electrical demand based on consumption.
- System will reduce air pollution and cut the EPA's energy bills – thereby reducing taxpayer costs.

APPENDIX – ADDITIONAL STUDIES

Yingli Solar Panel Basics

http://www.yinglisolar.com/us/solar-basics/#panel_section

Array Tracking Rack

<http://www.arraytechinc.com/solar-trackers/>

Chint Power Systems (Inverter)

<https://www.chintpowersystems.com/pdf/commercial/50K/CPS-SCA50-60KTL-DO-US-480-Datasheet.pdf>

Authorized RP Construction Services Array Tracker Sound Level – see Slide 24

Authorized Yingli Letter - No Sound/No Harmful Elements – see Slide 25

Kendall County Capital Improvement Plan

https://www.co.kendall.il.us/wp-content/uploads/FY11_12_Budget1.pdf

Illinois Solar FAQ

<https://illinoisolar.org/FAQ-utility-community-large-scale-solar>

EcoSolar Home Improvement

<http://www.ecosolarhomeimprovement.com/solar-panels-increase-property-values/>

NC Sustainable Energy Association

<https://energync.org/wp-content/uploads/2017/03/solar-health-myth-vs-fact.jpg>

CohnReznick Property Value Report Source 1

Source 2 – Slide 33&34

Healthy Building Science

<https://healthybuildingscience.com/2013/05/30/how-to-measure-emf/>

Solar Farm Tour

<https://www.solarfarmtour.org/>

Yorkville Chamber Green Committee

<https://www.solarfarmtour.org/>

Illinois Sustainable Technology Center

https://www.istc.illinois.edu/UserFiles/Servers/Server_427403/File/20180906.pdf

NC Clean Energy Technology Center – Health and Safety Impacts of Solar Photovoltaics

http://ncsolarcen-prod.s3.amazonaws.com/wp-content/uploads/2017/10/Health-and-Safety-Impacts-of-Solar-Photovoltaics-2017_white-paper-1.pdf

Massachusetts Clean Energy Center – Study of Acoustics and EMF Levels of Solar Photovoltaic Projects

<http://files.masscec.com/research/StudyAcousticEMFLevelsSolarPhotovoltaicProjects.pdf>

Incentives – Slide 26

<https://solarips.com/2016/03/do-i-need-to-be-concerned-about-electromagnetic-radiation-from-my-solar-system/>

SUMMARY & NEXT STEPS



- Solar inverters and racking motors will be located more than 300' from the nearest home
- Inverters and racking motors only operate during the day when the sun is shining
- Emitted sound from the system will be drowned out by the distance of the field from residential properties as well as the ambient noise from the highway
- The solar field will be regularly maintained and manicured by GRNE Solar
- Living near and interacting with a solar panel, system or field has been rigorously tested and proven not to cause any adverse health concerns
- Independent third party environmental groups support solar development
- GRNE Solar is excited to share that this project will save tax payers \$4M over the duration of the project with \$0 capital cost

Next Steps

- HOA Joint Meeting - October 30, 2018
- Public Hearing Meeting with the United City of Yorkville - November 14, 2018
- City Council Vote of Approval - December 11, 2018
- Apply for Solar Incentives - January 15, 2019
- Begin Installation of Solar Array – April 2019

CONTACT US



Eric Peterman, CEO

Email: Eric@GRNESolar.com

Phone: 312-859-3016





CONSTRUCTION
SERVICES

October 25th, 2018

GRNE Solar
2004 SW 5th St. Unit A
Lincoln, NE 68522
Attn: Sai Chennamsetty

Re: Array tracker noise

Dear Sai,

Array conducted a sound test in the field for the motors on 6/7/2017 and at (3) meters the ambient noise level is 43 db, and the motor running level is 53 db.

Please let me know if there are further questions.

Regards,
Dylan

DYLAN WRAGA

Sales Director

RPCS (RP Construction Services Inc.)

e dylan@rpcs.com

Yingli Green Energy Holding Co. Ltd.

英利绿色能源控股有限公司

3399 North Chaoyang Avenue

Baoding 071051, China

中国保定国家高新区朝阳北大街 3399 号 (071051)



Date: Oct.24, 2018

Re: Questions about Yingli Solar Modules

To whom it may concern,

I am writing to address a few questions that you may have about Yingli solar modules.

Yingli solar modules do not produce any noise or release any gasses during operation. The use of Yingli solar modules is to convert sunlight into electricity; it will have no other affect to the surroundings, nor will it cause any health risks. Our products have been tested for safety and reliability by reputable third-party labs, and we apply tight quality control to ensure we meet the quality standards as enforced by the appropriate regulating bodies.

Sincerely,

Frank X. Wang

Sr. Manager, Commercial Operations

Yingli Green Energy

INCENTIVES



- **Federal Solar Tax Credit**
 - Deduct 30% of the cost of installing solar energy systems from your federal taxes.
- **Illinois Incentives**
 - **Net Metering**
 - A ComEd Program
 - If your solar system produces more energy than you need, you receive a credit on your utility bill.
 - **Solar Renewable Energy Credits**
 - Illinois is the only state that offers this program.
 - A production based incentive. Participants get a certain amount of money depending on how much energy their system uses.

MORE ON EMF

1. NC Clean Energy Technology Report – NC State University

The National Academies of Science were directed by Congress to examine the effect of EMF from PV systems and concluded:

“Based on a comprehensive evaluation of published studies relating to the effects of power-frequency electric and magnetic fields on cells, tissues, and organisms (including humans), **the conclusion of the committee is that the current body of evidence does not show that exposure to these fields presents a human-health hazard.** Specifically, no conclusive and consistent evidence shows that exposures to residential electric and magnetic fields produce cancer, adverse neurobehavioral effects, or reproductive and developmental effects.”

2. Massachusetts Clean Energy Center

The International Commission on Non-Ionizing Radiation Protection has a **recommended magnetic field level exposure limit of 833 milli-Gauss (mG)** for the general public. At the utility scale [PV] sites, magnetic field levels along the fenced PV array boundary were in the very low range of 0.2 to 0.4 mG. **Magnetic field levels at the locations 50 to 150 feet from the fenced array boundary were not elevated above background levels (<0.2 mG).**

3. Independent Power Systems

Based on these findings in this limited test, I am very pleased to see that our system emits **negligible electromagnetic radiation.**

COHNREZNICK PROPERTY VALUE STUDY 1

CohnReznick Impact Study Analysis Conclusions								
Solar Farm		Adj. Property Number	Adjoining Property Sale (Test Area) Price Per Unit	Control Area Sales Median Price Per Unit	% Difference	Feet from Panel to Lot	Feet From Panel to House	Impact Found
1	Grand Ridge Solar	12	\$79.80	\$74.35	+7.48%	388	479	No Impact
2	Portage Solar	1	\$8,000	\$7,674	+4.25%	874	1,227	No Impact
	Portage Solar	7	\$84.35	\$84.27	+0.10%	1,198	1,320	No Impact
3	MPA Frankton	2	\$25.58	\$28.42	+0.58%	83	145	No Impact
	MPA Frankton	7	\$52.40	\$51.47	+1.81%	208	414	No Impact
4	Indy Solar III	Group 1 (4)	\$59.10	\$57.84	+2.18%	157 to	230 to	No Impact
	Indy Solar III	Group 2 (3)	\$72.49	\$71.52	+1.38%	329	404	No Impact
	Indy Solar III	2	\$8,210	\$8,091	+1.47%	188	n/a	No Impact
5	Valparaiso Solar LLC	10	\$82.42	\$79.95	+3.09%	400	521	No Impact
	Valparaiso Solar LLC	14	\$82.11	\$84.07	-3.06%	595	678	No Impact
Average Variance in Sale Prices for Test to Control Areas					+1.92%			

16 Adjoining Test Sales Studied and compared to 63 Control Sales.

Marketing Time Averages: Adjoining Test Sales 162 days; Control Area Sales 171 days

COHNREZNICK PROPERTY VALUE STUDY 2

Paired Sale Analysis	Solar Farm	Adjoining Property Sales (Test Area) Price Per Unit	Control Area Sales Median Price Per Unit	% Difference	Impact Found
1	Rockford Solar Farm	\$3,943	\$4,076	-3.2%	No Impact
2	Grand Ridge Solar	\$79.90	\$74.36	+7.5%	No Impact
3	Portage Solar	\$8,000	\$7,674	+4.3%	No Impact
4	Portage Solar	\$84.36	\$84.27	+0.1%	No Impact
5	INPA Frankton	\$28.68	\$28.42	+0.6%	No Impact
6	INPA Frankton	\$62.40	\$61.47	+1.8%	No Impact
7	Indy Solar III	\$69.81	\$67.86	+3.4%	No Impact
8	Indy Solar III	\$69.14	\$70.98	-2.6%	No Impact
Average Variance in Sale Prices for Test to Control Areas				+1.5%	

Yorkville Dialysis Center, LLC

November 7, 2018

Mr. Jason Engberg
United City of Yorkville Community Development Department
City Hall
800 Game Farm Road
Yorkville, IL 60560

Re: PZC 2018-07 – GRNE Solar, Letter in Opposition

Dear Mr. Engberg:

On behalf of Yorkville Dialysis Center, LLC (“YDC”), Fox Valley Medical Associates, Ltd. (“FVMA”) and Renaissance Management Company, LLC (“Renaissance”), I’m writing in opposition to PZC 2018-07 and GRNE Solar’s application for a special use permit to install and operate a solar farm (the “Solar Farm”) at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville.

YDC leases the property commonly known as 1400 Beecher Road, Yorkville, Illinois (“YDC’s Property”) from an affiliate of Rush-Copley Medical Center (“Rush Copley”) pursuant to a ground lease. YDC’s Property is located on the mid/south half of Rush Copley’s campus immediately adjacent to the proposed Solar Farm site. YDC operates a hemodialysis and peritoneal dialysis center, which is operational between 8 - 12 hours daily, six days a week, that is critical to patients with end-stage renal dialysis. FVMA provides nephrologists to treat patients at YDC, and also provides medical director to YDC. Renaissance is the medical management company and operator of YDC.

YDC, FVMA and Renaissance and all parties related thereto are concerned about the proximity of the Solar Farm site to YDC and object to its installation and operation. YDC furnishes critical life preserving treatments. With patients coming to the YDC facility for dialysis treatments, YDC does not wish for the installation, construction and operation of the proposed Solar Farm to impact the furnishing of dialysis services to its patients in any way. We have a grave concern over the noise, dirt, dust and other airborne pollutants arising from the construction of the Solar Farm, as well as the glare that may arise from operation of the solar panels themselves. The construction of the Solar Farm would also lead to increased traffic in and out of the area which would impede patients coming in and out of YDC’s facility.

Given the unknown risks of installing and operating such a solar farm so close in proximity to a dialysis facility and the critical importance of the services YDC provides to its many patients, we

November 7, 2018

Page 2

do not believe it is a proper location for the proposed Solar Farm. We therefore implore the United City of Yorkville to deny the application for a special use permit to install and operate the Solar Farm at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville.

If the United City of Yorkville intends to move forward and approve the application over the above objection, we respectfully request consideration of the following.

1. That the fence surrounding the proposed Solar Farm be at least 8' feet in height so that the fence is higher than the solar panels themselves.
2. That the fence surrounding the proposed Solar Farm be of visually appealing solid concrete or wood material along the Western and Northern lot lines of the Solar Farm. A chain link fence simply would not provide the preferred visual separation of the YDC's facility and the Solar Farm.
3. That there be a visually appealing landscaped berm with mature trees lining the western and northern lot lines of the Solar Farm.
4. That there be stop signs installed at the corner of Beecher Road and John Street.
5. That the special use permit approval be conditioned upon GRNE being obligated to reduce fugitive dust (by regularly wetting soil, etc.), airborne pollutants and noise (by reducing throttling, installing sound dampening equipment, etc.) during construction given the proximity to a medical facility.

Thank you for your consideration.

Very truly yours,

Yorkville Dialysis Center, LLC

By:

Calvin Ganong, Manager

CEO, Renaissance Management Company, LLC

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 ordinance; 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, GRNE Solutions LLC commonly known as GRNE Solar (“the Lessee”) is leasing 7.4 acres for the proposed installation of approximately 6,400 freestanding solar energy systems on the property owned the County of Kendall located generally at the southeast corner of John Street and Beecher Road, 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 O Office District and freestanding solar energy systems are allowed 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 sent by certified mail; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on the 14th day of November, 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:

That part of the Northwest Quarter of Section 29, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of the Tract conveyed to the Kendall County Public Building Commission by the Trustee's Deed recorded November 17, 1989 as Document number 896707; thence North 01° 14'11" West, along the East Line of Rush-Copley Healthcare Center, 15.0 feet; thence North 88°29'47" East, parallel with the South Line of said Building Commission Tract, 12.50 feet for the point of beginning; thence North 88°29'47" East, parallel with said South line, 615.74 feet; thence North 01°30'13" West, perpendicular to the last described course, 525.0 feet; thence South 88°29'47" West, parallel with said South Line, 600.79 feet; thence South 01°14'11" East, 22.17 feet; thence South 88°45'49" West, 12.50 feet; thence South 01°14'11" East, 502.89 feet to the point of beginning in the United City of Yorkville, Kendall County, Illinois.

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. The maximum clearance between the lowest point of the system and the surface on which the system is mounted shall be one foot and seven inches (1'7").
- b. A seven foot and six inch (7'6") tall solid opaque fence made of a composite, vinyl or plastic material shall be installed along the entire perimeter of the solar farm.
- c. The petitioner must implement the landscape plan submitted by the petitioner and completed by Hampton, Lenzini, and Renwick, Inc. dated October 29, 2018 attached hereto and made a part hereof as Exhibit A.

- d. The petitioner must comply with all comments and requirements made by Planning Resources, Inc. dated November 13, 2018 and attached hereto and made a part hereof as Exhibit B regarding the landscape plans dated October 29, 2018.
- e. A security camera system must be installed which gives monitoring access of the solar farm to the Kendall County Sheriff.
- f. A Knox-Box must be installed near the access gate to the Subject Property for emergency entrance by the City's Police and Fire Departments and the Kendall County Sheriff.
- g. The petitioner, pursuant to Section 10-19-4-E of the Zoning Code, shall 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 with 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.
- h. Compliance with all comments prepared by Engineering Enterprises, Inc., the City's engineering consultant, in a letter dated August 2, 2018 attached hereto and made a part hereof as Exhibit C.

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	_____
SEAVAR TARULIS	_____	JASON PETERSON	_____

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

MAYOR