

**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, MARCH 26, 2019**

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

**ROLL CALL**

Deputy City Clerk Pickering called the roll.

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

Also present: Deputy City Clerk Pickering, Attorney Orr, City Administrator Olson, Chief of Police Hart, Deputy Chief of Police Mikolasek, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Building Code Official Ratos, Facilities Manager Raasch, Purchasing Manager Parker, and EEI Engineer Morrison.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

**Swearing-in of Sergeant – Mitchell G. Carlyle**

Mayor Golinski, along with Fire and Police Commission Chairman Robert Johnson and Chief of Police Richard Hart, swore in Mitchell G. Carlyle as a Sergeant for the police department.

**Swearing-in of Deputy Chief – Behr Pfizenmaier**

Mayor Golinski, along with Fire and Police Commission Chairman Robert Johnson and Chief of Police Richard Hart, swore in Behr Pfizenmaier as Deputy Chief of Police for the police department.

**RFP Opening for 111 W. Madison Street (Old Jail)**

City Administrator Olson opened the two requests for proposals that were received for 111 W. Madison Street (Old Jail). The first proposal opened was submitted by Peter McKnight and Cary Coles. The second proposal opened was submitted by the Imperfect Angels Organization. Administrator Olson briefly summarized the two proposals for the City Council. Copies were then made and distributed to the City Council members (*see attached*).

**PUBLIC HEARINGS**

1. Third Amendment to the Annexation Agreement (O’Keefe Subdivision) dated September 26, 2006, amended June 10, 2008 and May 1, 2012 by and between Raging Waves, LLC, Series A, and the United City of Yorkville, Kendall County, Illinois.
2. Amendment to that certain Annexation Agreement (Windmill Farms) dated May 27, 2008, by and among Jake Land Group, LLC (“*Original Owner*”), and the United City of Yorkville, Kendall County, Illinois, for the purpose of amending the Windmill Farms Annexation Agreement related to the zoning of certain parcels into the B-3 General Business District and the A-1 Agricultural District. The purpose of the amendment is to allow for the future rezoning to establish and operate a nursery and garden center with retail store on the proposed B-3 zoned parcels and an accessory building for the storage of equipment and landscape materials in the proposed A-1 zoned parcel. The real property is located south of Illinois Route 71, and north of Illinois Route 126.
3. Proposed Fiscal Year 2019-2020 Budget

Please see attached transcript from the court reporter regarding the public hearing portion of the meeting.

**CITIZEN COMMENTS ON AGENDA ITEMS**

Robyn Sutcliff, Yorkville resident, spoke about the jail. She discussed how appreciative she is with the council for accepting proposals for a future use of the old jail. She said that her goal from the very beginning was for the building to stay standing and be used. She thinks that whichever organization the council selects to use the old jail will be a great addition to Yorkville.

Todd Milliron, unincorporated Yorkville resident, spoke about the two proposals to use the old jail. He asked the council to do their due diligence and give these proposals fair consideration. He hopes the council will select one of the proposals and allow the organization to make their vision come into being. He wants an organization to be given a chance to thrive and grow in Yorkville.

Johanna Byram, Yorkville resident and member of the Yorkville Historic Preservation Society, thanked the city council for letting interested parties submit their proposals for a future use for this historical building.

Irene Kaufman, Yorkville resident, spoke about saving the old jail. She said she was upset when she read an article last year that the jail was going to be demolished. She talked about the history of the old Joliet prison and how the City of Joliet and the historical society partnered to raise money to restore the prison. Now the prison is a tourist attraction, and movies and TV shows have been filmed there. She thinks the old jail should be saved and not destroyed.

Lisa Wolancevich, representing the Yorkville Historic Preservation Society, said the preservation society was very happy there are entities that want to preserve the building. She thanked the city council for creating the RFP and being willing to look at the vision that others have for this building. She mentioned that the Joliet Historical Society would like to speak to the council about the economic impact and tourism in Joliet since they reopened their prison. She thanked the organizations who submitted RFPs and also offered the help of the preservation society to the new owner.

**CONSENT AGENDA**

1. Fox Highlands – Raintree Village Water Main Interconnect – Change Order No. 1 – *authorize the Mayor to execute* (PW 2019-14)
2. Church Street Sanitary Sewer Improvements – Professional Services Agreement – Design and Construction Engineering Agreement – *authorize the Mayor and City Clerk to execute* (PW 2019-15)
3. Road to Better Roads Program – Contract Award – *accept bid and award to D Construction, Co. in an amount not to exceed \$624,997.07* (PW 2019-16)
4. Fox Hill Unit 7 – Plat of Easement Abrogation – *authorize the Mayor and City Clerk to execute* (PW 2019-17)
5. Hanging Baskets – *authorize staff to purchase hanging baskets and brackets for the downtown area* (PW 2019-19)
6. Monthly Treasurer's Report for February 2019 (ADM 2019-11)
7. Water, Sewer, and Road Infrastructure Fee Renewal (ADM 2019-15)
  - a. **Ordinance 2019-16** Amending the Infrastructure Maintenance Fee for Water and Sanitary Sewer Service – *authorize the Mayor and City Clerk to execute*
  - b. **Ordinance 2019-17** Amending the Termination Date of the Motor Vehicle Tax – *authorize the Mayor and City Clerk to execute*
8. EEI Hourly Rates for FY 2020 – *approve Engineering Enterprise, Inc. Hourly Rates as specified in the 2019 Standard Schedule of Charges, effective as of May 1, 2019* (ADM 2019-17)

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

Motion approved by a roll call vote. Ayes-5 Nays-0  
Milschewski-aye, Funkhouser-aye, Tarulis-aye,  
Plocher-aye, Frieders-aye

**MINUTES FOR APPROVAL**

None.

**BILLS FOR PAYMENT (Informational): \$1,908,704.07**

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## **REPORTS**

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### **MAYOR'S REPORT**

#### **Proclamation for Poppy Days (CC 2019-14)**

Mayor Golinski proclaimed May 6-12, 2019 as Poppy Awareness Days in the United City of Yorkville  
(see attached).

#### **Proclamation for Rain Barrel Month (CC 2019-15)**

Mayor Golinski proclaimed May 2019 as Rain Barrel Month in the United City of Yorkville (see  
attached).

#### **Resolution 2019-12**

#### **Approving Settlement Agreement Relating to the Completion of Public Improvements for the Blackberry Woods Subdivision (CC 2019-16)**

Mayor Golinski entertained a motion to approve a Resolution Approving a Settlement Agreement  
Relating to the Completion of Public Improvements for the Blackberry Woods Subdivision and authorize  
the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman  
Funkhouser.

Motion approved by a roll call vote. Ayes-5 Nays-0  
Milschewski-aye, Funkhouser-aye, Tarulis-aye,  
Plocher-aye, Frieders-aye

#### **Ordinance 2019-18**

#### **Abating Special Service Area Taxes for Special Service Area Number 2003-101 (Windett Ridge Project) (CC 2019-17)**

Mayor Golinski entertained a motion to approve an Ordinance Abating Special Service Area Taxes for  
Special Service Area Number 2003-101 (Windett Ridge Project) and authorize the Mayor and City Clerk  
to execute. So moved by Alderman Tarulis; seconded by Alderman Funkhouser.

Mayor Golinski asked City Administrator Olson how much the taxpayers in Windett Ridge would save in  
taxes. Administrator Olson said the initial annual savings would be approximately \$315.00 and the  
amount saved annually will increase over time.

Motion approved by a roll call vote. Ayes-5 Nays-0  
Milschewski-aye, Funkhouser-aye, Tarulis-aye,  
Plocher-aye, Frieders-aye

### **PUBLIC WORKS COMMITTEE REPORT**

#### **Resolution 2019-13**

#### **in Support of the "Wyland Mayor's Challenge for Water Conservation" (PW 2019-18)**

Alderman Frieders made a motion to approve Resolution in Support of the "Wyland Mayor's Challenge  
for Water Conservation" and authorize the Mayor and City Clerk to execute; seconded by Alderman  
Funkhouser.

Motion approved by a roll call vote. Ayes-5 Nays-0  
Funkhouser-aye, Tarulis-aye, Plocher-aye  
Frieders-aye Milschewski-aye

### **ECONOMIC DEVELOPMENT COMMITTEE REPORT**

No report.

### **PUBLIC SAFETY COMMITTEE REPORT**

No report.

### **ADMINISTRATION COMMITTEE REPORT**

#### **Insurance Renewals for FY 2020 (ADM 2019-16)**

Alderman Milschewski made a motion to approve a contract for the renewal of existing HMO and PPO  
plans with Blue Cross Blue Shield; to approve a contract for the renewal of the Blue Cross Blue Shield  
dental plan; to approve employee HRA card amounts in the same amount as FY 2019 and to authorize

non-union employee contribution percentages in the amount of 9% for HMO coverage and 11% for PPO coverage and with union employee contribution rates in the amounts as authorized by the Police Department and Public Works union contracts; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-5 Nays-0  
Tarulis-aye, Plocher-aye, Frieders-aye,  
Milschewski-aye, Funkhouser-aye

**Sale of 111 W. Madison Street (Old Jail)**  
**(CC 2018-88)**

Alderman Milschewski said the next item to be discussed is the Old Jail. Mayor Golinski commented that since the proposals had just been opened at the beginning of the meeting, no one had a chance to really look at the proposals. Alderman Frieders asked if they could have a short discussion on the proposals that were just received and then bring this back in two weeks. City Administrator Olson was asked if he were to receive more proposals if he would open them. Administrator Olson said that if more proposals were received, they would be opened and distributed to the City Council. Yorkville resident Robyn Sutcliff mentioned to the council that Peter McKnight was present and could answer questions on the proposal he had submitted. Mayor Golinski asked Mr. McKnight if he would like to speak. Mr. McKnight spoke about the proposal he had submitted. Alderman Frieders briefly commented on the two proposals. He mentioned that Mr. McKnight's proposal is a for-profit enterprise; while the other proposal received appears to be a non-profit enterprise. He said that he understands that everyone is making projections at this point; however, he does not want the city to expend taxpayer funds.

Alderman Milschewski mentioned that while this property is located in a TIF district that currently does not have any extra funds, the hope would be that in the future there would be funds available as businesses open and operate in the TIF district. Attorney Orr commented that if the property is put into a for-profit commercial use, the property would generate real estate taxes. Since the city owned the building when the TIF was established and is not using the property for a commercial use, if the property switches to a for-profit commercial use under a new owner, most likely 100% of the real estate taxes generated would be incremental taxes. Attorney Orr said that typically all TIF projects are initially unfunded as you take a project that is not producing any taxes and you put it into a profitable commercial use and then proceed to use the taxes generated to reimburse the cost of the improvements. She said that you cannot determine what the TIF contribution will be until you know the use and you know how the property will be assessed. Additionally, it takes time to see incremental increases in property taxes. As an example, Attorney Orr said that if the city has a piece of property that is sold to a for-profit enterprise, the project has to be constructed or improved and then it has to be re-assessed. It's important to keep in mind that even if project improvements occurred tomorrow, there would not be any tax increment generated for three years. It takes one year to build or improve, another year to be assessed and then it must be remembered that assessments are always a year behind. Administrator Olson mentioned that the Old Jail property is located within the Downtown TIF #2, which was created within the past year. He said there are twenty-three full years for potential incremental taxes to be generated.

Mayor Golinski said that staff will analyze the proposals that were submitted, and this will be brought back in two weeks for more discussion.

**PARK BOARD**

**Facility Plan RFQ**  
**(CC 2019-18)**

Mayor Golinski entertained a motion to authorize staff to issue a request for qualifications for development of plans for a new community recreational center. So moved by Alderman Frieders; seconded by Alderman Plocher.

Mayor Golinski asked Director of Parks and Recreation Evans to give the council more information. Director Evans discussed that the first step is to have an architect look to see what the options are and what will the cost be. Once the cost is determined the Park Board and City Council can determine if there are any funds available or if the city could apply for a facilities grant if one becomes available again. Alderman Funkhouser asked City Administrator Olson what the status is on the city-wide municipal facilities plan RFP. Administrator Olson said that four finalists were interviewed out of the seven proposals that were submitted. Staff has met to review some follow up questions and answers from the proposers. The next step is to bring recommendations for selection to a committee meeting. Alderman Funkhouser would like to stay with the city-wide plan so that the council could look at and consider all city facilities and facility needs at the same time.

Motion failed by a roll call vote. Ayes-3 Nays-2  
Plocher-aye, Frieders-aye, Milschewski-aye  
Funkhouser-nay, Tarulis-nay



**PLANNING AND ZONING COMMISSION**

No report.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK'S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

**National Suicide Prevention and Action Month  
Proclamation Project**

Alderman Frieders reported that he and his children traveled to Cicero that morning to accept a National Suicide Prevention and Action Month Proclamation. The proclamation was read in front of 75-80 police officers. The National Suicide Prevention and Action Month Proclamation project currently has fifty-six communities, five counties, and 20 states that have agreed to issue proclamations.

**STAFF REPORT**

No report.

**MAYOR'S REPORT (Cont'd)**

**Proposed Fiscal Year 2019-2020 Budget Discussion  
(CC 2019-19)**

Mayor Golinski asked if any council members wished to discuss the budget at this meeting. There were no comments from the City Council.

**ADDITIONAL BUSINESS**

None.

**EXECUTIVE SESSION**

None.

**CITIZEN COMMENTS**

None.

**ADJOURNMENT**

Mayor Golinski adjourned the City Council meeting at 8:32 p.m.

Minutes submitted by:



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

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UNITED CITY OF YORKVILLE  
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING  
PUBLIC HEARINGS

800 Game Farm Road  
Yorkville, Illinois

Tuesday, March 26, 2019  
7:00 p.m.

PRESENT:

Mr. Gary Golinski, Mayor;

Ms. Jackie Milschewski, Alderman;

Mr. Chris Funkhouser, Alderman;

Mr. Joel Frieders, Alderman;

Mr. Joe Plocher, Alderman;

Mr. Seaver Tarulis, Alderman.

ALSO PRESENT:

Ms. Lisa Pickering, Deputy City Clerk,

Ms. Kathleen Field-Orr, City Attorney,

Mr. Bart Olson, City Administrator.

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

MAYOR GOLINSKI: So we will go into  
public hearing for the Third Amendment to the  
Annexation Agreement (O'Keefe Subdivision) dated  
September 26, 2006, amended June 10, 2008 and  
May 1st, 2012, by and between Raging Waves, LLC,  
Series A, and the United City of Yorkville of  
Yorkville, Kendall County, Illinois.

Is there anyone from the public who  
would like to comment on this annexation  
amendment?

(No response.)

MAYOR GOLINSKI: Anyone from the  
Council? Yes, sir.

ALDERMAN FRIEDERS: I did have a brief  
conversation with the owners of Raging Waves.  
Part of the conversation during the EDC meeting  
was why. We did see there was a purchase of the  
20 acres?

ALDERMAN FUNKHOUSER: 20.

ALDERMAN FRIEDERS: Additional 20 acres,  
the immediate work to expand that parking to the

1 west, and then I saw a photo -- which I was sworn  
2 to secrecy -- showing the next three phases, and  
3 I'm excited to see them improve their property,  
4 which will eventually make 47 even slower, which  
5 is awesome, but yes, I think we have a jewel in  
6 the Nile of the -- of Yorkville and I think we  
7 need to continue to support them and also realize  
8 that the money they are collecting -- I'd say  
9 about 90 percent of those people spending money  
10 are from outside the area, and the number of jobs  
11 for the local high school students that work at  
12 that place is incredible, so I think we need to  
13 continue to support them.

14 And the next time there is a movie  
15 with Parks and Rec from Yorkville and the Oswego  
16 Park District, I assume everybody here is going  
17 to show up there because the place is awesome.

18 They're doing a lot of good stuff  
19 for Yorkville, so I'm fully behind this.

20 MAYOR GOLINSKI: Anyone else? Yes, sir.

21 ALDERMAN FUNKHOUSER: Just to make a  
22 point, I don't think any of us like to add taxes  
23 onto anybody's property, but this is something  
24 that the developer actually came to us on an

1 extension for their own use, this goes back to  
2 them, so this actually is less than what they  
3 were originally allowed under the original  
4 annexation agreement, but they asked for an  
5 extension so that they could utilize that with  
6 the planned extension -- or the planned -- or the  
7 expansion of the property, which looking at the  
8 renderings of what they're doing, this is going  
9 to be a great enhancement to the facility.

10 They have talked about the Route 47  
11 improvements that they need to deal with  
12 internally to keep people moving, and the fact  
13 that they've been at capacity is a great  
14 testament to the facility, so this is great that  
15 they're actually growing in our community.

16 MAYOR GOLINSKI: Anyone else?

17 (No response.)

18 MAYOR GOLINSKI: If nothing else, we  
19 will close the public hearing on that annexation  
20 amendment. Thank you, everyone. We will see you  
21 in two weeks.

22 Okay. We will go into public  
23 hearing for an amendment to that certain  
24 annexation agreement (Windmill Farms) dated

1 May 27, 2008, by and among Jake Land Group, LLC,  
2 original owner, and the United City of Yorkville,  
3 Kendall County, Illinois, for the purpose of  
4 amending the Windmill Farms Annexation Agreement  
5 related to the zoning of certain parcels into the  
6 B-3 General Business District and the A-1  
7 Agricultural District.

8 The purpose of the amendment is to  
9 allow for future rezoning to establish and  
10 operate a nursery and garden center with retail  
11 store on the proposed B-3 zoned parcels and an  
12 accessory building for the storage of equipment  
13 and landscape materials in the proposed A-1 zoned  
14 parcel.

15 The real property is located south  
16 of Illinois Route 71 and north of Illinois  
17 Route 126.

18 Anyone from the public who would  
19 like to comment on this annexation agreement  
20 amendment?

21 (No response.)

22 MAYOR GOLINSKI: Anyone from the  
23 Council?

24 (No response.)

1           MAYOR GOLINSKI: Okay. Hearing no  
2       comments, we will close the public hearing on  
3       that annexation agreement amendment.

4           And the last public hearing is for  
5       the -- we will go into public hearing for the  
6       proposed fiscal year 2019/2020 budget.

7           Anyone from the public who would  
8       like to comment on proposed fiscal year 2019/2020  
9       budget?

10                               (No response.)

11           MAYOR GOLINSKI: Anyone from the  
12       Council?

13                               (No response.)

14           MAYOR GOLINSKI: Okay. We will close  
15       the public hearing for the proposed fiscal year  
16       2019/2020 budget and we will see you in two  
17       weeks, and we need to pass it before the end of  
18       April.

19                               (Which were all the  
20                               proceedings had in the  
21                               public hearing portion  
22                               of the meeting.)

23                               ---o0o---

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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 that  
7 the foregoing, Pages 1 through 8, inclusive, is a  
8 true, correct and complete computer-generated  
9 transcript of the proceedings had at the time and  
10 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 9th day of April, A.D., 2019.

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

**UNITED CITY OF YORKVILLE**

***Proclamation***

Whereas, America is the land of freedom, preserved and protected willingly and freely by citizen soldiers;

Whereas, millions who have answered the call to arms have died on the field of battle;


Whereas, a nation of peace must be reminded of the price of war and the debt owed to those who have died in war;

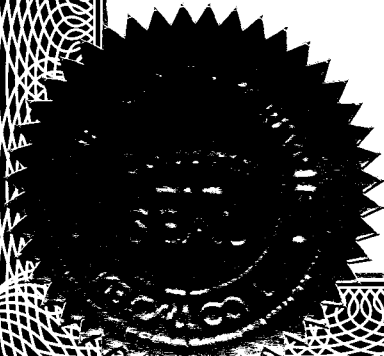
Whereas, the red poppy has been designated as a symbol of sacrifice of lives in all wars;

Whereas, the America Legion Post 489 and America Legion Auxiliary Unit 489 have pledged to remind America annually of this debt through the distribution of the memorial flower, so that May 6-12, 2019 may serve as "Poppy Awareness Days".

Therefore, I, Gary J. Golinski, Mayor of the United City of Yorkville, do hereby proclaim "Poppy Awareness Days" in the United City of Yorkville, and request all citizens to observe these days by wearing a Poppy and making contributions for this worthy cause.

Dated this 26<sup>th</sup> day of March, 2019, A.D.

  
\_\_\_\_\_  
Gary J. Golinski, Mayor



## UNITED CITY OF YORKVILLE

### *Rain Barrel Month Proclamation*

**WHEREAS**, water is a valuable, limited natural resource; and

**WHEREAS**, municipal and rural residents in Yorkville, Illinois depend on water for numerous home and commercial uses; and

**WHEREAS**, conserving and protecting water supplies is of benefit to all residents of Yorkville, Illinois; and

**WHEREAS**, for every 100 square foot of roof area, one inch of rain generates approximately 60 gallons of rainwater runoff; and

**WHEREAS**, wasteful runoff of rainwater from homes and other buildings into storm sewers or other drainageways can add to the damaging and overwhelming stormwater volumes in our natural waterways; and

**WHEREAS**, collecting rainwater is one type of best management practice to reduce stormwater runoff; and by redirecting and collecting rainwater runoff from buildings, it can be available for more productive, cost-efficient uses; and

**WHEREAS**, rain barrels are an economical, convenient method of collecting rainwater runoff for future uses; and

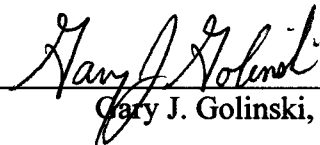
**WHEREAS**, The Conservation Foundation (TCF), in cooperation with local communities, such as Yorkville, promotes the reduction of off-site stormwater runoff and best management practices to redirect and conserve rainwater; and

**WHEREAS**, the United City of Yorkville encourages homeowners and businesses to implement methods such as rain barrels to capture and efficiently use rainwater; and

**WHEREAS**, the United City of Yorkville endorses such best management practices to help protect our local water resources and wishes to promote the use of such practices to its residents.

**NOW, THEREFORE**, I, Gary J. Golinski, Mayor of the United City of Yorkville, do hereby proclaim the Month of May 2019 as Rain Barrel Promotion Month in the United City of Yorkville.

Dated this 26<sup>th</sup> day of March, 2019, A.D.



Gary J. Golinski, Mayor

**RFP Opening for 111 W. Madison Street (Old Jail)**

**Proposal #1**

# **Proposal for The Kendall County Historic Jail.**

## **Principles:**

**Peter McKnight and Cary Coles**

## **New LLC to be formed upon approval:**

### **Corporate Address:**

659 North Carpenter  
Chicago Illinois 60642

### **Peter McKnight**

Phone 7732406546  
[petermcknight@gmail.com](mailto:petermcknight@gmail.com)  
228 Oakland Ave  
Spartanburg SC 29302

### **Cary Coles**

Phone 3124938709  
[carycoles@gmail.com](mailto:carycoles@gmail.com)  
659 North Carpenter  
Chicago Illinois 60642

## **The Executive Team:**

**Cary Coles:** an entrepreneur, executive and strategic consultant who is passionate about real estate and construction. With over 30 years of experience in both domestic and international markets.

Cary is currently the Vice President of ArcherTech Inc, a Chicago based low voltage electrical contractor.

Prior to being Vice President of ArcherTech, Cary got his start as a business owner founding several successful companies: Nucleus Real Estate Group, Inc, Nucleus Construction Group Inc, Big City Construction and Strategic Sur Trading Company, with operations in the North America, South America and Canada.

**Peter McKnight:** Developer & Construction professional with 25 years experience has owned, operated, and personally supervised the construction of 53 (from the ground up) homes and commercial buildings. One of these homes was the selected property in "House Hunters International."

A graduate of the Loyola University of Chicago with concentrations in Political Science and Accounting. Peter is a licensed Real estate agent in the State of South Carolina and has worked in both commercial and residential development since 1988.

Peter most recently successfully restored two historic homes in Spartanburg South Carolina. One of these homes is in the Hampton Heights Historic District & requires extensive brick tuckpointing and facade restoration. The second, a 1908 Queen Anne home had been completely clad with asbestos siding. This effort met all permitting and inspection requirements for its complete removal. Both homes were vacant prior to purchase and one was on a preliminary list for demolition.

These two properties turned out to be financially viable efforts, while also adhering to the historic preservation rules as well as the removal of previous improvements that were in violation of those rules and regulations.

Prior to these restorations Peter personally developed 53 homes and commercial spaces in the past 8 years.

**Project Team:**

Cary Coles - Owner consulting real estate advisor market analysis

Peter McKnight - Owner Project Supervisor

Jim Ascot: Ascot Realty Group President

Kevin Klimeck - Consulting Architect

Neal McKnight - Attorney

Nathaniel McKnight - Construction/Planning

Joe Stevens - Alternative energy consultant

**Project Vision:**

Our plan is to work with the state, county, and city government stakeholders as well as the local community and not for profits to repair, remediate, restore the Kendall County Jail site to a income producing property while adhering to the preservation & retention of the relevant historic elements of the building.

At present our team envisions potentially two residential units on the 2nd floor and two commercial spaces on the ground level. This is a working template subject to further market analysis and may change depending on market requirements. We intend for the project to maintain the historic and architectural features of this 1893 building. Additionally this structure will be brought back to a tax revenue producing site.

We will have a primary interest in hiring local contractors, workers and materials. Additionally we are focusing on meeting and exceeding “green” environmental standards for the construction and energy usage with an eventual goal of having as close to a carbon neutral site as possible.

**Site Plan:**

At the moment the Architectural plans that have been submitted dovetail closely with our plan subject to governmental approval and acceptance and further market analysis. Our architectural consultant has suggested a single use gastro pub or microbrewery

### **Narrative of Feasibility:**

Part of the reason this structure is in its present condition has been the lack of focused effort & resources to restore, renovate, maintain, & operate this historic property. We expect that with the significant assistance in the form of TIF grants & the successful completion of this project, the deployment of these resources will create a project that will enhance the community and city, as well as adding to the tax base for generations to come.

### **Construction Budgets (preliminary)**

#### **Kendall County Jail & Sheriff's Residence Project Budget**

#### **Pre-construction Phase**

<b><u>1. Immediate protection of roof (tarping)</u></b>	<b><u>\$3,500</u></b>
<b><u>2. Site Protection (grounds &amp; building)</u></b>	<b><u>\$1,800</u></b>
<b><u>3. Erect Construction fencing &amp; barricades</u></b>	<b><u>\$3,500</u></b>
<b><u>4. Temporary Utilities</u></b>	<b><u>\$1,500</u></b>
<b><u>5. Portable site sanitation (rental)</u></b>	<b><u>\$2,400</u></b>

#### **Construction Phase**

##### **EXTERIOR PHASE:**

<b><u>1. Environmental Remediation</u></b>	
<b><u>a. Asbestos</u></b>	<b><u>\$5,000</u></b>
<b><u>b. Lead Based Paint</u></b>	<b><u>\$10,000</u></b>
<b><u>2. Demolition</u></b>	<b><u>\$18,000</u></b>
<b><u>3. New Roof</u></b>	<b><u>\$30,000</u></b>
<b><u>4. Fascia, Downspouts, Misc</u></b>	<b><u>\$8,000</u></b>
<b><u>5. Masonry Repairs</u></b>	<b><u>\$20,000</u></b>
<b><u>6. New Windows</u></b>	<b><u>\$40,000</u></b>
<b><u>7. Exterior Doors</u></b>	<b><u>\$11,000</u></b>
<b><u>8. Exterior Concrete Work</u></b>	<b><u>\$8,000</u></b>

##### **INTERIOR PHASE:**

<b><u>1. Mechanical Phase</u></b>	
<b><u>a. Electrical Service Updates</u></b>	<b><u>\$30,000</u></b>
<b><u>b. Commercial Space Electrical</u></b>	<b><u>\$10,000</u></b>
<b><u>c. HVAC (residential portion)</u></b>	<b><u>\$20,000</u></b>
<b><u>d. HVAC (commercial space)</u></b>	<b><u>\$10,000</u></b>
<b><u>e. Basement HVAC</u></b>	<b><u>\$TBD</u></b>
<b><u>f. Plumbing</u></b>	
<b><u>i. Residential</u></b>	<b><u>\$30,000</u></b>

ii. <u>Commercial</u>	<u>\$30,000</u>
iii. <u>New H2O Service</u>	<u>\$10,000</u>
<b>2. <u>Interior Finish Phase</u></b>	
a. <u>Rough Carpentry</u>	<u>\$10,000</u>
b. <u>Finish Carpentry</u>	<u>\$10,000</u>
c. <u>Finish Plumbing</u>	<u>\$10,000</u>
d. <u>Finish Electrical</u>	<u>\$4,000</u>
e. <u>Flooring</u>	<u>\$30,000</u>
f. <u>Drywall</u>	<u>\$50,000</u>
g. <u>Insulation</u>	<u>\$10,000</u>
h. <u>Paint</u>	<u>\$7,000</u>
<b>3. <u>Misc</u></b>	
a. <u>Porches</u>	<u>\$5,000</u>
b. <u>Contingency</u>	<u>\$20,000</u>
<b>4. <u>Fees:</u></b>	
a. <u>General Contractors Fees</u>	<u>\$49,525</u>
b. <u>General Conditions</u>	<u>\$15,000</u>
c. <u>Insurance (during construction phase)</u>	<u>\$3,000</u>
<b><u>TOTAL ESTIMATED CONSTRUCTION BUDGET</u></b>	<b><u>\$480,224</u></b>



## Lending Commitments:



Cary Coles  
Peter McKnight  
[carycoles@gmail.com](mailto:carycoles@gmail.com)  
[petermcknight@gmail.com](mailto:petermcknight@gmail.com)

3/23/19

RE: Acquisition and redevelopment financing for 111 W. Madison in Yorkville, IL.

Dear Mr. Coles and Mr. McKnight,

Thank you for choosing Kreshmore Group to source your financing request for the redevelopment of the commercial building located at 111 West Madison Street in Yorkville, IL. Based on our relationship with Mr. Coles, we feel confident in our ability to source your financing request with a financial institution of up to 75% loan to overall cost of the project. This letter is not a commitment to lend, nor are we a direct lender, but provides you with an estimate of how much you are likely to qualify for. We look forward to your continued business.

Sincerely,

Kreshmore Group

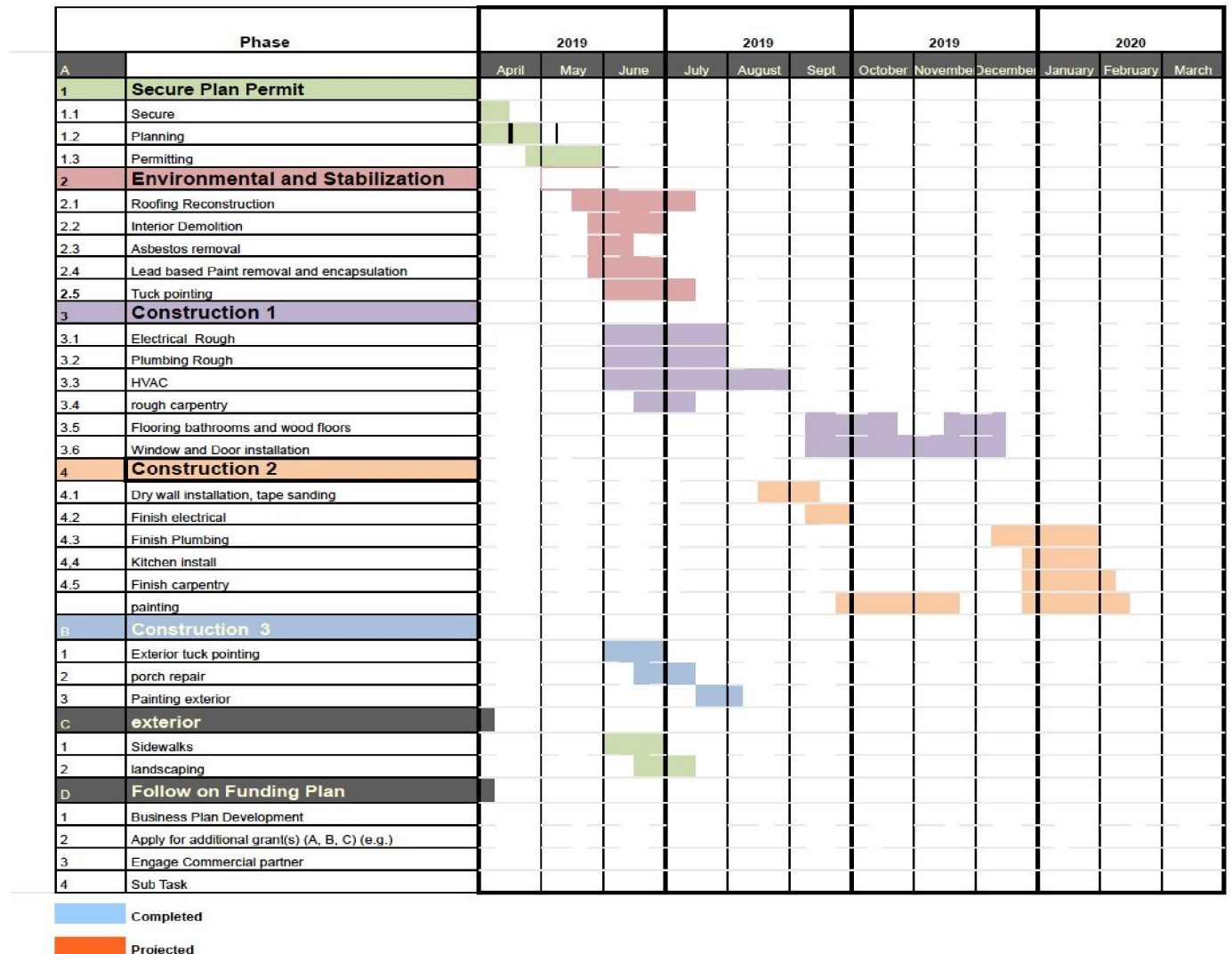
By: James Mallios

[THE REST OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK]

## Projected Construction Schedule:

### Kendall County Jail Building

Grantt chart



## Financials:

Complete financial operations budget to be presented after acceptance of offer by the city

## Initial Cash Offer:

The newly formed corporation, will purchase the property for **\$1,000.00** dollars and will begin planning permitting and emergency repairs immediately after transfer.

**Additional Submittal Information (intention to add solar power):**



March 25, 2019

To: Mr. Peter McKnight  
From: Joe Stevens  
Re: Kendall County Jail Restoration

Mr. McKnight,

Just a quick follow up letter confirming National Energy Control's interest in the proposed Yorkville (Illinois) project related to the Historic Kendall County Jail.

As you know National Energy Control is a leader in Engineering / Design, Procurement & Construction of Photovoltaic (PV) Solar solutions. We provide these services as well as financing and consultation throughout the United States. We are familiar with your work and the projects you have completed.

Please feel free to have anyone related to approval contact me regarding the proposed solar installation. Our design will preserve the historic elements and requirements with a robust eco friendly solar system, generating a sustainable stream of clean, renewable energy for the next 30+ years.

Sincerely,

***Joe Stevens***

VP Business Development  
Office: 513-399-6500, ext. 700  
Cell: 317-502-1821  
[www.nationalenergycontrol.com](http://www.nationalenergycontrol.com)

**8361 Broadwell Road, Cincinnati, OH 45244 \* 513-399-6500 \* [www.nationalenergycontrol.com](http://www.nationalenergycontrol.com)**

**RFP Opening for 111 W. Madison Street (Old Jail)**

**Proposal #2**



## Proposal to Purchase

111 West Madison Street, Yorkville IL 60560

**By:**

Imperfect Angels Organization  
422 Park Ridge Lane, Unit B  
Aurora, IL 60504

**Contact Person:**

Jetara Perry

[jetaraperry@imperfectangels.org](mailto:jetaraperry@imperfectangels.org)

office: 630-723-6224 cell: 630-281-0750

[www.imperfectangels.org](http://www.imperfectangels.org)

Years in Business: 3

### Our Team

Jetara Perry – Executive Director  
Addie Forth – Coordinator of Activities and Events  
Laura Bermudez – Human Resources  
Chrystie Kovalev – Funding Advisor  
Jermaine Brown – Janitorial  
Jeanice Webb – Secretary

### Other Positions

Part-Time Receptionist – TBD  
Volunteers for Center - TBD  
Architect – TBD  
Contractor – TBD  
Appraiser – TBD  
Electrician & Plumber – TBD  
HVAC - TBD  
Business – Prospects - TBD



## **PROJECT**

### **Vision**

Our vision for this property is to purchase the property and land to redevelop the building into a multi-purpose commercial building. The first floor of the main building will consist of studio suites available for small-businesses to lease to provide their products and/or services in a safe and secure environment. The second floor of the building will be used as a shelter/resource center for women in hardships, as well as a community center for residents and city representatives to use. The attached structure to the original building will be used as a new detailing/car wash business on the ground floor and the second floor will be rehabilitated as a residential 2- or 3- bedroom rental unit.

### **Commercial Suites**

During our research we have found this business option to be very beneficial for this location. We have had the opportunity to meet with many perspective leaseholders for the suites to discuss the possibility of their businesses being transferred to this location upon signing a minimum of 5-year lease agreement. Having the different small-businesses in one building will bring great revenue to the city but more importantly bring convenience to the Yorkville residents to have many of their wants and needs available all under one roof. We are currently working with insurance agents, hair salon owners, restaurant owners and massage therapists.

### **Community/Resource Center**

Imperfect Angels Organization was founded in February of 2016 with a mission to help youth and women reach their full potential. We have grown substantially over the years in our youth program for young girls that helps them with interpersonal skills, business basics, college preparation and more. We have shown over a 30% increase in GPAs, increase in college acceptance and high school graduation rates over the past 3 years. Currently we are based out of the Aurora Police Department, but our vision for the future success of our organization extends way further than our position today.

Our plans for the community center will include but not limited to, a health and wellness room for members to use for individual exercising and attend classes that will be conducted for health and wellness needs. We plan to have meeting rooms available for the use of the city representatives and/or instructors that will volunteer to host seminars and educational classes to the members on credit counseling, business, budgeting, technology innovation and more.

After surveying and conducting interviews with many of the Yorkville residents, we have shown an abundance of concern with the youth of Yorkville not having a safe environment to come to during their free time. We will have specialized rooms for the youth and young adults to use as well, such as a WI-FI Homeroom they can come to get tutoring, work on homework individually or with peers which will also include a small sound padded game room, an art room for projects filled with supplies for use, trade rooms for high school students and adults that will have a volunteered facilitator that is certified and trained to give instructional classes on different trades that are available in today's industry and a music room.

Last, we will have a reception area that women with hardships can come to get assistance. We will have connections with many of the surrounding organizations that provide

food, clothing, shelter, monetary assistance and more to become a referral site for these women to become a stepping stone in their time of need. In this area we will also allow them access to get assistance with resume writing, job-seeking and budgeting with one of our trained facilitators or staff member to build an individual plan for their success in self-sufficiency and stability.

### **Attached Structure**

We will rehab the rental property on the second floor to provide a residence for a new or current Yorkville family at an affordable rate. The ground level will be changed from a garage to a small-business commercial suite. With the summer being the peak of the Yorkville downtown area, we want to give the visitors and residents businesses that provide them with their everyday wants and needs while visiting the downtown area as well as bring in great revenue streams for the City of Yorkville as well.

### **Site Plan**

\*Please see attached sheets

### **Additional Information & Requests**

- We already have business owners interested in renting the commercial spaces listed
- We have surveyed residents throughout the City of Yorkville to determine the most beneficial factors needed for their community
- We are requesting the City to cover the costs for all Hazardous materials in the building
- We are requesting the City to participate with all renovations needed for sidewalks, fire suppression, sewer concerns, water connections, and improvements needed regarding the street right-of-way that may be needed later
- We request for the City to approve the right to occupy the parts of the building that will be renovated, brought up to code and rehabbed during each off the phases of our construction plan prior to the actual completion date

*\*All final requests for City of Yorkville participation of this project will be given with final Purchase Request upon approval of this proposal*

### **Financials**

#### **Budget:**

Purchase Price: \$500

Rehab Costs: \$250,000+ (estimated)

Other: \$5,000

#### **Planned Financial Assistance**

TIF assistance - Yorkville

Tax-Credit Assistance Programs (If applicable)

#### **Grants**

Landmarks of Illinois – 50/50 Grant  
Cynthia Woods Mitchell Fund

National Trust Preservation Fund  
Save America's Treasures Grant Program



Housing Preservation Grant Program  
Historic Preservation Fund  
National Institute of Food and Agriculture  
Home Depot Foundation  
Fidelity Foundation  
Coca Cola Foundation  
Duke Energy  
Alcoa  
TJX Foundation  
Harry and Jeanette Weinberg Foundation

After-School Matters  
3M  
Emerson Foundation  
Bank of America  
Allstate Foundation  
Exxon Mobile  
Ecolab Foundation & more...

**Sponsors**

Mutual Ground  
MooseHeart  
Hesed House  
Local Organizations and Businesses

**5-year business Pro Forma, post completion**

\*Please see attached sheets

**Construction Timeline (from agreed start date)**

**Phase One: Agreed Start Date – 6 Months**

During this phase we will be conducting the immediate repairs and protective services for the building to prevent further damage and get the building up to code. This will consist of the city participation that is requested above, inspections and gaining all licensing and permits needed at the city and county level.

**Phase Two: Month 6 – Month 12**

During this phase we will be working on the attached structure, currently the garage and second floor apartment, which will be rehabbed and rented out to generate the first revenue streams of the project for cash flow to start. This phase will also include the ground keeping around the location such as the sidewalk renovations, landscaping, etc.

**Phase Three: Month 12 - Month 18**

During this phase we will be completing the first floor of the main building to prepare the commercial suites per contracts with business owners. Upon completion we will be able to move-in businesses and start those additional revenue streams.

**Phase Four: Month 18 – Month 24**

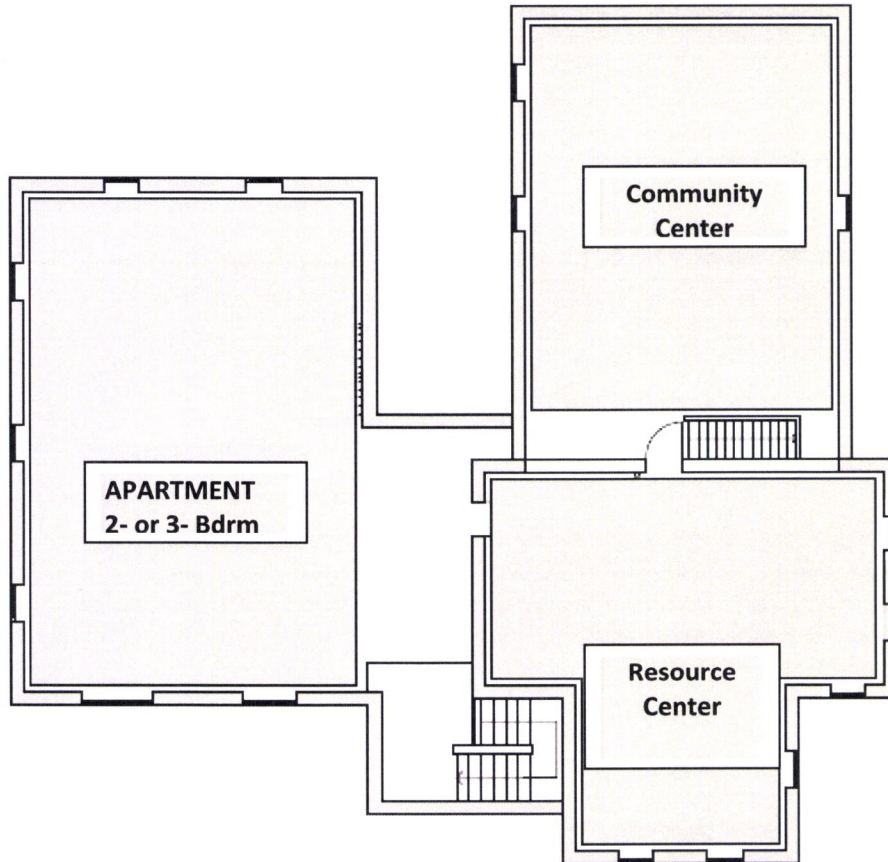
In this last phase we will be completing the second level of the main building for the community and resource center. This will be the final of the current project as the third floor will be used as storage until future use is needed.

\*Any and all part of this proposal are subject to change



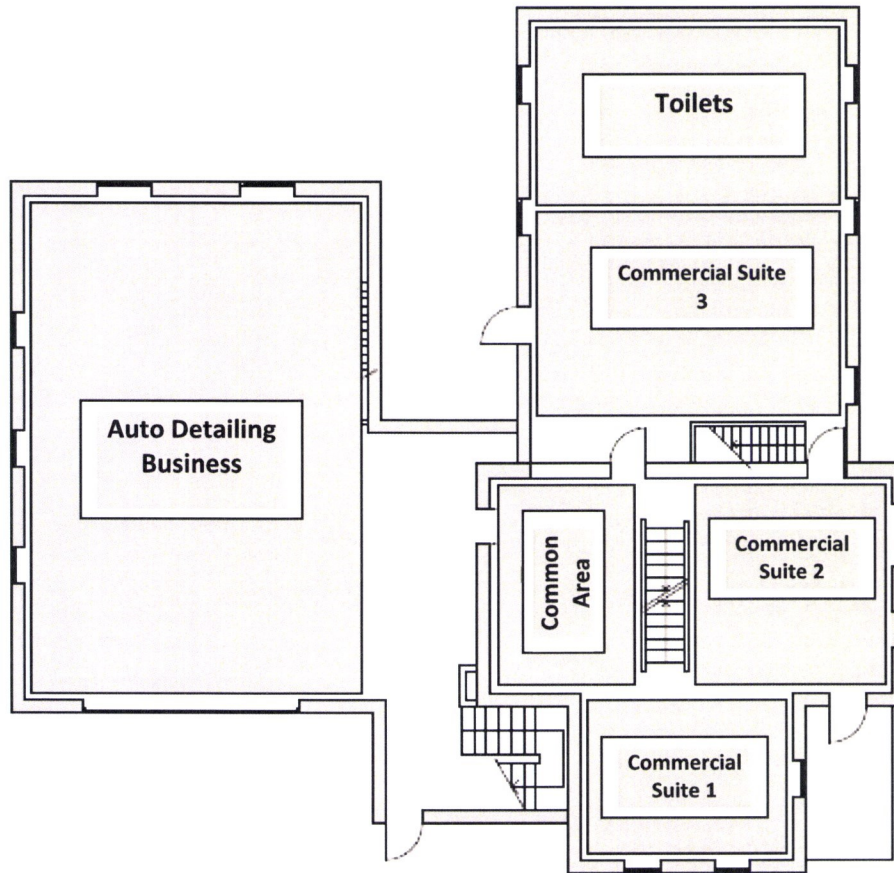
# Site Plan

## 2<sup>nd</sup> Floor – Main Building



# Site Plan

## 1<sup>st</sup> Floor – Main Building





## Financial Overview

Below is a structured list of the intended funding for the initial construction costs to the property at 111 W Madison Street, Yorkville IL, by our current sponsors, supporters and grantors. Our starting budget goal is \$174,000. We currently have \$14,029 in hand.

- *Ecolab Foundation - This foundation has funded our program for the last 2 years to sustain our program and events. Their funding just increased by 15% due to our increase of community involvement we have presented.*
- *Walmart Community Grants - We currently get \$1,500 per year from this fund for our program at the scale we are currently at, but due to the large increase in reach we will have with this center in Yorkville, Walmart has approved us the availability to apply for an increase which grants up to \$5,000 per year.*
- *Home Depot Foundation - One of our staff members have been in contact with a representative for this grant program regarding this project and they have expressed great enthusiasm in assisting with a large donation of materials and supplies needed.*
- *Lowes Community Partners Grant Program - This program will also be a great grant opportunity for this project and has no cap on amount willing to contribute. The Lowe's Foundation was presented without proposal and expressed interest in our project per application being submitted after we retain ownership of the property.*
- *Community Foundation of Fox River Valley - We have a pledged amount of \$1,000 from this group to put towards repairs.*
- *Landmarks of IL - We have a pledged amount of at least \$5,000 on a 50/50 grant for the Roof repairs.*
- *Yorkville Fundraising Fund - We will request the balance of the Yorkville fundraiser that was conducted to help sustain this building.*
- *Donations/Fundraisers - The Imperfect Angels staff have started preparations for fundraisers and events to be held upon gaining ownership of this property to assist with repairs. These are expected to bring a minimum of \$20,000 to this cause.*
- *Bank Loans - The President of Imperfect Angels have sat with a commercial banker at Naperville Bank and Trust to discuss options on financing any leftover amounts needed beyond our strategies for donations, fundraisers and grants. The bank is very impressed with our project and looks forward to working with us if it is needed.*



- *Additional Grants – We have many other not-for-profit organizations that are partnering with us on this project should we gain ownership of the building. This will allow us additional capabilities of additional grants found to assistance in a success project completion.*
- *Please also refer to the proposal for additional grant opportunities that we have found and Imperfect Angel's project would qualify for. We expect to take advantage of all opportunities afforded to us.*

Please feel free to reach out to Imperfect Angels with any questions, as we look forward to hearing from you soon!

Sincerely,

*Jetara Perry*

President/Director

Imperfect Angels Organization

Office: 630-723-6224 Cell Phone: 630-281-0750

Em: [jetaraperry@imperfectangels.org](mailto:jetaraperry@imperfectangels.org)

[WWW.ImperfectAngels.ORG](http://WWW.ImperfectAngels.ORG)

For donations, please visit our fundraiser below...Thank You!

[https://www.gofundme.com/2019-college-tourhigh-school-girls?sharetype=teams&member=1057642&rcid=r01-15414743007-1df5af7e960c4ad6&pc=ot\\_co\\_campmgmt\\_m](https://www.gofundme.com/2019-college-tourhigh-school-girls?sharetype=teams&member=1057642&rcid=r01-15414743007-1df5af7e960c4ad6&pc=ot_co_campmgmt_m)

# "YORKVILLE

## 111 W. Madison St, Yorkville IL Project Yr 2021 - Yr 2026

\*Financial Statements in U.S. Dollars

### Revenue

Donations	\$ 24,000.00	
Grants	\$ 50,000.00	
Auto Detailing Business	\$ 49,920.00	
Rental Property - Apartment	\$ 15,600.00	
IA Community/Resource Center	\$ 48,000.00	Average of 500 members per month
Commercial Suite 1	\$ 9,300.00	
Commercial Suite 2	\$ 9,300.00	
Commercial Suite 3	\$ 11,700.00	
Gross Sales	\$ 217,820.00	
Less: Sales Returns and Allowances	\$ 4,992.00	
<b>Net Sales</b>		\$ 212,828.00

### Expenses

Advertising	\$ 4,200.00	
Community/Resource Center	\$ 17,000.00	
Bank Loan Payments	\$ 12,600.00	
Bank Charges	\$ 1,320.00	
Contract Labor	\$ 3,600.00	
Dues and Subscriptions	\$ 2,793.00	
Insurance	\$ 2,400.00	
Legal and Professional Fees	\$ 4,200.00	
Licenses and Fees	\$ 3,500.00	
Miscellaneous/Reserves	\$ 6,000.00	
Office Expense	\$ 750.00	
Payroll Taxes	\$ 3,397.00	
Repairs and Maintenance	\$ 1,800.00	
Supplies	\$ 2,400.00	
Telephone/Cable/Internet	\$ 3,600.00	
Taxes	\$ 3,687.00	
Utilities	\$ 9,000.00	
Wages	\$ 68,640.00	
<b>Total Expenses</b>		\$ 150,887.00
<b>Net Operating Income</b>		\$ 61,941.00
<b>Net Income (Loss)</b>		\$ 61,941.00

To whom it may concern,

I met with Jetara Perry on March 14 with Bob Orr as representatives of SCORE.

We discussed the following:

Entity structures

Commercial Construction Lending and Process Owner Occupied

Commercial Real Estate Mixed Use Investment Real Estate

Proformas (tenant)

I am currently employed in the field of business banking and have reviewed similar requests.

Sincerely,

Barbara Piesz

630-803-0897

WWW.SCORE.ORG

# REGULAR CITY COUNCIL MEETING

## Public Comment

March 26, 2019

PLEASE PRINT

NAME:

SUBDIVISION OR BUSINESS:

LISA Wolancevich

Yorkville Historic Preservation Society

Irene Kaufman

Autumn Creek / Kendall County Jail

Johanne Byram

State Street / Yorkville Historic Preservation Society

Robyn Suckoff

412 Park-

Todd Milliron

Yorkville UNincorporated

Peter McKnight

# REGULAR CITY COUNCIL MEETING

March 26, 2019

PLEASE PRINT

NAME:

SUBDIVISION OR BUSINESS:

Irene Kaufman

Johanne Byram

THOMAS USRY

Carol Shuley

LISA W Olaneevich

Autumn Creek / Kendall County

State Street / Yorkville Jail  
Historic Preservation Society

PLANO / YORKVILLE JAIL  
HIST. PRES. SOC.

re: Old Jail

Old Jail