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

AGENDA
CITY COUNCIL MEETING
Tuesday, October 22, 2019
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	WARD II	WARD III	WARD IV
Ken Koch	Jackie Milschewski	Chris Funkhouser	Seaver Tarulis
Dan Transier	Arden Joe Plocher	Joel Frieders	Jason Peterson

Establishment of Quorum:

Amendments to Agenda:

Presentations:

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

Minutes for Approval:

1. Minutes of the Regular City Council – September 24, 2019
2. Minutes of the Regular City Council – October 8, 2019

Bill Payments for Approval from the Current Bill List:

Payments total these amounts:

$ 1,122,735.05 (vendors)
$ 296,230.14 (payroll period ending 10/4/19)
$ 1,418,965.19 (total)

Mayor's Report:

Public Works Committee Report:

1. PW 2019-61 Water Department Reports for July, August, and September 2019
2. PW 2019-65 Anthony Place – Release of Remaining Performance Security
3. PW 2019-66 Grande Reserve Unit 1 – Acceptance of Public Improvements
4. PW 2019-67 Whispering Meadows Completion of Improvements – Change Order No. 2

Public Works Committee Report (cont'd):

5. PW 2019-68 Church Street Sanitary Improvements – Change Order No. 1
6. PW 2019-69 Road to Better Roads Program – Professional Services Agreement – Design and Construction Engineering Agreement
7. PW 2019-70 Ordinance Amending the Traffic Schedule and Index (Intersection of Cornerstone Drive and Greenbriar Road)

Economic Development Committee Report:

1. EDC 2019-83 Resolution Approving the Downtown Exterior Improvement Grant Program

Public Safety Committee Report:

Administration Committee Report:

1. ADM 2019-55 Monthly Treasurer's Report for September 2019
2. ADM 2019-59 Annual Treasurer's Report
3. ADM 2019-60 Tax Levy Estimate

Park Board:

Planning and Zoning Commission:

1. PZC 2019-22 and EDC 2019-75 Ordinance Approving the Final Plat of Subdivison for Grande Reserve Units 26 and 27
2. PZC 2019-24 and EDC 2019-76 Ordinance Approving a Special Use for a Commercial/Trade School (109 Beaver Street)

City Council Report:
City Clerk's Report:

Community and Liaison Report:

Staff Report:

Additional Business:

Citizen Comments:

Executive Session:

1. For the discussion of minutes of meetings lawfully closed under the Open Meetings Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes.

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: November 20, 2019 – 6:00 p.m. – City Hall Conference Room

Committee		Departments	Liaisons
Chairman:	Alderman Funkhouser	Finance	Library
Vice-Chairman:	Alderman Transier	Administration	
Committee:	Alderman Plocher		
Committee:	Alderman Peterson		

ECONOMIC DEVELOPMENT: November 5, 2019 – 6:00 p.m. – City Hall Conference Room

Committee		Departments	Liaisons
Chairman:	Alderman Milschewski	Community Development	Planning & Zoning Commission
Vice-Chairman:	Alderman Peterson	Building Safety & Zoning	Kendall Co. Plan Commission
Committee:	Alderman Koch		
Committee:	Alderman Frieders		

PUBLIC SAFETY: November 7, 2019 – 6:30 p.m. – City Hall Conference Room

Committee		Departments	Liaisons
Chairman:	Alderman Tarulis	Police	School District
Vice-Chairman:	Alderman Frieders		
Committee:	Alderman Milschewski		
Committee:	Alderman Transier		

PUBLIC WORKS: November 19, 2019 – 6:00 p.m. – City Hall Conference Room

Committee		Departments	Liaisons
Chairman:	Alderman Plocher	Public Works	Park Board
Vice-Chairman:	Alderman Koch	Engineering	YBSD
Committee:	Alderman Funkhouser	Parks and Recreation	
Committee:	Alderman Tarulis		

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, October 22, 2019
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

CITIZEN COMMENTS ON AGENDA ITEMS:

MINUTES FOR APPROVAL:

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1. Minutes of the Regular City Council – September 24, 2019
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

     _____

     _____

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2. Minutes of the Regular City Council – October 8, 2019
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

BILLS FOR PAYMENT:

- ☐ Approved _____
  - ☐ As presented
  - ☐ As amended
- ☐ Notes _____

PUBLIC WORKS COMMITTEE REPORT:

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1. PW 2019-61 Water Department Reports for July, August, and September 2019
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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2. PW 2019-65 Anthony Place – Release of Remaining Performance Security

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

☐ Removed _____

☐ Notes _____

_____

_____

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3. PW 2019-66 Grande Reserve Unit 1 – Acceptance of Public Improvements

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

☐ Removed _____

☐ Notes _____

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4. PW 2019-67 Whispering Meadows Completion of Improvements – Change Order No. 2

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

☐ Removed _____

☐ Notes _____

_____

_____

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5. PW 2019-68 Church Street Sanitary Improvements – Change Order No. 1

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

☐ Removed _____

☐ Notes _____

_____

_____

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6. PW 2019-69 Road to Better Roads Program – Professional Services Agreement – Design and Construction Engineering Agreement

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

☐ Removed _____

☐ Notes _____

_____

_____

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7. PW 2019-70 Ordinance Amending the Traffic Schedule and Index (Intersection of Cornerstone Drive and Greenbriar Road)

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

☐ Removed _____

☐ Notes _____

_____

_____

ECONOMIC DEVELOPMENT COMMITTEE REPORT:

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1. EDC 2019-83 Resolution Approving the Downtown Exterior Improvement Grant Program

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

☐ Removed _____

☐ Notes _____

_____

_____

ADMINISTRATION COMMITTEE REPORT:

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1. ADM 2019-55 Monthly Treasurer's Report for September 2019

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

☐ Removed _____

☐ Notes _____

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2. ADM 2019-59 Annual Treasurer's Report

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

☐ Removed _____

☐ Notes _____

_____

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3. ADM 2019-60 Tax Levy Estimate
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

PLANNING AND ZONING COMMISION:

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1. PZC 2019-22 and EDC 2019-75 Ordinance Approving the Final Plat of Subdivision for Grande Reserve Units 26 and 27
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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2. PZC 2019-24 and EDC 2019-76 Ordinance Approving a Special Use for a Commercial/Trade School (109 Beaver Street)
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	☐
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Minutes #1

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – September 24, 2019

Meeting and Date: City Council – October 22, 2019

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 (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

DRAFT

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, SEPTEMBER 24, 2019

Mayor Purcell called the meeting to order at 7:01 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Pickering called the roll.

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

Staff present: City Administrator Olson, City Clerk Pickering, Chief of Police Jensen, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Building Code Official Ratos, Attorney Orr, and EEI Engineer Sanderson.

QUORUM

A quorum was established**.**

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Fire Chief Bateman spoke in support of the ordinance updating the city's building codes and in particular, the update to the fire code. He also commented that he would like to have a member of the Fire Department hold a seat on the city's Planning and Zoning Commission if there is a vacancy in the future.

CONSENT AGENDA

None.

MINUTES FOR APPROVAL

Mayor Purcell entertained a motion to approve the minutes of the regular City Council meeting of September 10, 2019 as presented. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion unanimously approved by a viva voce vote.

ANNOUNCEMENT

Mayor Purcell asked Alderman Frieders if he would like to give an update on the upcoming Yorktoberfest. Alderman Frieders announced that the second annual Yorktoberfest would be held on Saturday, October 5th from noon until 9:00 p.m. at Riverfront Park. There will be musical entertainment, hayrides, pumpkin decorating, a haystack hunt, and the Pumpkin Pull.

BILLS FOR PAYMENT

Mayor Purcell entertained a motion to approve the bill list in the amount of $712,021.43 (vendors); $282,414.57 (payroll period ending 9/6/19); for a total of $994,436.00. So moved by Alderman Koch; seconded by Alderman Peterson.

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

REPORTS

MAYOR'S REPORT

Old Jail (111 W. Madison Street)

Mayor Purcell mentioned that the Old Jail closing took place on September 23rd so the city no longer owns that piece of property. He thanked Attorney Orr and City Administrator Olson for the time and effort they put in to get the sale of the Old Jail completed.

Mill Road Paving

Mayor Purcell stated that Mill Road has been repaved.

Police Department

Mayor Purcell reported that Police Officer Ketchmark was able to save the life of a person who overdosed over the weekend.

Resolution 2019-29 **Approving Old Jail License Agreement for Maintenance Access to City Parking Lot**
(CC 2019-57)

Mayor Purcell entertained a motion to approve a Resolution Approving Old Jail License Agreement for Maintenance Access to City Parking Lot. So moved by Alderman Milschewski; seconded by Alderman Peterson.

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

Road to Better Roads Program (FY 2021) – Approval of Streets
(CC 2019-58)

Mayor Purcell entertained a motion to approve the Road to Better Roads Program (FY 2021) – Approval of Streets. So moved by Alderman Transier; seconded by Alderman Frieders.

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

City Administrator Employment Agreement
(CC 2019-59)

Mayor Purcell entertained a motion to approve an employment agreement between the United City of Yorkville and Bart Olson. So moved by Alderman Transier; seconded by Alderman Frieders.

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

MFT Compliance Review No. 66 for January 1, 2018 – April 30, 2019
(CC 2019-60)

Mayor Purcell asked Administrator Olson to update the council on this item. Administrator Olson said the state requires the city to present this document showing a reconciliation of MFT funds to council.

Ordinance 2019-51 **Amending Title 3, Chapter 2 of the Code of Ordinances Imposing Municipal Cannabis Retailers' Occupation Tax**
(CC 2019-61)

Mayor Purcell entertained a motion to approve an Ordinance Amending Title 3, Chapter 2 of the Code of Ordinances Imposing Municipal Cannabis Retailers' Occupation Tax. So moved by Alderman Koch; seconded by Alderman Funkhouser.

Mayor Purcell stated that approval of this ordinance is necessary if the city would like to tax cannabis sales within the city limits.

Motion approved by a roll call vote. Ayes-7 Nays-1
Milschewski-aye, Funkhouser-aye, Tarulis-nay, Transier-aye,
Plocher-aye, Frieders-aye, Peterson-aye, Koch-aye

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

Resolution 2019-30 **Authorizing the Sale and Transfer of Personal Property Owned by the City (Squad Cars)**
(PS 2019-29)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Sale and Transfer of Personal Property Owned by the City (Squad Cars). So moved by Alderman Milschewski; seconded by Alderman Frieders.

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

Resolution 2019-31 **Authorizing the Sale and Transfer of Personal Property Owned by the City (Police Department Equipment)**
(PS 2019-30)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Sale and Transfer of Personal Property Owned by the City (Police Department Equipment). So moved by Alderman Milschewski; seconded by Alderman Funkhouser.

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

Ordinance 2019-52 **Amending Title 3, Chapter 3 of the Code of Ordinances Creating a New Liquor License Class and Fee (Bring Your Own)**
(PS 2019-32)

Mayor Purcell 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 (Bring Your Own). So moved by Alderman Funkhouser; seconded by Alderman Frieders.

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

ADMINISTRATION COMMITTEE REPORT

Resolution 2019-32 **Approving an Amendment to the United City of Yorkville Employee Manual (Nepotism Policy)**
(ADM 2019-32)

Alderman Funkhouser made a motion to approve a Resolution Approving an Amendment to the United City of Yorkville Employee Manual (Nepotism Policy) and authorize the Mayor and City Clerk to execute; seconded by Alderman Frieders.

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

Monthly Treasurer's Report August 2019
(ADM 2019-50)

Alderman Funkhouser made a motion to approve the monthly Treasurer's Report for August 2019; seconded by Alderman Milschewski.

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

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

Ordinance 2019-53 **Adopting by Reference Certain Building, Mechanical, Plumbing, Energy Conservation, Fire, Fuel Gas, Property Maintenance, Residential, Existing Building, Swimming Pool and Accessibility Codes Regulating and Governing the Construction, Conditions and Maintenance of All Property, Buildings and Structures in the City**
(PZC 2019-16 and EDC 2019-38)

Mayor Purcell entertained a motion to approve an Ordinance Adopting by Reference Certain Building, Mechanical, Plumbing, Energy Conservation, Fire, Fuel Gas, Property Maintenance, Residential, Existing Building, Swimming Pool and Accessibility Codes Regulating and Governing the Construction, Conditions and Maintenance of All Property, Buildings and Structures in the City and authorize the Mayor and City Clerk to execute. So moved by Alderman Milschewski seconded by Alderman Plocher.

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

Downtown Form-Based Code and Streetscape Master Plan
(PZC 2019-09 and EDC 2019-23)

Ordinance Amending the Yorkville Zoning Ordinance by Adding a Downtown Overlay District

Ordinance Approving a Streetscape Master Plan for the Downtown Overlay District

Mayor Purcell stated this item was on the agenda for discussion only and would not be voted on at this meeting. He asked Administrator Olson to provide an update to the council. Administrator Olson said the Downtown Overlay District had been discussed in various committees within the past year and a half. The intent is to create a design guideline manual to help developers to know what the city would like to see in the downtown area.

Administrator Olson said that feedback had been received from a residential property owner after the last Economic Development Committee meeting regarding the potential density in a one block area located on the west of side of S. Main Street between Van Emmon and Hydraulic. The property owner felt that the designation of that one block as a "B Street" would allow residential development to be too intense in that area. There is a proposal to change this block from "B Street" to "B Street Residential". Community Development Director Barksdale-Noble explained that currently, this area is considered "B Street", which has commercial components. The proposal would change it to B-Street Residential, which has only two land uses (civic building and single-family detached residential homes).

It was mentioned that the old post office building (201 W. Hydraulic Avenue) and the old bank building (102 E. Van Emmon Street) are not color coded to indicate these as city property in the Streetscape Master Plan. Mayor Purcell said that staff will have that changed.

Mayor Purcell asked if this plan dictates setbacks for properties. Director Barksdale-Noble responded that unlike traditional zoning which dictates a setback from the property line, this encourages a build to line. The intent is for the buildings to be close to the property line in order to create a sense of place and not have parking in front of a commercial building. Mayor Purcell brought up the old bank building (102 E. Van Emmon Street) that the city now owns. With the widening of Route 47, visibility at this intersection was reduced. He said that eventually this building might be torn down, and if so, a new building should be set back further before being rebuilt to allow better visibility on this corner. Mayor Purcell requested that if the existing building at 102 E. Van Emmon is ever torn down, that a new building would be set back further to provide better visibility.

Another item that was brought up is regarding the maximum building height of eighty feet, regardless of the number of stories contained within a building. An example that was discussed is a building with three stories and a maximum building height of eighty feet. Director Barksdale-Noble mentioned that there is a floor maximum especially for commercial buildings. It was discussed that the maximum building height and maximum building stories should correspond to each other.

It was questioned if the council is giving up oversight and control of new buildings being constructed if this is approved. Director Barksdale-Noble said that the council is not giving up their oversight. These plans allow the council to give direction to staff and developers as to what the council would like to see brought forward. Director Barksdale-Noble mentioned that the current zoning ordinance already allows buildings to be as tall as eighty feet in some locations within the city. Additionally, zoning ordinances do not address the aesthetics of a community. She explained that zoning addresses bulk items such as building height and building setbacks. A form-based code takes elements from the zoning code and

makes them applicable so that you can almost see what the fabric of a neighborhood will look like. By approving a form-based code, the council is refining the contextual look of the downtown area and neighborhood. It allows the council to set the tone and to create a visual of what they are looking for in the downtown area which will help to give direction to developers prior to them bringing new development plans to the city. Administrator Olson also mentioned that while the TIF is in place, it encourages developers to come to the city and have a conversation with staff before applying for building permits.

This item will return with revisions to the next City Council meeting.

Ordinance 2019-54 **Granting a Front Yard Setback Variance for the Property Located at 208 E. Main Street (Front Porch)**
(PZC 2019-20 and EDC 2019-64)

Mayor Purcell entertained a motion to approve an Ordinance Granting a Front Yard Setback Variance for the Property Located at 208 E. Main Street (Front Porch). So moved by Alderman Milschewski; seconded by Alderman Funkhouser.

Mayor Purcell asked Director Barksdale-Noble to give an update on the purpose of this variance. Director Noble explained that the current property owners decided they would like to reconstruct a covered porch on their house, as was previously part of the original house. The applicants are requesting a reduction to the front yard setback to allow reconstruction of the porch. Alderman Funkhouser commented that he had served on the Zoning Board of Appeals prior to his tenure on City council and he feels this petition is a great example of how a variance should work.

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

CITY COUNCIL REPORT

National Suicide Prevention + Action Month Proclamation Project

Alderman Frieders reported that the National Suicide Prevention and Action Month Proclamation project currently has eighty-four communities and six counties in twenty-one states that have agreed to issue proclamations and to talk suicide and pro-active mental health from an official capacity. He said that tomorrow he, along with Jonny Boucher from Hope for the Day, would be meeting with Waubonsee Community College to talk about programming opportunities.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

ADDITIONAL BUSINESS

Autumn Creek Subdivision Crosswalk

Alderman Peterson thanked Chief Jensen and Director Dhuse for helping to change the crosswalk location near the Autumn Creek Elementary School. He said he has heard many positive comments about the crosswalk from the area residents.

CITIZEN COMMENTS

Mike Hamm said that he had a couple of questions about the sale of cannabis in Yorkville. He asked how he could find a record of the council's discussion regarding the sale of cannabis. Mayor Purcell replied that audio files of the City Council meetings are available on the city's website. Mr. Hamm also asked how the City Council came to the conclusion that the general population of the city wanted to allow cannabis sales within city limits. Mayor Purcell said that he would be happy to stay after the meeting to discuss this with Mr. Hamm.

EXECUTIVE SESSION

None.

ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Frieders; seconded by Alderman Plocher.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:59 p.m.

Minutes submitted by:

Lisa Pickering,
City Clerk, City of Yorkville, Illinois

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	☐
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Minutes #2

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – October 8, 2019

Meeting and Date: City Council – October 22, 2019

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 (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

DRAFT

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, OCTOBER 8, 2019

Mayor Purcell called the meeting to order at 7:02 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Pickering called the roll.

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

Staff present: City Administrator Olson, City Clerk Pickering, Chief of Police Jensen, Deputy Chief of Police Mikolasek, Deputy Chief of Police Pfizenmaier, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Building Code Official Ratos, Attorney Orr, and EEI Engineer Sanderson.

QUORUM

A quorum was established**.**

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Employee Appreciation of Service

City employees Christopher Kuehlem and Steven Redmon were recognized for five years of service and Shelley Augustine was recognized for ten years of service.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

None.

MINUTES FOR APPROVAL

None.

BILLS FOR PAYMENT

Mayor Purcell entertained a motion to approve the bill list in the amount of $838,299.33 (vendors); $401,340.45 (payroll period ending 9/20/19); for a total of $1,239,639.78. So moved by Alderman Koch; seconded by Alderman Milschewski.

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

REPORTS

MAYOR'S REPORT

Cannabis Zoning Restrictions
(CC 2019-62)

Mayor Purcell asked Community Development Director Barksdale-Noble to explain the proposed cannabis zoning restrictions. Director Barksdale-Noble said that with the expansion of the state cannabis act, the state has allowed municipalities to provide reasonable regulatory provisions through the establishment of time, place, manner, number, and minimum distance limitations. This includes setbacks for sensitive uses such as schools, parks, and religious institutions through a special use process. There

are six different types of cannabis establishments that are identified in the state cannabis act: craft grower, cultivation center, dispensary, infuser, process and transporter organizations. Staff's recommendations are to have all the uses as a special use. The proposed distance for a craft grower is 2,500 feet from the property line of a pre-existing public or private schools, public parks, and religious institutions (not including commercial trade schools). For cultivation centers, staff is recommending it may not be located within 2,500 feet of the property line. The recommendation for dispensaries is 1,000 feet from the property line of pre-existing schools, public parks, and religious institutions with a maximum size of 5,000 square feet. The dispensaries cannot have drive-through facilities and cannot utilize an e-commerce delivery service platform either. Additionally, 75% of the gross floor area must be dedicated to sales, which would leave 25% for storage. Infusers, processors, and transporting facilities would also be subject to setbacks of 2,500 feet.

Staff is recommending additional restrictions by limiting the allowed number to one per organization type. The recommended business hours are 10:00 a.m. to 8:00 p.m. during the week and Saturdays, and 12:00 p.m. to 5:00 p.m. on Sundays. On-premise consumption will not be permitted. There will also be signage criteria as well. Establishments with dispensaries would be allowed one wall-mounted sign, no electronic message board signs, and no imagery related to cannabis.

One item that was mentioned regarding the infuser organizations is that they might not need 5,000 square feet to operate out of. With an operation that primarily involves cooking, they could potentially operate out of an empty 700 - 2,500 square foot unit found in various strip malls throughout the city. If infusers were allowed in the B-3 zoning districts, there is potential for them to open in an existing empty unit instead of needing to build a new facility from the ground up.

It was asked if online ordering would be allowed. Administrator Olson said staff was fine with online ordering with personal pick-up at the location. Staff did not want to facilitate e-delivery of the product.

Concerns were raised that the proposed setbacks were overly restrictive. A significant reduction in the setbacks was requested on all the different types of uses. It was suggested that the setbacks be reduced to 500 feet from schools, parks, and religious institutions and 250 feet from residential areas.

It was asked if the state is going to allow home delivery. City Attorney Orr responded that it would be allowed under the cannabis act. Administrator Olson asked if the City can prohibit someone from ordering from out of town and getting it delivered. City Attorney Orr does not think so. She believes that we can only restrict businesses in the City from delivering.

Consensus was for staff to reduce the setbacks to 500 feet from schools, parks, and religious institutions and 250 feet from residential areas and to allow infuser organizations to be located in B-3 zoning districts as a special use.

CMAP LTA Grant Program/Application –
Industrial Feasibility Study
(CC 2019-63)

Mayor Purcell entertained a motion to approve the CMAP LTA Grant Program/Application for a future Industrial Feasibility Study. So moved by Alderman Plocher; seconded by Alderman Funkhouser.

Administrator Olson said that the City would need to be prepared to contribute 20% of the project cost. Staff is estimating the City's cost to be approximately $15,000.

Motion unanimously approved by a viva voce vote.

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

Ordinance 2019-55 **Amending the Liquor Regulations Allowing Possession and Consumption of Alcoholic Beverages at the Bristol Bay Regional Park**
(CC 2019-64)

Mayor Purcell entertained a motion to approve an Ordinance Amending the Liquor Regulations Allowing Possession and Consumption of Alcoholic Beverages at the Bristol Bay Regional Park. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-5 Nays-2
Plocher-aye, Frieders-aye, Koch-aye, Milschewski-aye,
Funkhouser-nay, Tarulis-aye, Transier-nay

PLANNING AND ZONING COMMISSION

Downtown Form-Based Code and Streetscape Master Plan
(PZC 2019-09 and EDC 2019-23)

Ordinance 2019-56 **Amending the Yorkville Zoning Ordinance by Adding a Downtown Overlay District**

Ordinance 2019-57 **Approving a Streetscape Master Plan for the Downtown Overlay District**

Mayor Purcell entertained a motion to approve an Ordinance Amending the Yorkville Zoning Ordinance by Adding a Downtown Overlay District and to approve an Ordinance Approving a Streetscape Master Plan for the Downtown Overlay District. So moved by Alderman Frieders; seconded by Alderman Koch.

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

Ordinance 2019-58 **Approving the Final Plat of the Menard's Commercial Commons Seventh Addition Resubdivision**
(PZC 2019-21 and EDC 2019-74)

Mayor Purcell entertained a motion to approve an Ordinance Approving the Final Plat of the Menard's Commercial Commons Seventh Addition Resubdivision. So moved by Alderman Frieders; seconded by Alderman Milschewski.

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

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

Sam Clementz

Alderman Frieders mentioned that the gentleman that ran against him for alderman in 2013 passed away last week. Alderman Frieders wanted to give a public appreciation to Sam Clementz.

Yorktoberfest

Alderman Funkhouser reported that the Yorkville Kiwanis Club Yorktoberfest event, which was held on October 5th, was successful even though it ended early due to the rain. He thanked the City staff for their help with the event.

STAFF REPORT

Chief Jensen reported that last weekend, officers were called to the area of Route 47 and Kennedy Road for a person passed out behind the wheel. Upon arrival, officers noticed the car was still in drive. Two officers stopped the vehicle with their bodies until a sergeant was able to get a squad car pulled to the bumper to prevent the vehicle from entering the intersection and causing an accident. Officers were then able to get into the vehicle with their equipment in order to put the vehicle in park. The officers called an ambulance for assistance as the driver was experiencing a diabetic incident.

MAYOR'S REPORT (cont'd)

Fiscal Year 2019 Audit Report
(CC 2019-65)

Brad Porter, audit manager from Lauterbach & Amen, LLP, gave an overview of the city's fiscal year 2019 financial statement audit. He said there were a few items that he wanted to go over. The first item is known as the SAS 114 letter. This statement on auditing standards 114 document requires the auditor

to communicate any disagreements or difficulties that the auditor has encountered over the course of their audit testing. Mr. Porter was happy to report that there were not any disagreements or difficulties.

The second item he mentioned was that the City was awarded a Certificate of Achievement for Excellence in Financial Reporting that was issued by the Government Finance Officers Association. This award represents the highest form of financial reporting excellence that an entity can receive in the governmental accounting world.

In the Independent Auditor's Report, Mr. Porter stated that the auditor has issued an unmodified opinion for fiscal year 2019, which is the cleanest form of an opinion that you can receive in the governmental world. This opinion represents that the auditor feels that the financial statements are free from any material misstatement and that there are sound internal controls over the financial reporting function.

Within the Comprehensive Annual Financial Report (CAFR) document, under the section titled "Management's Discussion and Analysis", Mr. Porter pointed out that the City's aggregate net position increased by $4,615,901 which is approximately 3.3% over the prior year. Mr. Porter also noted that the state has implemented a Grant Accountability and Transparency Act which seeks to improve transparency regarding grant expenditures. On page 137 of the CAFR, there is a consolidated year-end financial report which breaks down each major grant program which is going on within the City's boundaries. On page 138, there is a report that is generated on the internal controls over the grant function. No material deficiencies or significant weaknesses were identified regarding the internal controls over the financial reporting.

Mr. Porter next mentioned the Management Letter. The primary purpose of this letter is for the auditor to convey any internal control recommendations or best practices that they see across the industry. He reported that there were no new current recommendations as a result of their fiscal year 2019 audit procedures.

Finance Director Fredrickson gave a brief overview of the fiscal year 2019 audit (*see attached*).

ADDITIONAL BUSINESS

Speeding

Alderman Funkhouser mentioned the speeding on Route 34 and Route 47 as well as through the downtown area. He said he appreciated the efforts of the police department to address speeding, but he feels it continues to be an issue.

Cannonball Trail Curve

Alderman Funkhouser reported on the Cannonball Trail curve. He thanked staff for paving the outside curve and he requested that the inside curve be paved also.

CITIZEN COMMENTS

Rick Hanna, Yorkville resident, spoke regarding his extreme concern about the possibility of cannabis being allowed in the City.

EXECUTIVE SESSION

None.

ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Milschewski; seconded by Alderman Plocher.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:34 p.m.

Minutes submitted by:

Lisa Pickering,
City Clerk, City of Yorkville, Illinois

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	☐
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Bills for Payment

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: City Council – October 22, 2019

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Amy Simmons (Name) Finance (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

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
131156	KCR	KENDALL COUNTY RECORDER'S			10/01/19		
	18912	10/01/19	01	PLAT OF DEDICATION-PROPIEDADES		23-230-60-00-6012	87.00
			02	MAGNA LLC		** COMMENT **	
						INVOICE TOTAL:	87.00 *
						CHECK TOTAL:	87.00
						TOTAL AMOUNT PAID:	87.00

INVOICES DUE ON/BEFORE 10/22/2019

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531207	AACVB AURORA AREA CONVENTION							
	8/19-ALL	10/08/19	01	AUG 2019 ALL SEASON HOTEL TAX	01-640-54-00-5481		38.24	
					INVOICE TOTAL:		38.24	*
	8/19-HAMPTON	10/08/19	01	AUG 2019 HAMPTON HOTEL TAX	01-640-54-00-5481		5,305.00	
					INVOICE TOTAL:		5,305.00	*
	8/19-SUNSET	10/08/19	01	AUG 2019 SUNSET HOTEL TAX	01-640-54-00-5481		42.30	
					INVOICE TOTAL:		42.30	*
	8/19-SUPER	10/08/19	01	AUG 2019 SUPER 8 HOTEL TAX	01-640-54-00-5481		2,065.55	
					INVOICE TOTAL:		2,065.55	*
					CHECK TOTAL:		7,451.09	
531208	ALLSTAR ALL STAR SPORTS INSTRUCTION							
	196185	09/30/19	01	FALL 2019 CLASS INSTRUCTION	79-795-54-00-5462		1,334.00	
					INVOICE TOTAL:		1,334.00	*
					CHECK TOTAL:		1,334.00	
531209	AMALGAMA AMALGAMATED BANK OF CHICAGO							
	1856149006-100119	10/01/19	01	10/01/19-09/30/20 ANNUAL ADMIN	51-510-54-00-5498		475.00	
			02	FEE	** COMMENT **			
					INVOICE TOTAL:		475.00	*
					CHECK TOTAL:		475.00	
531210	AMORELLA ALJO AMORELLI							
	092619	09/26/19	01	UMPIRE	79-795-54-00-5462		160.00	
					INVOICE TOTAL:		160.00	*
	100319	10/03/19	01	UMPIRE	79-795-54-00-5462		80.00	
					INVOICE TOTAL:		80.00	*
					CHECK TOTAL:		240.00	

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/22/2019

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
531211	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC					
	0957616-IN	09/16/19	01	STRESSCRETE FOR POLES, ARMS	01-410-56-00-5642		8,622.91
					INVOICE TOTAL:		8,622.91 *
	0963914-IN	09/30/19	01	POLES, ARM	01-410-56-00-5642		8,322.38
					INVOICE TOTAL:		8,322.38 *
	0964544-IN	10/01/19	01	LAMPS, TURN-LOCK PHOTO CONTROL	01-410-56-00-5642		435.30
					INVOICE TOTAL:		435.30 *
					CHECK TOTAL:		17,380.59
531212	ANDELEVA	SOUTH WEST INDUSTRIES, INC					
	INV-17579-V4B5	09/20/19	01	REPLACEMENT OF PACKING SEAL	23-216-54-00-5446		2,090.00
			02	ON THE 2-STOP HYDRAULIC	** COMMENT **		
			03	ELEVATOR	** COMMENT **		
					INVOICE TOTAL:		2,090.00 *
					CHECK TOTAL:		2,090.00
D001402	ANTPLACE	ANTHONY PLACE YORKVILLE LP					
	NOV 2019	10/15/19	01	CITY OF YORKVILLE HOUSING	01-640-54-00-5427		634.00
			02	ASSISTANCE PROGRAM RENT	** COMMENT **		
			03	REIMBURSEMENT FOR THE MONTH OF	** COMMENT **		
			04	NOV 2019	** COMMENT **		
					INVOICE TOTAL:		634.00 *
					DIRECT DEPOSIT TOTAL:		634.00
531213	ARNESON	ARNESON OIL COMPANY					
	263198	09/16/19	01	SEPT 2019 DIESEL FUEL	01-410-56-00-5695		132.59
			02	SEPT 2019 DIESEL FUEL	51-510-56-00-5695		132.58

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531213	ARNESON	ARNESON OIL COMPANY							
	263198		09/16/19	03	SEPT 2019 DIESEL FUEL	52-520-56-00-5695		132.58	
						INVOICE TOTAL:		397.75	*
	263541		09/18/19	01	HYDRAULIC OIL	01-410-56-00-5628		448.65	
						INVOICE TOTAL:		448.65	*
	263854		09/21/19	01	SEPT 2019 DIESEL FUEL	01-410-56-00-5695		241.72	
				02	SEPT 2019 DIESEL FUEL	51-510-56-00-5695		241.72	
				03	SEPT 2019 DIESEL FUEL	52-520-56-00-5695		241.71	
						INVOICE TOTAL:		725.15	*
	263866		09/21/19	01	SEPT 2019 DIESEL FUEL	01-410-56-00-5695		128.16	
				02	SEPT 2019 DIESEL FUEL	51-510-56-00-5695		128.16	
				03	SEPT 2019 DIESEL FUEL	52-520-56-00-5695		128.16	
						INVOICE TOTAL:		384.48	*
	264813		09/30/19	01	SEPT 2019 DIESEL FUEL	01-410-56-00-5695		200.62	
				02	SEPT 2019 DIESEL FUEL	51-510-56-00-5695		200.62	
				03	SEPT 2019 DIESEL FUEL	52-520-56-00-5695		200.62	
						INVOICE TOTAL:		601.86	*
						CHECK TOTAL:		2,557.89	
531214	ATLAS	ATLAS BOBCAT							
	N80951		09/25/19	01	9/16-9/24 BOBCAT RENTAL	01-410-54-00-5485		540.00	
						INVOICE TOTAL:		540.00	*
						CHECK TOTAL:		540.00	
531215	ATT	AT&T							
	6305536805-0919		09/25/19	01	09/25-10/24 SERVICE	51-510-54-00-5440		345.76	
						INVOICE TOTAL:		345.76	*
						CHECK TOTAL:		345.76	

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/22/2019

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531216	AVILAJ	JUAN DANIEL AVILA							
	092519		09/25/19	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*
						CHECK TOTAL:		35.00	
531217	B&WCONTR	BAXTER & WOODMAN							
	0208717		09/20/19	01	SEPT 2019 WATER SYSTEM	51-510-54-00-5462		5,046.50	
				02	INTERIM OPERATIONS ASSISTANCE	** COMMENT **			
						INVOICE TOTAL:		5,046.50	*
						CHECK TOTAL:		5,046.50	
531218	BATTERYS	BATTERY SERVICE CORPORATION							
	0054823		09/27/19	01	12V BATTERY	01-410-56-00-5628		89.95	
						INVOICE TOTAL:		89.95	*
						CHECK TOTAL:		89.95	
531219	BCBS	BLUE CROSS BLUE SHIELD							
	100919		10/09/19	01	NOV 2019 HEALTH INS	01-110-52-00-5216		9,168.77	
				02	NOV 2019 HEALTH INS	01-120-52-00-5216		4,173.48	
				03	NOV 2019 HEALTH INS	01-210-52-00-5216		54,915.27	
				04	NOV 2019 HEALTH INS	01-220-52-00-5216		6,930.88	
				05	NOV 2019 HEALTH INS	01-410-52-00-5216		8,711.00	
				06	NOV 2019 HEALTH INS	01-640-52-00-5240		7,563.23	
				07	NOV 2019 HEALTH INS	79-790-52-00-5216		15,522.47	
				08	NOV 2019 HEALTH INS	79-795-52-00-5216		7,338.04	
				09	NOV 2019 HEALTH INS	51-510-52-00-5216		8,399.43	
				10	NOV 2019 HEALTH INS	52-520-52-00-5216		5,401.80	
				11	NOV 2019 HEALTH INS	82-820-52-00-5216		5,537.74	
				12	NOV 2019 DENTAL INS	01-110-52-00-5223		654.40	

INVOICES DUE ON/BEFORE 10/22/2019

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531219	BCBS	BLUE CROSS BLUE SHIELD							
	100919		10/09/19	13	NOV 2019 DENTAL INS	01-120-52-00-5223		432.69	
				14	NOV 2019 DENTAL INS	01-210-52-00-5223		4,129.35	
				15	NOV 2019 DENTAL INS	01-220-52-00-5223		587.66	
				16	NOV 2019 DENTAL INS	01-410-52-00-5223		538.77	
				17	NOV 2019 DENTAL INS	01-640-52-00-5241		1,098.27	
				18	NOV 2019 DENTAL INS	79-790-52-00-5223		1,017.67	
				19	NOV 2019 DENTAL INS	79-795-52-00-5223		544.89	
				20	NOV 2019 DENTAL INS	51-510-52-00-5223		635.30	
				21	NOV 2019 DENTAL INS	52-520-52-00-5223		391.85	
				22	NOV 2019 DENTAL INS	82-820-52-00-5223		582.29	
							INVOICE TOTAL:	144,275.25	*
							CHECK TOTAL:	144,275.25	
531220	BEHLANDJ	JORI BEHLAND							
	091719		09/30/19	01	FRED PRYOR TRAINING SEMINAR	01-110-54-00-5415		33.00	
				02	MILEAGE REIMBURSEMENT-BEHLAND	** COMMENT **			
							INVOICE TOTAL:	33.00	*
							CHECK TOTAL:	33.00	
531221	BEYERD	DWAYNE F BEYER							
	092619		09/26/19	01	UMPIRE	79-795-54-00-5462		20.00	
							INVOICE TOTAL:	20.00	*
	100319		10/03/19	01	UMPIRE	79-795-54-00-5462		80.00	
							INVOICE TOTAL:	80.00	*
							CHECK TOTAL:	100.00	
531222	BOHYERR	REBEKAH BOHYER							
	SEPT 23-OCT 7		10/10/19	01	REFEREE	79-795-54-00-5462		35.00	
							INVOICE TOTAL:	35.00	*
							CHECK TOTAL:	35.00	

INVOICES DUE ON/BEFORE 10/22/2019

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531223	BOULEA	ANTHONY BOULE							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		70.00	
						INVOICE TOTAL:		70.00	*
						CHECK TOTAL:		70.00	
531224	BUCKR	RYAN BUCK							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		135.00	
						INVOICE TOTAL:		135.00	*
						CHECK TOTAL:		135.00	
531225	BULLINGJ	JOSLYN T. BULLINGTON							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*
						CHECK TOTAL:		35.00	
531226	CENSOD	CENTRAL SOD							
	9624		10/02/19	01	SOD	79-790-56-00-5640		110.00	
						INVOICE TOTAL:		110.00	*
						CHECK TOTAL:		110.00	
531227	CENTRALL	CENTRAL LIMESTONE COMPANY, INC							
	18950		09/23/19	01	GRAVEL	51-510-56-00-5640		313.52	
						INVOICE TOTAL:		313.52	*
						CHECK TOTAL:		313.52	
531228	COMED	COMMONWEALTH EDISON							

INVOICES DUE ON/BEFORE 10/22/2019

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531228	COMED COMMONWEALTH EDISON							
	0185079109-0919	09/26/19	01	08/27-09/26 420 FAIRHAVEN	52-520-54-00-5480		140.28	
					INVOICE TOTAL:		140.28	*
	0435113116-0919	10/01/19	01	08/30-09/30 RT34 & BEECHER	23-216-54-00-5482		63.14	
					INVOICE TOTAL:		63.14	*
	0903040077-0919	09/26/19	01	08/22-09/26 MISC STREET LIGHTS	23-216-54-00-5482		3,099.19	
					INVOICE TOTAL:		3,099.19	*
	0908014004-0919	09/27/19	01	08/28-09/27 6780 RT47	51-510-54-00-5480		71.43	
					INVOICE TOTAL:		71.43	*
	0966038077-0919	09/25/19	01	08/26-09/25 456 KENNEDY	23-216-54-00-5482		55.13	
					INVOICE TOTAL:		55.13	*
	1183088101-0919	09/24/19	01	08/23-09/24 PRAIRIE CR LIFT	52-520-54-00-5480		119.46	
					INVOICE TOTAL:		119.46	*
	1251108256-0919	09/25/19	01	08/26-09/25 301 E HYDRAULIC	79-795-54-00-5480		60.17	
					INVOICE TOTAL:		60.17	*
	1407125045-0919	09/30/19	01	08/29-09/30 FOXHILL LIFT	52-520-54-00-5480		86.54	
					INVOICE TOTAL:		86.54	*
	1647065335-0919	09/27/19	01	08/28-09/27 SARAVANOS PUMP	52-520-54-00-5480		54.79	
					INVOICE TOTAL:		54.79	*
	1718099052-0919	09/24/19	01	08/23-09/24 872 PRAIRIE CR	52-520-54-00-5480		33.89	
					INVOICE TOTAL:		33.89	*
	2019099044-0919	10/03/19	01	08/12-09/11 BRIDGE ST TANK	51-510-54-00-5480		40.07	
					INVOICE TOTAL:		40.07	*
	2668047007-0919	09/24/19	01	08/23-09/24 1908 RAINTREE RD	51-510-54-00-5480		252.94	
					INVOICE TOTAL:		252.94	*

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/22/2019

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531228	COMED COMMONWEALTH EDISON							
	2947052031-0919	09/26/19	01	08/27-09/26 RT47 & RIVER	23-216-54-00-5482		287.23	
					INVOICE TOTAL:		287.23	*
	2961017043-0919	09/25/19	01	08/26-09/25 PRESTWICK LIFT	52-520-54-00-5480		101.40	
					INVOICE TOTAL:		101.40	*
	3119142025-0919	09/25/19	01	08/26-09/25 VAN EMMON LOT	51-510-54-00-5480		20.42	
					INVOICE TOTAL:		20.42	*
	4085080033-0919	09/25/19	01	08/26-09/25 1991 CANNONBALL TR	51-510-54-00-5480		187.98	
					INVOICE TOTAL:		187.98	*
	4449087016-0919	10/03/19	01	08/27-09/26 MISC LIFT STATIONS	52-520-54-00-5480		928.70	
					INVOICE TOTAL:		928.70	*
	4475093053-0919	09/26/19	01	08/27-09/26 610 TOWER	51-510-54-00-5480		135.72	
					INVOICE TOTAL:		135.72	*
	6819027011-0919	10/02/19	01	08/26-09/26 PR BUILDINGS	79-795-54-00-5480		402.70	
					INVOICE TOTAL:		402.70	*
	7110074020-0919	09/25/19	01	08/26-09/25 104 E VAN EMMON	01-110-54-00-5480		358.74	
					INVOICE TOTAL:		358.74	*
	7982120022-0919	09/26/19	01	08/27-09/26 609 N BRIDGE	01-110-54-00-5480		18.06	
					INVOICE TOTAL:		18.06	*
					CHECK TOTAL:		6,517.98	
531229	CONSTELL CONSTELLATION NEW ENERGY							
	15772278601	09/20/19	01	08/20-09/19 421 POPLAR	23-216-54-00-5482		4,019.48	
					INVOICE TOTAL:		4,019.48	*
	15819478701	09/27/19	01	08/27-09/26 1 COUNTRYSIDE PKWY	23-216-54-00-5482		133.03	
					INVOICE TOTAL:		133.03	*
					CHECK TOTAL:		4,152.51	

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
531230	COREMAIN CORE & MAIN LP						
	L186218	09/26/19	01	METER UNIONS	51-510-56-00-5664		1,517.61
					INVOICE TOTAL:		1,517.61 *
	L285781	10/03/19	01	100CF METER	51-510-56-00-5664		1,472.14
					INVOICE TOTAL:		1,472.14 *
					CHECK TOTAL:		2,989.75
531231	DCONST D. CONSTRUCTION, INC.						
	1700047.5	10/10/19	01	ENGINEER'S PAYMENT ESTIMATE	23-000-21-00-2101		24,812.18
			02	#4 & FINAL 2017 MFT STREET	** COMMENT **		
			03	MAINTENANCE PROGRAM - ORIGINAL	** COMMENT **		
			04	CONTRACT	** COMMENT **		
					INVOICE TOTAL:		24,812.18 *
					CHECK TOTAL:		24,812.18
531232	DEARNATI DEARBORN NATIONAL LIFE						
	100919	10/09/19	01	NOV 2019 VISION INS	01-110-52-00-5224		94.15
			02	NOV 2019 VISION INS	01-120-52-00-5224		58.95
			03	NOV 2019 VISION INS	01-210-52-00-5224		583.43
			04	NOV 2019 VISION INS	01-220-52-00-5224		90.06
			05	NOV 2019 VISION INS	01-410-52-00-5224		76.10
			06	NOV 2019 VISION INS	01-640-52-00-5242		179.29
			07	NOV 2019 VISION INS	79-790-52-00-5224		146.82
			08	NOV 2019 VISION INS	79-795-52-00-5224		78.99
			09	NOV 2019 VISION INS	51-510-52-00-5224		92.34
			10	NOV 2019 VISION INS	52-520-52-00-5224		53.57
			11	NOV 2019 VISION INS	82-820-52-00-5224		84.33
					INVOICE TOTAL:		1,538.03 *
					CHECK TOTAL:		1,538.03

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531233	DELL	DELL MARKETING L.P.							
	10333617500		10/07/19	01	REMOTE DIAGNOSIS AND SERVICE	82-820-54-00-5468		709.92	
						INVOICE TOTAL:		709.92	*
						CHECK TOTAL:		709.92	
D001403	DJIDICK	KAYLA DJIDIC							
	0008		10/07/19	01	ZUMBA CLASS INSTRUCTION	79-795-54-00-5462		239.50	
						INVOICE TOTAL:		239.50	*
						DIRECT DEPOSIT TOTAL:		239.50	
531234	DRHCAMBR	DRH CAMBRIDGE HOMES							
	3156 MATLOCK		10/10/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		600.00	
						INVOICE TOTAL:		600.00	*
	3167 MATLOCK		10/10/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		600.00	
						INVOICE TOTAL:		600.00	*
	3183 MATLOCK		10/10/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		600.00	
						INVOICE TOTAL:		600.00	*
	3187 MATLOCK		10/10/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		975.00	
						INVOICE TOTAL:		975.00	*
						CHECK TOTAL:		2,775.00	
531235	DUTEK	THOMAS & JULIE FLETCHER							
	1009072		09/20/19	01	HOSE ASSEMBLY	01-410-56-00-5628		104.00	
						INVOICE TOTAL:		104.00	*
						CHECK TOTAL:		104.00	

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531236	DUTEK	THOMAS & JULIE FLETCHER							
	1009168		10/02/19	01	HOSE ASSEMBLY	79-790-54-00-5495		48.00	
						INVOICE TOTAL:		48.00	*
						CHECK TOTAL:		48.00	
531237	DYNEGY	DYNEGY ENERGY SERVICES							
	266978919091		09/30/19	01	08/28-09/25 2921 BRISTOL RDG	51-510-54-00-5480		5,210.09	
						INVOICE TOTAL:		5,210.09	*
	266979119091		09/30/19	01	08/26-09/25 2224 TREMONT	51-510-54-00-5480		4,771.55	
						INVOICE TOTAL:		4,771.55	*
	266979219101		10/01/19	01	08/27-09/25 610 TOWER WELLS	51-510-54-00-5480		5,991.27	
						INVOICE TOTAL:		5,991.27	*
						CHECK TOTAL:		15,972.91	
531238	EBNERS	SARA R. EBNER							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		70.00	
						INVOICE TOTAL:		70.00	*
						CHECK TOTAL:		70.00	
531239	ECO	ECO CLEAN MAINTENANCE INC							
	8201		10/02/19	01	SEPT 2019 OFFICE CLEANING	01-110-54-00-5488		1,005.00	
				02	SEPT 2019 OFFICE CLEANING	01-210-54-00-5488		1,005.00	
				03	SEPT 2019 OFFICE CLEANING	79-795-54-00-5488		525.00	
				04	SEPT 2019 OFFICE CLEANING	79-790-54-00-5488		254.00	
				05	SEPT 2019 OFFICE CLEANING	01-410-54-00-5488		65.00	
				06	SEPT 2019 OFFICE CLEANING	51-510-54-00-5488		65.00	
				07	SEPT 2019 OFFICE CLEANING	52-520-54-00-5488		65.00	
						INVOICE TOTAL:		2,984.00	*
						CHECK TOTAL:		2,984.00	

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531240	ELENBAJA	JAMIE ELENBAAS							
	100519		10/05/19	01	UMPIRE	79-795-54-00-5462		70.00	
						INVOICE TOTAL:		70.00	*
						CHECK TOTAL:		70.00	
531241	ENCAP	ENCAP, INC.							
	5650		09/23/19	01	BLACKBERRY WOODS MANAGEMENT	23-230-60-00-6014		2,350.00	
				02	OF PLANTED AREAS	** COMMENT **			
						INVOICE TOTAL:		2,350.00	*
						CHECK TOTAL:		2,350.00	
531242	FARMFLEE	BLAIN'S FARM & FLEET							
	7101-JACKSON		09/23/19	01	JEANS, SWEATSHIRTS, PANTS,	79-790-56-00-5600		281.64	
				02	BIBS	** COMMENT **			
				03	WORK BOOTS	79-790-56-00-5600		143.99	
						INVOICE TOTAL:		425.63	*
	7405-SCODRO		09/26/19	01	PULLOVERS, JACKET	51-510-56-00-5600		170.99	
						INVOICE TOTAL:		170.99	*
						CHECK TOTAL:		596.62	
531243	FIRST	FIRST PLACE RENTAL							
	308411-1		09/25/19	01	MARKING FLAGS	51-510-56-00-5665		198.00	
						INVOICE TOTAL:		198.00	*
	308538-1		09/30/19	01	SCARIFIER RENTAL	01-410-54-00-5482		188.79	
						INVOICE TOTAL:		188.79	*
						CHECK TOTAL:		386.79	

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
531244	FIRSTNON	FIRST NONPROFIT UNEMPLOYEMENT					
	122719N-100119	10/01/19	01	4TH QTR 2019 UNEMPLOY INS	01-640-52-00-5230		2,766.11
			02	4TH QTR 2019 UNEMPLOY INS	82-820-52-00-5230		172.08
			03	4TH QTR 2019 UNEMPLOY INS	51-510-52-00-5230		272.31
			04	4TH QTR 2019 UNEMPLOY INS	52-520-52-00-5230		143.25
					INVOICE TOTAL:		3,353.75 *
					CHECK TOTAL:		3,353.75
531245	FLATSOS	RAQUEL HERRERA					
	12942	10/01/19	01	NEW TIRE INSTALLED	79-790-54-00-5495		101.81
					INVOICE TOTAL:		101.81 *
					CHECK TOTAL:		101.81
531246	FLEX	FLEX BENEFIT SERVICE CORP.					
	093019	10/11/19	01	COBRA PACKET ISSUED	01-210-54-00-5462		28.00
			02	COBRA SERVICES	01-110-54-00-5462		22.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
531247	FOXVALLE	FOX VALLEY TROPHY & AWARDS					
	36342	10/03/19	01	MENS SOFTBALL TROPHIES	79-795-56-00-5606		179.25
					INVOICE TOTAL:		179.25 *
					CHECK TOTAL:		179.25
531248	FOXWINE	FOX VALLEY WINERY					
	2019 HTD	10/03/19	01	2019 HTD WINE TASTING	79-795-56-00-5602		117.50
					INVOICE TOTAL:		117.50 *
					CHECK TOTAL:		117.50

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531249	FUNKHOUC	CHRIS FUNKHOUSER							
	100819-IML		10/08/19	01	IML PARKING REIMBURSEMENT	01-110-54-00-5415		157.50	
						INVOICE TOTAL:		157.50	*
						CHECK TOTAL:		157.50	
531250	GOLINSKA	ANDREW GOLINSKI							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		105.00	
						INVOICE TOTAL:		105.00	*
						CHECK TOTAL:		105.00	
531251	GOLINSKS	SAM GOLINSKI							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		205.00	
						INVOICE TOTAL:		205.00	*
						CHECK TOTAL:		205.00	
531252	GOSSA	ALLEN R. GOSS							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		110.00	
						INVOICE TOTAL:		110.00	*
						CHECK TOTAL:		110.00	
531253	GOVIT	GOVERNMENT IT CONSORTIUM							
	2019-030		07/22/19	01	SOLARWINDS ANNUAL MAINTENANCE	01-640-54-00-5450		410.04	
						INVOICE TOTAL:		410.04	*
						CHECK TOTAL:		410.04	
531254	GROUND	GROUND EFFECTS INC.							

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
531254	GROUND GROUND EFFECTS INC.						
	421428-000	09/25/19	01	DIRT	01-410-56-00-5640		441.23
					INVOICE TOTAL:		441.23 *
					CHECK TOTAL:		441.23
531255	HARPERH HALLE HARPER						
	SEPT 23-OCT 7	10/10/19	01	UMPIRE	79-795-54-00-5462		40.00
					INVOICE TOTAL:		40.00 *
					CHECK TOTAL:		40.00
531256	HARRIS HARRIS COMPUTER SYSTEMS						
	XT00006970	09/30/19	01	SEPT 2019 MYGOVHUB FEES	01-120-54-00-5462		179.68
			02	SEPT 2019 MYGOVHUB FEES	51-510-54-00-5462		271.16
			03	SEPT 2019 MYGOVHUB FEES	52-520-54-00-5462		78.25
					INVOICE TOTAL:		529.09 *
					CHECK TOTAL:		529.09
531257	HERIAUDE ELIZABETH J HERIAUD						
	515-0925-19	09/25/19	01	FALL YOGA CLASS INSTRUCTION	79-795-54-00-5462		150.00
					INVOICE TOTAL:		150.00 *
					CHECK TOTAL:		150.00
531258	HERNANDD DEVIN HERNANDEZ						
	092119	09/21/19	01	UMPIRE	79-795-54-00-5462		70.00
					INVOICE TOTAL:		70.00 *
					CHECK TOTAL:		70.00

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531259	HETTINGA	ANDREW HETTINGER							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		150.00	
						INVOICE TOTAL:		150.00	*
						CHECK TOTAL:		150.00	
531260	ILTREASU	STATE OF ILLINOIS TREASURER							
	123123		10/01/19	01	IL RT47 TO IL126/DRAINS	23-230-60-00-6058		5,942.13	
						INVOICE TOTAL:		5,942.13	*
						CHECK TOTAL:		5,942.13	
531261	ILTRUCK	ILLINOIS TRUCK MAINTENANCE, IN							
	028714		09/26/19	01	INSTALLED NEW STARTER	01-410-54-00-5490		1,280.45	
						INVOICE TOTAL:		1,280.45	*
						CHECK TOTAL:		1,280.45	
531262	IMPERINV	IMPERIAL INVESTMENTS							
	AUG 2019-REBATE		10/10/19	01	AUG 2019 BUSINESS DIST REBATE	01-000-24-00-2488		1,059.46	
						INVOICE TOTAL:		1,059.46	*
						CHECK TOTAL:		1,059.46	
531263	INTERDEV	INTERDEV, LLC							
	MSP1022292		08/31/19	01	MONTHLY BILLING FOR AUG 2019	01-640-54-00-5450		9,711.00	
						INVOICE TOTAL:		9,711.00	*
						CHECK TOTAL:		9,711.00	
531264	JANUSZC	COLLIN JANUSZ							

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
531264	JANUSZC	COLLIN JANUSZ						
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		100.00
						INVOICE TOTAL:		100.00 *
						CHECK TOTAL:		100.00
531265	JUSTSAFE	JUST SAFETY, LTD						
	33325		09/16/19	01	FIRST AID SUPPLIES	79-790-56-00-5620		126.00
						INVOICE TOTAL:		126.00 *
						CHECK TOTAL:		126.00
531266	KENDCROS	KENDALL CROSSING, LLC						
	BD REABET 08/19		10/10/19	01	AUG 2019 BUSINESS DIST REBATE	01-000-24-00-2487		1,080.22
						INVOICE TOTAL:		1,080.22 *
						CHECK TOTAL:		1,080.22
531267	LANEMUCH	LANER, MUCHIN, DOMBROW, BECKER						
	569759		09/01/19	01	ARBITRATION, GRIEVANCE &	01-640-54-00-5463		7,044.44
				02	GENERAL COUNSELING MATTERS	** COMMENT **		
						INVOICE TOTAL:		7,044.44 *
						CHECK TOTAL:		7,044.44
531268	LAWLESSM	MATTHEW J. LAWLESS						
	100519		10/05/19	01	UMPIRE	79-795-54-00-5462		105.00
						INVOICE TOTAL:		105.00 *
						CHECK TOTAL:		105.00
531269	LITE	LITE CONSTRUCTION						

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
531269	LITE	LITE CONSTRUCTION					
	100819	10/08/19	01	ENGINEER'S PAYMENT ESTIMATE	23-216-60-00-6003		62,238.60
			02	#1 YORKVILLE PUBLIC WORKS	** COMMENT **		
			03	STORAGE SHED	** COMMENT **		
					INVOICE TOTAL:		62,238.60 *
					CHECK TOTAL:		62,238.60
531270	MARTENSO	MARTENSON TURF PRODUCTS					
	72097	09/25/19	01	QWIK SOD MIX-2,000 BAGS	79-790-56-00-5640		3,400.00
					INVOICE TOTAL:		3,400.00 *
	72098	09/26/19	01	19-19-19 ALL MINERAL-400 BAGS	79-790-56-00-5640		5,975.00
					INVOICE TOTAL:		5,975.00 *
					CHECK TOTAL:		9,375.00
531271	MCCURDYK	KYLE DEAN MCCURDY					
	SEPT 23-OCT 7	10/10/19	01	UMPIRE	79-795-54-00-5462		70.00
					INVOICE TOTAL:		70.00 *
					CHECK TOTAL:		70.00
531272	MENLAND	MENARDS - YORKVILLE					
	58334	08/14/19	01	UNDERGROUND CABLE SPLICE KIT	01-410-56-00-5642		19.98
					INVOICE TOTAL:		19.98 *
	58339	08/14/19	01	PICTURE HANGING STRIPS, ANCHOR	23-216-56-00-5656		20.78
			02	BOLTS	** COMMENT **		
					INVOICE TOTAL:		20.78 *
	60734	09/09/19	01	CONDUIT, NIPPLES, ADAPTERS,	79-790-56-00-5640		89.33

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531272	MENLAND	MENARDS - YORKVILLE						
	60734	09/09/19	02	COVERS, POLE BREAKERS, CABLE	** COMMENT **			
			03	TIES	** COMMENT **			
						INVOICE TOTAL:	89.33	*
	61504	09/17/19	01	MARKING PAINT, SPRAY PAINT	79-790-56-00-5620		18.78	
						INVOICE TOTAL:	18.78	*
	61530	09/17/19	01	DRILL BITS, NUTS, REBAR	79-790-56-00-5640		35.00	
						INVOICE TOTAL:	35.00	*
	61601	09/18/19	01	GLOVES, EPOXY PUTTY,	79-790-56-00-5640		38.02	
			02	THREADLOCKER	** COMMENT **			
						INVOICE TOTAL:	38.02	*
	61617	09/18/19	01	ELECTRICAL TAPE, ADAPTER	79-790-56-00-5640		2.57	
						INVOICE TOTAL:	2.57	*
	61623	09/18/19	01	SILICONE, GASKET MAKER	79-790-56-00-5640		10.05	
						INVOICE TOTAL:	10.05	*
	61687	09/19/19	01	ELBOWS, PVC CONDUIT	79-790-56-00-5640		13.44	
						INVOICE TOTAL:	13.44	*
	61692	09/19/19	01	GANG BOX, PVC CAP, TIME SWITCH	79-790-56-00-5640		54.09	
						INVOICE TOTAL:	54.09	*
	617621	09/20/19	01	BALL VALVE, SOAFTSOAP	51-510-56-00-5638		10.95	
						INVOICE TOTAL:	10.95	*
	61796	09/20/19	01	PLYWOOD	01-410-56-00-5620		15.93	
						INVOICE TOTAL:	15.93	*
	62020	09/23/19	01	BAG STRAINER	52-520-56-00-5620		2.98	
						INVOICE TOTAL:	2.98	*
						CHECK TOTAL:		331.90

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531273	MENLAND	MENARDS - YORKVILLE							
	62059		09/23/19	01	MATERIALS FOR GAZEBO REPAIR	23-216-56-00-5656		1,069.99	
						INVOICE TOTAL:		1,069.99	*
						CHECK TOTAL:		1,069.99	
531274	MENLAND	MENARDS - YORKVILLE							
	62139		09/24/19	01	MATERIALS FOR GAZEBO REPAIR	23-216-56-00-5656		18.38	
						INVOICE TOTAL:		18.38	*
	62153		09/24/19	01	MATERIALS FOR GAZEBO REPAIR	23-216-56-00-5656		160.41	
						INVOICE TOTAL:		160.41	*
	62159		09/24/19	01	ELECTRICAL TAPE	51-510-56-00-5620		11.82	
						INVOICE TOTAL:		11.82	*
	62214-19		09/25/19	01	SOFTSOAP	51-510-56-00-5620		3.97	
						INVOICE TOTAL:		3.97	*
	62244		09/25/19	01	STAPLES	79-790-56-00-5640		10.76	
						INVOICE TOTAL:		10.76	*
	62253		09/25/19	01	DRYWALL BAGS	52-520-56-00-5620		12.89	
						INVOICE TOTAL:		12.89	*
	62322		09/26/19	01	SPRINKLER HEAD, SPRINKLERS,	79-790-56-00-5640		55.92	
				02	ROOFING NAILS	** COMMENT **			
						INVOICE TOTAL:		55.92	*
	62411		09/27/19	01	TIE SNAPS, ELECTRICAL TAPE,	52-520-56-00-5620		27.06	
				02	SOAP	** COMMENT **			
						INVOICE TOTAL:		27.06	*
	62893		10/02/19	01	SHOULDER STRAPS	51-510-56-00-5620		5.99	
						INVOICE TOTAL:		5.99	*

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531274	MENLAND	MENARDS - YORKVILLE							
	62906		10/02/19	01	WIPER BLADES	51-510-56-00-5628		13.98	
						INVOICE TOTAL:		13.98	*
	62926		10/02/19	01	COUPLING, ADAPTERS	51-510-56-00-5638		6.03	
						INVOICE TOTAL:		6.03	*
	62970		10/02/19	01	PANTS-JOHNSON	51-510-56-00-5600		64.96	
						INVOICE TOTAL:		64.96	*
	63025		10/03/19	01	CEMENT, HAND CLEANER	51-510-56-00-5620		5.48	
						INVOICE TOTAL:		5.48	*
						CHECK TOTAL:		397.65	
531275	MIDWSALT	MIDWEST SALT							
	P447665		09/25/19	01	BULK ROCK SALT	51-510-56-00-5638		2,659.65	
						INVOICE TOTAL:		2,659.65	*
	P447709		09/30/19	01	BULK ROCK SALT	51-510-56-00-5638		2,380.00	
						INVOICE TOTAL:		2,380.00	*
						CHECK TOTAL:		5,039.65	
531276	MILLERM	MICHAEL T. MILLER							
	091519		09/15/19	01	UMPIRE	79-795-54-00-5462		70.00	
						INVOICE TOTAL:		70.00	*
	100619		10/06/19	01	UMPIRE	79-795-54-00-5462		105.00	
						INVOICE TOTAL:		105.00	*
						CHECK TOTAL:		175.00	
531277	MODAFFJ	JACK MODAFF							

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531277	MODAFFJ	JACK MODAFF							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	
531278	MORRICKB	BRUCE MORRICK							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		55.00	
						INVOICE TOTAL:		55.00	*
						CHECK TOTAL:		55.00	
531279	MWMCG	MWM CONSULTING GROUP, INC							
	271015		10/07/19	01	PREPARATION OF THE ACTUARIAL	01-120-54-00-5462		6,200.00	
				02	VALUATION FOR THE CITY OF	** COMMENT **			
				03	YORKVILLE POLICE OFFICERS'	** COMMENT **			
				04	PENSION FUND AS OF 04/30/19	** COMMENT **			
						INVOICE TOTAL:		6,200.00	*
						CHECK TOTAL:		6,200.00	
531280	NARVICK	NARVICK BROS. LUMBER CO, INC							
	63543		09/20/19	01	4,000 PSI AE	23-230-56-00-5637		355.00	
						INVOICE TOTAL:		355.00	*
						CHECK TOTAL:		355.00	
531281	NEMSICKB	BRAD NEMSICK							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		55.00	
						INVOICE TOTAL:		55.00	*
						CHECK TOTAL:		55.00	

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
531282	NETWRIX NETWRIX CORPORATION						
	47487	09/25/19	01	NETWRIX AUDITOR FOR ACTIVE	01-640-54-00-5450		709.50
			02	DRIVE - 3 YEARS OF SUPPORT &	** COMMENT **		
			03	MAINTENANCE	** COMMENT **		
					INVOICE TOTAL:		709.50 *
					CHECK TOTAL:		709.50
531283	NICOR NICOR GAS						
	00-41-22-8748 4-0919	10/01/19	01	06/03-09/29 1107 PRAIRIE LN	01-110-54-00-5480		146.93
					INVOICE TOTAL:		146.93 *
	12-43-5-5625 3-0919	10/02/19	01	09/01-10/01 609 N BRIDGE	01-110-54-00-5480		22.30
					INVOICE TOTAL:		22.30 *
	15-41-50-1000 6-0919	10/02/19	01	08/30-09/29 804 GAME FARM RD	01-110-54-00-5480		126.13
					INVOICE TOTAL:		126.13 *
	15-64-61-3532 5-0919	10/01/19	01	08/30-09/19 1991 CANNONBALL TR	01-110-54-00-5480		38.74
					INVOICE TOTAL:		38.74 *
	20-52-56-2042 1-0919	09/27/19	01	08/27-09/27 420 FAIRHAVEN	01-110-54-00-5480		108.50
					INVOICE TOTAL:		108.50 *
	23-45-91-4862 5-0919	10/02/19	01	09/01-10/01 101 BRUELL ST	01-110-54-00-5480		112.87
					INVOICE TOTAL:		112.87 *
	40-52-64-8356 1-0919	10/03/19	01	09/02-10/03 102 E VAN EMMON	01-110-54-00-5480		107.18
					INVOICE TOTAL:		107.18 *
	61-60-41-1000 9-0919	10/03/19	01	09/01-10/01 610 TOWER	01-110-54-00-5480		52.25
					INVOICE TOTAL:		52.25 *
	83-80-00-1000 7-0919	10/03/19	01	09/01-10/01 610 TOWER UNIT B	01-110-54-00-5480		42.20
					INVOICE TOTAL:		42.20 *

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
531283	NICOR NICOR GAS						
	91-85-68-4012 8-0919	10/02/19	01	08/30-09/29 902 GAME FARM RD	82-820-54-00-5480		449.18
					INVOICE TOTAL:		449.18 *
	95-16-10-1000 4-0919	10/04/19	01	09/03-10/02 1 RT47	01-110-54-00-5480		35.10
					INVOICE TOTAL:		35.10 *
					CHECK TOTAL:		1,241.38
531284	NUTOYS NUTOYS LEISURE PRODUCTS						
	49654	09/18/19	01	CABLE ASSEMBLY PVC	79-790-56-00-5640		112.36
					INVOICE TOTAL:		112.36 *
					CHECK TOTAL:		112.36
531285	OLEARYC CYNTHIA O'LEARY						
	ARBITER RENEWAL	09/29/19	01	ASSIGNING FEE FOR BASEBALL	79-795-54-00-5462		133.00
			02	OFFICIALS	** COMMENT **		
					INVOICE TOTAL:		133.00 *
	REC FALL SOCCER 2019	09/25/19	01	FALL SOCCER OFFICIAL ASSIGNING	79-795-54-00-5462		200.00
			02	FEE	** COMMENT **		
					INVOICE TOTAL:		200.00 *
	YORKVILLE REC FALL 2	09/25/19	01	FALL TRAVEL OFFICIAL ASSIGNING	79-795-54-00-5462		520.00
			02	FEE	** COMMENT **		
					INVOICE TOTAL:		520.00 *
					CHECK TOTAL:		853.00
D001404	ORRK KATHLEEN FIELD ORR & ASSOC.						
	16033	10/02/19	01	MISC, CITY LEGAL MATTERS	01-640-54-00-5456		5,504.00

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D001404	ORRK	KATHLEEN FIELD ORR & ASSOC.							
	16033		10/02/19	02	DOWNTOWN TIF MATTERS	88-880-54-00-5466		204.25	
				03	DOWNTOWN TIF II MATTERS	89-890-54-00-5466		537.50	
				04	MEETINGS	01-640-54-00-5456		1,000.00	
				05	RAINTREE MATTERS	01-640-54-00-5456		150.50	
				06	WESTBURY MATTERS	01-640-54-00-5456		75.25	
						INVOICE TOTAL:		7,471.50	*
						DIRECT DEPOSIT TOTAL:		7,471.50	
531286	OSWEGO	VILLAGE OF OSWEGO							
	605		09/25/19	01	SHARED SERVICES SALARY	01-640-54-00-5418		13,851.43	
				02	REIMBURSEMENT FOR	** COMMENT **			
				03	05/31/19-07/31/19-PARKER	** COMMENT **			
				04	SHARED SERVICES SALARY	01-640-54-00-5432		15,398.53	
				05	REIMBURSEMENT FOR	** COMMENT **			
				06	05/31/19-07/31/19-RAASCH	** COMMENT **			
				07	SHARED SERVICES LOBBYING	01-640-54-00-5462		14,630.83	
				08	REIMBURSEMENT FOR	** COMMENT **			
				09	05/31/19-07/31/19	** COMMENT **			
						INVOICE TOTAL:		43,880.79	*
						CHECK TOTAL:		43,880.79	
531287	PARADISE	PARADISE CAR WASH							
	223979		10/03/19	01	SEPT 2019 CAR WASH	79-795-54-00-5495		5.00	
						INVOICE TOTAL:		5.00	*
						CHECK TOTAL:		5.00	
531288	PAWLOWSM	MARK PAWLOWSKI							
	100319		10/03/19	01	UMPIRE	79-795-54-00-5462		80.00	
						INVOICE TOTAL:		80.00	*
						CHECK TOTAL:		80.00	

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531289	PETERSOC	CARL W. PETERSON							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		110.00	
						INVOICE TOTAL:		110.00	*
						CHECK TOTAL:			110.00
531290	PFIZENMB	BEHR PFIZENMAIER							
	101019		10/10/19	01	TUITION REIMBURSEMENT FOR 2	01-210-54-00-5410		2,412.00	
				02	COURSES-PFIZEMAIER	** COMMENT **			
						INVOICE TOTAL:		2,412.00	*
						CHECK TOTAL:			2,412.00
531291	PLANFILL	PLANO CLEAN FILL							
	698		09/21/19	01	SEPT 2019 DUMPING	51-510-54-00-5462		45.00	
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:			45.00
531292	PRINTSRC	LAMBERT PRINT SOURCE, LLC							
	1390		08/02/19	01	DRIVE IN MOVIE BANNER	79-795-56-00-5606		90.00	
						INVOICE TOTAL:		90.00	*
	1473		10/02/19	01	YORKTOBERFEST SIGNAGE	79-795-56-00-5606		280.00	
						INVOICE TOTAL:		280.00	*
						CHECK TOTAL:			370.00
531293	QUCKLANE	QUICK LANE TIRE & AUTO							
	FOCB427409		09/24/19	01	OIL CHANGE	01-410-54-00-5490		55.82	
						INVOICE TOTAL:		55.82	*
						CHECK TOTAL:			55.82

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531294	R0001593 LOCAL 150 APPRENTICESHIP FUND							
	100819-STEFFENS	10/08/19	01	LOCAL 150 TRAINING SITE	52-520-54-00-5412		240.00	
			02	AGREEMENT - STEFFENS ** COMMENT **				
					INVOICE TOTAL:		240.00	*
					CHECK TOTAL:		240.00	
531295	R0002042 JEFF BERNAU							
	174508	09/30/19	01	TRAVEL BASEBALL REFUND DUE TO	79-000-44-00-4404		108.00	
			02	WEATHER ** COMMENT **				
					INVOICE TOTAL:		108.00	*
					CHECK TOTAL:		108.00	
531296	R0002288 LENNAR							
	2352 WINTERTHUR	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
					INVOICE TOTAL:		5,000.00	*
	2422 WYTHE	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		12,000.00	
					INVOICE TOTAL:		12,000.00	*
	2431 FITZHUGH	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
					INVOICE TOTAL:		5,000.00	*
	2434 WYTHE	10/10/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		3,900.00	
					INVOICE TOTAL:		3,900.00	*
	2465 WILTON	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
					INVOICE TOTAL:		5,000.00	*
	2621 FAIRFAX	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		1,475.00	
					INVOICE TOTAL:		1,475.00	*
	323 SUTTON	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		3,525.00	
					INVOICE TOTAL:		3,525.00	*

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531296	R0002288	LENNAR							
	449	SUTTON	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
						INVOICE TOTAL:		5,000.00	*
	489	WINDETT RIDGE	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		600.00	
						INVOICE TOTAL:		600.00	*
	502	WINDETT RIDGE	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
						INVOICE TOTAL:		5,000.00	*
	506	WINDETT RIDGE	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
						INVOICE TOTAL:		5,000.00	*
	569	SUTTON	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00	
						INVOICE TOTAL:		7,500.00	*
	642	KENTSHIRE	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
						INVOICE TOTAL:		5,000.00	*
	732	KENTSHIRE	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
						INVOICE TOTAL:		5,000.00	*
	742	KENTSHIRE	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
						INVOICE TOTAL:		5,000.00	*
	762	KENTSHIRE	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
						INVOICE TOTAL:		5,000.00	*
	821	CAULFIELD	10/09/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
						INVOICE TOTAL:		5,000.00	*
						CHECK TOTAL:		84,000.00	
531297	R0002293	SEAN GORMAN							
	174503		09/30/19	01	RIVERFRONT PARK RESERVATION	79-000-24-00-2410		100.00	

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531297	R0002293	SEAN GORMAN							
	174503		09/30/19	02	CANCELLATION REFUND	** COMMENT **			
				03	RIVERFRONT PARK RESERVATION	79-000-48-00-4825		125.00	
				04	CANCELLATION REFUND	** COMMENT **			
						INVOICE TOTAL:		225.00	*
						CHECK TOTAL:		225.00	
531298	RAGIWAVE	RAGING WAVES							
	2019-REBATE		10/08/19	01	2019 ADMISSIONS TAX REBATE	01-640-54-00-5494		146,143.40	
						INVOICE TOTAL:		146,143.40	*
						CHECK TOTAL:		146,143.40	
531299	REINDERS	REINDERS, INC.							
	1804764-00		09/26/19	01	CASTER TIRES, SCREWS	79-790-56-00-5640		403.60	
						INVOICE TOTAL:		403.60	*
						CHECK TOTAL:		403.60	
531300	RIETZR	ROBERT L. RIETZ JR.							
	092619		09/26/19	01	UMPIRE	79-795-54-00-5462		140.00	
						INVOICE TOTAL:		140.00	*
	100319		10/03/19	01	UMPIRE	79-795-54-00-5462		80.00	
						INVOICE TOTAL:		80.00	*
						CHECK TOTAL:		220.00	
531301	ROCKITPR	ROCK 'N' KIDS, INC.							
	YRKFI19		09/25/19	01	9/11-10/16 MUSIC CLASSES	79-795-54-00-5462		210.00	
						INVOICE TOTAL:		210.00	*
						CHECK TOTAL:		210.00	

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
531302	RUNDUEE EDWIN A RUNDLE						
	SEPT 23-OCT 7	10/10/19	01	UMPIRE	79-795-54-00-5462		50.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
531303	SECOND SECOND CHANCE CARDIAC SOLUTION						
	19-009-467	09/21/19	01	BABYSITTING CLASS INSTRUCTION	79-795-54-00-5462		94.50
					INVOICE TOTAL:		94.50 *
					CHECK TOTAL:		94.50
531304	SFBCT SWFVCTC						
	YV2Q2019	10/01/19	01	40% OF 2ND QTR 2019 CABLE	01-640-54-00-5475		25,898.60
			02	FRANCHISE PAYMENT OF	** COMMENT **		
			03	$64,746.51	** COMMENT **		
					INVOICE TOTAL:		25,898.60 *
					CHECK TOTAL:		25,898.60
531305	SHI SHI INTERNATIONAL CORP						
	B10696456	10/08/19	01	ADOBE VOLUME LICENSE RENEWALS	01-640-54-00-5450		4,512.00
					INVOICE TOTAL:		4,512.00 *
					CHECK TOTAL:		4,512.00
531306	SILAST TY JAMES SILAS						
	SEPT 23-OCT 7	10/10/19	01	UMPIRE	79-795-54-00-5462		20.00
					INVOICE TOTAL:		20.00 *
					CHECK TOTAL:		20.00

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531307	SPEEDWAY	FLEETCOR SUPERFLEET MASTERCARD							
	FB638-101119		10/11/19	01	SEPT 2019 GASOLINE	01-210-56-00-5695		38.01	
						INVOICE TOTAL:		38.01	*
						CHECK TOTAL:		38.01	
531308	STANISZJ	JASON J. STANISZEWSKI							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		50.00	
						INVOICE TOTAL:		50.00	*
						CHECK TOTAL:		50.00	
531309	STERLING	STERLING CODIFIERS, INC.							
	22506		09/17/19	01	SUPPLEMENT #46	01-110-54-00-5451		1,523.00	
						INVOICE TOTAL:		1,523.00	*
						CHECK TOTAL:		1,523.00	
531310	STREIDEM	MARK STREIDER							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	
531311	STRIKEZ	ZANE STRIKE							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		185.00	
						INVOICE TOTAL:		185.00	*
						CHECK TOTAL:		185.00	
531312	TAEUBERP	PAUL TAEUBER							

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531312	TAEUBERP	PAUL TAEUBER							
	092119		09/21/19	01	UMPIRE	79-795-54-00-5462		105.00	
						INVOICE TOTAL:		105.00	*
						CHECK TOTAL:		105.00	
531313	TAGGARTN	NATHANIEL TAGGART							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		110.00	
						INVOICE TOTAL:		110.00	*
						CHECK TOTAL:		110.00	
531314	TIETZJ	JAMES A. TIETZ							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		55.00	
						INVOICE TOTAL:		55.00	*
						CHECK TOTAL:		55.00	
531315	TRCONTPR	TRAFFIC CONTROL & PROTECTION							
	102154		09/19/19	01	4 SIGNS	23-216-56-00-5619		295.30	
						INVOICE TOTAL:		295.30	*
	102155		09/19/19	01	STREET SIGN	23-216-56-00-5619		67.55	
						INVOICE TOTAL:		67.55	*
	102201		09/25/19	01	SIGN	23-216-56-00-5619		85.00	
						INVOICE TOTAL:		85.00	*
						CHECK TOTAL:		447.85	
531316	TUTTLEC	CHRISTOPHER D. TUTTLE							
	SEPT 23-OCT 7		10/14/19	01	UMPIRE	79-795-54-00-5462		170.00	
						INVOICE TOTAL:		170.00	*
						CHECK TOTAL:		170.00	

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531317	UPS5361	DDEDC #3, INC							
	100319		10/03/19	01	1 PKG TO KFO	01-110-54-00-5452		38.90	
						INVOICE TOTAL:		38.90	*
						CHECK TOTAL:		38.90	
531318	VAUGHNJ	JAEDON VAUGHN							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		85.00	
						INVOICE TOTAL:		85.00	*
						CHECK TOTAL:		85.00	
531319	VITOSH	CHRISTINE M. VITOSH							
	1963		09/30/19	01	VARIANCE REQUEST PUBLIC	90-145-00-00-0011		174.38	
				02	HEARING	** COMMENT **			
						INVOICE TOTAL:		174.38	*
						CHECK TOTAL:		174.38	
531320	WELDSTAR	WELDSTAR							
	01792570		09/24/19	01	CYLINDER RENTAL	01-410-54-00-5482		16.74	
						INVOICE TOTAL:		16.74	*
						CHECK TOTAL:		16.74	
531321	WEX	WEX BANK							
	61585145		09/30/19	01	SEPT 2019 GASOLINE	01-210-56-00-5695		4,631.83	
				02	SEPT 2019 GASOLINE	51-510-56-00-5695		647.97	
				03	SEPT 2019 GASOLINE	52-520-56-00-5695		656.31	
				04	SEPT 2019 GASOLINE	01-410-56-00-5695		647.97	
				05	SEPT 2019 GASOLINE	01-220-56-00-5695		318.82	
						INVOICE TOTAL:		6,902.90	*
						CHECK TOTAL:		6,902.90	

01-110 ADMINISTRATION	11-111 FOX HILL SSA	25-225 PARKS & REC CAPITAL	82-820 LIBRARY OPERATIONS
01-120 FINANCE	12-112 SUNFLOWER ESTATES	42-420 DEBT SERVICE	84-840 LIBRARY CAPITAL
01-210 POLICE	15-155 MOTOR FUEL TAX(MFT)	51-510 WATER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	89-890 DOWNTOWN TIF II
01-540 HEALTH & SANITATION	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINISTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPARTMENT	95-XXX ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 10/22/2019

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531322	WIEGELH	HERB WIEGEL							
	092619		09/26/19	01	UMPIRE	79-795-54-00-5462		120.00	
						INVOICE TOTAL:		120.00	*
	100419		10/04/19	01	UMPIRE	79-795-54-00-5462		120.00	
						INVOICE TOTAL:		120.00	*
						CHECK TOTAL:		240.00	
531323	WILLALEX	ALEXANDER VINCENZO WILLIAMS							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		125.00	
						INVOICE TOTAL:		125.00	*
						CHECK TOTAL:		125.00	
531324	WOLLNIKD	DAVID WOLLNIK							
	SEPT 23-OCT 7		10/10/19	01	UMPIRE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	
531325	WTRPRD	WATER PRODUCTS, INC.							
	0291140		09/26/19	01	BAND REPAIR CLAMPS	51-510-56-00-5640		284.48	
						INVOICE TOTAL:		284.48	*
						CHECK TOTAL:		284.48	
D001405	YBSD	YORKVILLE BRISTOL							
	2019.0022		10/03/19	01	OCT 2019 LANDFILL EXPENSE	51-510-54-00-5445		11,925.56	
						INVOICE TOTAL:		11,925.56	*
	919SF		10/08/19	01	SEPT 2019 SANITARY FEES	95-000-24-00-2450		246,300.66	
						INVOICE TOTAL:		246,300.66	*
						DIRECT DEPOSIT TOTAL:		258,226.22	

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INVOICES DUE ON/BEFORE 10/22/2019

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531326	YNB	OLD SECOND BANK - YORKVILLE							
	2049-092319		09/23/19	01	SAFETY DEPOSIT BOX RENTAL	01-110-54-00-5462		82.50	
						INVOICE TOTAL:		82.50	*
						CHECK TOTAL:		82.50	
531327	YOUNGM	MARLYS J. YOUNG							
	09/18/19		10/03/19	01	09/18/19 ADMIN MEETING MINUTES	01-110-54-00-5462		55.75	
						INVOICE TOTAL:		55.75	*
	091119		09/25/19	01	09/11/19 PLANNING & ZONING	90-145-00-00-0011		14.33	
				02	MEETING MINUTES - VARIANCE	** COMMENT **			
				03	REQUEST	** COMMENT **			
				04	09/11/19 PLANNING & ZONING	90-146-00-00-0011		14.33	
				05	MEETING MINUTES - PLAT OF	** COMMENT **			
				06	RESUBDIVISION	** COMMENT **			
				07	09/11/19 PLANNING & ZONING	01-220-54-00-5462		14.34	
				08	MEETING MINUTES	** COMMENT **			
						INVOICE TOTAL:		43.00	*
	092319		09/30/19	01	09/23/19 MEETING MINUTES	82-820-54-00-5462		84.50	
						INVOICE TOTAL:		84.50	*
						CHECK TOTAL:		183.25	

TOTAL CHECKS PAID:	689,868.86
TOTAL DIRECT DEPOSITS PAID:	266,571.22
TOTAL AMOUNT PAID:	956,440.08

01-110 ADMINISTRATION	11-111 FOX HILL SSA	25-225 PARKS & REC CAPITAL	82-820 LIBRARY OPERATIONS
01-120 FINANCE	12-112 SUNFLOWER ESTATES	42-420 DEBT SERVICE	84-840 LIBRARY CAPITAL
01-210 POLICE	15-155 MOTOR FUEL TAX(MFT)	51-510 WATER OPERATIONS	87-870 COUNTRYSIDE TIF
01-220 COMMUNITY DEVELOPMENT	23-216 MUNICIPAL BUILDING	52-520 SEWER OPERATIONS	88-880 DOWNTOWN TIF
01-410 STREET OPERATIONS	23-230 CITY-WIDE CAPITAL	72-720 LAND CASH	89-890 DOWNTOWN TIF II
01-540 HEALTH & SANITATION	25-205 POLICE CAPITAL	79-790 PARKS DEPARTMENT	90-XXX DEVELOPER ESCROW
01-640 ADMINISTRATIVE SERVICES	25-215 PUBLIC WORKS CAPITAL	79-795 RECREATION DEPARTMENT	95-XXX ESCROW DEPOSIT

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900080	FNBO FIRST NATIONAL BANK OMAHA				10/25/19		
	102519-A.SIMMONS	09/30/19	01	JOHNSON CONTROLS-REPLACE		23-216-54-00-5446	5,936.00
			02	MINISPLIT UNIT AT PLANT		** COMMENT **	
			03	ADS-OCT-DEC 2019 MONITORING		23-216-54-00-5446	529.44
			04	CHARGES		** COMMENT **	
			05	VERIZON-AUG 2019 IN CAR UNITS		01-210-54-00-5440	720.26
			06	VERIZON-AUG 2019 MOBILE PHONES		01-220-54-00-5440	185.38
			07	VERIZON-AUG 2019 MOBILE PHONES		01-210-54-00-5440	967.00
			08	VERIZON-AUG 2019 MOBILE PHONES		79-795-54-00-5440	72.98
			09	VERIZON-AUG 2019 MOBILE PHONES		51-510-54-00-5440	188.48
			10	VERIZON-AUG 2019 MOBILE PHONES		52-520-54-00-5440	38.01
			11	KENDALL PRINTING-2,500 AP		01-120-56-00-5610	242.80
			12	ENVELOPES		** COMMENT **	
						INVOICE TOTAL:	8,880.35 *
	102519-B.OLSEM	09/30/19	01	WAREHOUSE DIRECT-PAPER CLIPS,		01-110-56-00-5610	82.09
			02	RUBBER FINGERS, EXPANDING		** COMMENT **	
			03	FILES, SORTERS, LETTER OPENER,		** COMMENT **	
			04	BINDER CLIPS, STENO BOOKS,		** COMMENT **	
			05	PAPER ROLLS		** COMMENT **	
			06	CNA SURETY-NOTARY -OSLON		01-110-54-00-5462	60.00
						INVOICE TOTAL:	142.09 *
	102519-B.OLSON	09/30/19	01	ILCMA-OCT 2019 PROFESSIONAL		01-110-54-00-5412	75.00
			02	DEVELOPMENT EVENT-OLSON		** COMMENT **	
						INVOICE TOTAL:	75.00 *
	102519-B.PFIZENMAIER	09/30/19	01	TARGET-GATORADE		01-210-56-00-5620	68.86
			02	IACP-ANNUAL		01-210-54-00-5462	190.00
			03	MEMBERSHIP-PFIZENMAIER		** COMMENT **	
			04	AMERICAN TIRE-OIL CHANGE		01-210-54-00-5495	82.98
			05	IACP CONFERENCE-PFIZENMAIER		01-210-54-00-5412	370.00
			06	AMERICAN TIRE-REPLACE INTAKE		01-210-54-00-5495	2,909.58
			07	EXHAUST VALVES		** COMMENT **	
			08	AMERICAN TIRE-REPLACE BATTERY		01-210-54-00-5495	289.49
			09	AMERICAN TIRE-REPLACE SPARK		01-210-54-00-5495	415.32
			10	PLUGS		** COMMENT **	
			11	IACP CONFERENCE-JENSEN		01-210-54-00-5412	425.00
			12	TARGET-T-SHIRTS		01-210-56-00-5600	22.18
			13	AMAZON-CROSSING GUARD VEST		01-210-56-00-5600	20.59
			14	AMAZON-HOLSTER FOR NEW HIRE		01-210-56-00-5600	103.81
			15	AMAZON-COTTON SWABS, PRIVACY		01-210-56-00-5620	133.79
			16	SCREEN		** COMMENT **	
			17	AMERICAN TIRE-OIL CHANGE		01-210-54-00-5495	63.52
			18	AMERICAN TIRE-REPLACE TIE ROD		01-210-54-00-5495	657.29
			19	AMERICAN TIRE-REPLACE TIE ROD		01-210-54-00-5495	290.68

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900080	FNBO FIRST NATIONAL BANK OMAHA				10/25/19		
	102519-B.PFIZENMAIER	09/30/19	20	SERVICE TRANSMISSION		** COMMENT **	
						INVOICE TOTAL:	6,043.09 *
	102519-D.SMITH	09/30/19	01	RURAL KING-CABLE TIES		79-790-56-00-5620	25.98
						INVOICE TOTAL:	25.98 *
	102519-E.DHUSE	09/30/19	01	2019 PXW APWA CONFERENCE		01-410-54-00-5415	469.04
			02	LODGING AND		** COMMENT **	
			03	TRANSPORTATION-DHUSE		** COMMENT **	
			04	2019 PXW APWA CONFERENCE		51-510-54-00-5415	469.04
			05	LODGING AND		** COMMENT **	
			06	TRANSPORTATION-DHUSE		** COMMENT **	
			07	2019 PXW APWA CONFERENCE		52-520-54-00-5415	469.04
			08	LODGING AND		** COMMENT **	
			09	TRANSPORTATION-DHUSE		** COMMENT **	
			10	WAREHOUSE DIRECT-TONER		52-520-56-00-5610	217.53
			11	NAPA#235475-OIL		01-410-56-00-5628	21.96
			12	NAPA#236336-SPINDLE SOCKET		79-790-56-00-5630	39.49
			13	NAPA#235822-FILTERS		52-520-56-00-5628	9.95
			14	NAPA#235844-BATTERY		01-410-56-00-5628	98.21
			15	WAREHOUSE DIRECT-COPY PAPER		52-520-56-00-5610	101.25
			16	NORTHERN SAFETY-SAFETY GLASSES		01-410-56-00-5620	100.98
			17	NORTHERN SAFETY-SAFETY GLASSES		51-510-56-00-5620	100.98
			18	NORTHERN SAFETY-SAFETY GLASSES		52-520-56-00-5620	100.97
			19	APWA-		52-520-54-00-5462	400.00
			20	WAREHOUSE DIRECT-FOLDERS,		52-520-56-00-5610	157.95
			21	HANGING FILES, PAPER CLIPS,		** COMMENT **	
			22	PADS, NOTE DISPENSER, PENS,		** COMMENT **	
			23	PAPER CLIPS		** COMMENT **	
			24	NAPA#236700-PARKING BRAKE		79-790-56-00-5640	36.47
			25	LEVER KIT		** COMMENT **	
			26	NAPA#236937-ANTIFREEZE TESTER		52-520-56-00-5628	14.99
			27	NAPA#236939-FILTERS		52-520-56-00-5628	39.93
			28	NAPA#236995-FILTERS		52-520-56-00-5628	5.41
			29	NAPA#237032-FILTERS		52-520-56-00-5628	28.47
						INVOICE TOTAL:	2,881.66 *
	102519-E.TOPPER	09/25/19	01	AMAZON-STRESS BALLS,		82-820-56-00-5671	73.14
			02	BRACELETS, PENCILS, BABY WIPES		** COMMENT **	
			03	AMAZON-TONER CARTRIDGES		82-820-56-00-5610	713.78
			04	AMAZON-COPY PAPER		82-820-56-00-5610	164.95
			05	AMAZON PRIME MONTHLY FEE		82-820-54-00-5460	12.99
			06	AMAZON-INK CARTRIDGES		82-820-56-00-5610	80.78
						INVOICE TOTAL:	1,045.64 *
	102519-E.WILLRETT	09/30/19	01	ILCMA-OCT 2019 PROFESSIONAL		01-110-54-00-5412	40.00

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900080	FNBO FIRST NATIONAL BANK OMAHA				10/25/19		
	102519-E.WILLRETT	09/30/19	02	DEVELOPMENT EVENT-WILLRETT		** COMMENT **	
			03	AMAZON-PASSPORT HOLDERS &		01-110-56-00-5610	65.98
			04	LANYARDS		** COMMENT **	
			05	ELEMENT FOUR-SEPT 2019 CLOUD		01-640-54-00-5450	1,200.82
			06	CONNECT AGREEMENT		** COMMENT **	
			07	FACEBOOK-EVENT ADVERTISING		79-795-54-00-5426	140.81
						INVOICE TOTAL:	1,447.61 *
	102519-J.BAUER	09/30/19	01	AMERICAN TIRE-BRAKE REPIAR		51-510-54-00-5490	2,217.11
						INVOICE TOTAL:	2,217.11 *
	102519-J.DYON	09/30/19	01	SAMS CLUB-LENS WIPES, PAPER		01-110-56-00-5610	36.82
			02	TOWELS		** COMMENT **	
			03	TARGET-HAND SOAP		01-110-56-00-5610	15.45
			04	SIMPLY STAMPS-FINAL NOTICE		01-120-56-00-5610	5.24
			05	STAMPER		** COMMENT **	
			06	SIMPLY STAMPS-FINAL NOTICE		51-510-56-00-5620	7.92
			07	STAMPER		** COMMENT **	
			08	SIMPLY STAMPS-FINAL NOTICE		52-520-56-00-5610	2.28
			09	STAMPER		** COMMENT **	
						INVOICE TOTAL:	67.71 *
	102519-J.ENGBERG	09/30/19	01	ADOBE-CREATIVE CLOUD MONTHLY		01-220-54-00-5460	52.99
			02	LICENSE FEE		** COMMENT **	
						INVOICE TOTAL:	52.99 *
	102519-J.GALAUNER	09/30/19	01	AMERICAN LEGION-KICKBALL FIELD		79-795-56-00-5606	400.00
			02	RENTAL		** COMMENT **	
			03	AMAZON-BAGS FOR HALLOWEEN EGG		79-795-56-00-5606	15.47
			04	HUNT		** COMMENT **	
						INVOICE TOTAL:	415.47 *
	102519-J.JENSEN	09/30/19	01	IML CONFERENCE PARKING		01-210-54-00-5415	54.00
			02	IPASS-TOLLS FOR IML		01-210-54-00-5415	3.00
						INVOICE TOTAL:	57.00 *
	102519-K.BARKSDALE	09/30/19	01	KENDALL PRINTING-COURT		01-220-56-00-5620	6.90
			02	REPORTER NAME PLATE		** COMMENT **	
			03	KONE-SEPT 2019 ELEVATOR		23-216-54-00-5446	155.07
			04	MAINTENANCE		** COMMENT **	
			05	KENDALL PRINTING-NAME		01-220-56-00-5620	6.90
			06	PLATE-MILLER		** COMMENT **	
						INVOICE TOTAL:	168.87 *
	102519-K.GREGORY	09/30/19	01	TRUGREEN-GROUNDS UPKEEP		23-216-54-00-5446	549.00

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900080	FNBO FIRST NATIONAL BANK OMAHA				10/25/19		
	102519-K.GREGORY	09/30/19	02	GROUND EFFECTS-MULCH		01-410-56-00-5620	88.98
			03	LIBERTY MUTUAL-YORKVILLE		82-820-54-00-5498	568.00
			04	PUBLIC LIBRARY BOND RENEWAL		** COMMENT **	
			05	HILTON-2019 IML CONFERENCE		01-110-54-00-5415	271.05
			06	LODGING-FRIEDERS		** COMMENT **	
			07	AMAZON-CONDENSER MICROPHONES		01-110-56-00-5610	631.43
			08	ARAMARK#1591962948-MATS		01-410-54-00-5485	48.82
			09	ARAMARK#1591970852-MATS		52-520-54-00-5485	48.82
			10	ARAMARK#1591978862-MATS		51-510-54-00-5485	48.82
			11	ARAMARK#1591987028-MATS		01-410-54-00-5485	48.82
						INVOICE TOTAL:	2,303.74 *
	102519-L.PICKERING	09/30/19	01	SHAW MEDIA-DOWNTOWN HILL		01-220-54-00-5462	117.18
			02	LANDSCAPING PUBLIC NOTICE		** COMMENT **	
			03	QUILL-LICENSE PAPER & SEALS		01-110-56-00-5610	48.95
			04	TRIBUNE-2019 HOMETOWN DAYS		79-795-56-00-5602	500.00
			05	ADVERTISING		** COMMENT **	
			06	TRIBUNE-208 E MAIN ST PUBLIC		90-145-00-00-0011	207.26
			07	HEARING VARIANCE		** COMMENT **	
						INVOICE TOTAL:	873.39 *
	102519-N.DECKER	09/30/19	01	YORKVILLE STORAGE-SEPT 2019		01-210-54-00-5485	95.00
			02	STORAGE RENTAL		** COMMENT **	
			03	COMCAST-09/15-10/14 KENCOM		01-640-54-00-5449	1,145.55
			04	INTERNET SERVICE		** COMMENT **	
			05	POLICE TRAINING		01-210-54-00-5412	350.00
			06	INSTITUTE-TASER TRAINING -		** COMMENT **	
			07	SWANSON & ENK		** COMMENT **	
			08	POLICE TRAINING INSTITUTE -		01-210-54-00-5412	928.00
			09	PATROL RIFLE TRAINING -		** COMMENT **	
			10	SWANSON & ENK		** COMMENT **	
			11	O'HERRON-SAFETY WANDS		01-210-56-00-5620	31.54
			12	O'HERRON-BATON HOLDER		01-210-56-00-5600	39.00
			13	O'HERRON-PANTS HEMMED		01-210-56-00-5600	48.95
			14	O'HERRON-CARGO PANTS-BEHR		01-210-56-00-5600	113.98
			15	O'HERRON-CARGO PANTS-ENK		01-210-56-00-5600	254.97
			16	IFPCA FALL SEMINAR-KONEN		01-210-54-00-5412	375.00
			17	MINER ELECTRIC# 268176-RADIO		01-210-54-00-5495	22.00
			18	REPAIR		** COMMENT **	
			19	MINER ELECTRIC# 268536-REMOVE		01-210-54-00-5495	380.00
			20	POLICE EQUIPMENT FROM SQUAD		** COMMENT **	
			21	MINER		01-210-54-00-5495	79.15
			22	ELECTRIC#268332-INSTALLED NEW		** COMMENT **	
			23	ANTENNA		** COMMENT **	
			24	AT&T-08/25-09/24 SERVICE		01-210-54-00-5440	241.21

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900080	FNBO FIRST NATIONAL BANK OMAHA				10/25/19		
	102519-N.DECKER	09/30/19	25	COMCAST-09/08-10/07 CABLE		01-210-54-00-5440	4.20
			26	SHRED IT-AUG 2019 ON SITE		01-210-54-00-5462	175.96
			27	SHREDDING		** COMMENT **	
			28	O'HERRON-UNIFORM PATCH BAR		01-210-56-00-5600	78.70
			29	SWAP		** COMMENT **	
			30	ACCURINT-AUG 2019 SEARCHES		01-210-54-00-5462	181.50
			31	O'HERRON-COMPLETE SERVICE		01-210-56-00-5600	1,458.74
			32	UNIFORM-SHEPPARD		** COMMENT **	
			33	AMAZON-DRY ERASE MARKERS		01-210-56-00-5610	11.98
			34	AMAZON-ENVELOPES		01-210-56-00-5610	24.42
			35	KATYDIDIT FLOWERS-ARRANGEMENT		01-210-56-00-5650	48.99
			36	AMAZON-HDD REPLACEMENT, MOUSE		01-210-56-00-5635	89.83
			37	AND KEYBOARD		** COMMENT **	
						INVOICE TOTAL:	6,178.67 *
	102519-P.MCMAHON	09/30/19	01	SIRCHIE-EVIDENCE TAPE		01-210-56-00-5620	95.46
						INVOICE TOTAL:	95.46 *
	102519-P.RATOS	09/30/19	01	AMAZON-CALCULATOR		01-220-56-00-5620	52.45
						INVOICE TOTAL:	52.45 *
	102519-P.SCODRO	09/30/19	01	UPS-1 PKG TO WATER RESOURCES		51-510-54-00-5452	17.78
						INVOICE TOTAL:	17.78 *
	102519-R.FREDRICKSON	09/30/19	01	COMCAST-8/10-9/9 INTERNET,		82-820-54-00-5440	421.67
			02	PHONE & CABLE		** COMMENT **	
			03	COMCAST-8/12-9/11 CABLE		01-110-54-00-5440	21.01
			04	COMCAST-8/13-9/12 INTERNET @		51-510-54-00-5440	106.85
			05	610 TOWER PLANT		** COMMENT **	
			06	COMCAST-8/15-9/14 INTERNET @		79-795-54-00-5440	68.11
			07	102 E VAN EMMON		** COMMENT **	
			08	COMCAST-8/15-9/14 CABLE @ 102		79-795-54-00-5440	20.45
			09	E VAN EMMON		** COMMENT **	
			10	NEWTEK-SEPT 2019 WEB UPKEEP		01-640-54-00-5450	16.59
			11	IGFOA-PAYROLL		01-120-54-00-5412	170.00
			12	SEMINAR-FREDRICKSON & WRIGHT		** COMMENT **	
			13	COMCAST-8/24-9/23 INTERNET @		79-790-54-00-5440	83.91
			14	201 W HYDRAULIC		** COMMENT **	
			15	COMCAST-8/24-9/23 INTERNET @		79-795-54-00-5440	62.94
			16	201 W HYDRAULIC		** COMMENT **	
			17	COMCAST-8/24-9/23 INTERNET @		01-110-54-00-5440	39.37
			18	800 GAME FARM RD		** COMMENT **	
			19	COMCAST-8/24-9/23 INTERNET @		01-220-54-00-5440	33.75
			20	800 GAME FARM RD		** COMMENT **	
			21	COMCAST-8/24-9/23 INTERNET @		01-120-54-00-5440	22.50

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900080	FNBO FIRST NATIONAL BANK OMAHA				10/25/19		
	102519-R.FREDRICKSON	09/30/19	22	800 GAME FARM RD		** COMMENT **	
			23	COMCAST-8/24-9/23 INTERNET @		01-210-54-00-5440	146.23
			24	800 GAME FARM RD		** COMMENT **	
			25	IGFOA-GASB STATEMENT #87		01-120-54-00-5412	20.00
			26	LUNCH & LEARN-FREDRICKSON		** COMMENT **	
			27	GFOA-ANNUAL GOVERNMENT GAAP		01-120-54-00-5412	135.00
			28	UPDATE WEBINAR-FREDRICKSON		** COMMENT **	
			29	COMCAST-8/30-9/29 INTERNET @		52-520-54-00-5440	39.48
			30	610 TOWER		** COMMENT **	
			31	COMCAST-8/30-9/29 INTERNET @		01-410-54-00-5440	78.95
			32	610 TOWER		** COMMENT **	
			33	COMCAST-8/30-9/29 INTERNET @		51-510-54-00-5440	118.43
			34	610 TOWER		** COMMENT **	
			35	COMCAST-8/29-9/28 INTERNET @		79-790-54-00-5440	90.35
			36	185 WOLF		** COMMENT **	
			37	COMCAST-8/29-9/28 PHONE &		79-790-54-00-5440	98.25
			38	CABLE @ 185 WOLF		** COMMENT **	
						INVOICE TOTAL:	1,793.84 *
	102519-R.HARMON	09/30/19	01	AMAZON-CLOROX WIPES		79-795-56-00-5606	45.11
			02	KUIPERS FAMILY FARM-DEPOSITS		79-795-56-00-5606	200.00
			03	FOR PRESCHOOL FIELDTRIPS		** COMMENT **	
			04	PRESCHOOL TEACHER 101 LESSON		79-795-56-00-5606	228.00
			05	PLAN RESOURCE MEMBERSHIP		** COMMENT **	
			06	RENEWAL		** COMMENT **	
			07	SCHOLASTIC-SUBSCRIPTION		79-795-56-00-5606	-39.99
			08	CANCELLATION REFUIND		** COMMENT **	
			09	TEACHERS PAY		79-795-56-00-5606	9.00
			10	TEACHERS-HANDWRITING PRACTICE		** COMMENT **	
			11	PAGES		** COMMENT **	
			12	AMAZON-TEACHING RESOUCRES, CD		79-795-56-00-5606	58.46
			13	TARGET-CANDY & COOKIES		79-795-56-00-5606	114.81
						INVOICE TOTAL:	615.39 *
	102519-R.HORNER	09/30/19	01	FARM&FLEET-PANTS-HORNER		79-790-56-00-5600	19.88
			02	FARM&FLEET-WORK BOOTS-HORNER		79-790-56-00-5600	204.99
			03	US FLAG STORE-PIRATE FLAG		79-790-56-00-5620	37.61
						INVOICE TOTAL:	262.48 *
	102519-R.MIKOLASEK	09/30/19	01	ILLINOIS TRUCK		01-210-54-00-5412	100.00
			02	ENFORCEMENT-CANABIS IMPAIRMENT		** COMMENT **	
			03	TRAINING-KETCHMARK		** COMMENT **	
			04	WALMART-FRAMES		01-210-56-00-5620	17.28
			05	STEVENS-EMBROIDERY		01-210-56-00-5600	60.00
						INVOICE TOTAL:	177.28 *

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900080	FNBO FIRST NATIONAL BANK OMAHA				10/25/19		
	102519-R.WRIGHT	09/30/19	01	PHYSICIANS CARE-DRUG		79-790-54-00-5462	43.00
			02	SCREENING		** COMMENT **	
			03	PHYSICIANS CARE-DRUG		79-795-54-00-5462	129.00
			04	SCREENING		** COMMENT **	
			05	PHYSICIANS CARE-PREEMPLOYMENT		01-210-54-00-5411	531.00
			06	EXAM-SHEPHERD		** COMMENT **	
						INVOICE TOTAL:	703.00 *
	102519-S.AUGUSTINE	09/30/19	01	WALMART-MOVIE SNACKS		82-000-24-00-2480	10.44
			02	AMAZON-MOUSE PADS		82-820-54-00-5468	39.98
						INVOICE TOTAL:	50.42 *
	102519-S.IWANSKI	09/30/19	01	YORKVILLE POST-POSTAGE		82-820-54-00-5452	19.74
			02	TARGET-WATER		82-820-56-00-5671	16.08
			03	AMAZON-TEMPORARY TATTOOS		82-820-56-00-5671	10.99
			04	AMAZON-THERMA RECEIPT PAPER		82-820-56-00-5610	51.35
						INVOICE TOTAL:	98.16 *
	102519-S.REDMON	09/30/19	01	AT&T-08/24-09/23 TOWN SQAURE		79-795-54-00-5440	76.91
			02	SIGN INTERNET		** COMMENT **	
			03	SAM'S-FOOD FOR CONCESSIONS		79-795-56-00-5607	128.39
			04	DOLLAR TREEKID'S CLASS CRAFT		79-795-56-00-5606	4.00
			05	SUPPLIES		** COMMENT **	
			06	WALMART-BUNS, PLATES		79-795-56-00-5607	25.76
			07	WALMART-LATCH		79-795-56-00-5606	3.88
			08	JEWEL-BUNS		79-795-56-00-5607	16.67
			09	GORDONS-POPCORN		79-795-56-00-5607	27.99
			10	SAM'S-CANDY		79-795-56-00-5607	29.32
			11	SAM'S-CANDY, BUNS		79-795-56-00-5607	257.22
			12	YORKVILLE POST-POSTAGE FOR		79-795-54-00-5452	25.60
			13	GRANT DOCUMENTS		** COMMENT **	
			14	WALMART-BUNS, SNACKS		79-795-56-00-5607	77.05
			15	AMERICINN-2019 HTD HOTEL		79-795-56-00-5602	1,624.91
			16	LODGING FOR ULTIMATE AIR DOGS		** COMMENT **	
			17	ARAMARK#1591947112-MATS		79-790-56-00-5620	15.82
			18	ARAMARK#1591939172-MATS		79-790-56-00-5620	15.82
			19	ARAMARK#1591931189-MATS		79-790-56-00-5620	15.82
			20	SMITHEREEN-AUG 2019 PEST		79-795-54-00-5495	67.00
			21	CONTROL		** COMMENT **	
			22	CREATIVE I-2019 HTD TASTING		79-795-56-00-5602	250.74
			23	CUPS		** COMMENT **	
			24	CREATIVE I-2019 SPECIAL		79-795-56-00-5606	250.74
			25	EVENTS TASTING CUPS		** COMMENT **	
			26	GOLD MEDAL-BEECHER & BRIDGE		79-795-56-00-5607	1,411.72
			27	CONCESSIONS FOOD		** COMMENT **	

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900080	FNBO FIRST NATIONAL BANK OMAHA				10/25/19		
	102519-S.REDMON	09/30/19	28	NATIONAL ENTERTAINMENT		79-795-56-00-5606	880.00
			29	TECH-CANDY FILLED EGGS FOR		** COMMENT **	
			30	HALLOWEEN EGG HUNT		** COMMENT **	
			31	AMAZION-CREDIT FOR RETURNED		79-795-56-00-5606	-76.99
			32	MAGNETIC CARD READER		** COMMENT **	
			33	AMAZON-TOY FILLED EASTER EGGS		79-795-56-00-5606	6.39
			34	AMAZON-DINOSAUR FIGURES		79-795-56-00-5606	6.99
			35	REINDERS-V BELT		79-790-56-00-5640	42.03
			36	REINDERS-RUBBER LATCH		79-790-56-00-5640	35.52
			37	REINDERS-DAMPER, END ROD,		79-790-56-00-5640	186.85
			38	FLANGE, WASHER, TENSION ROD		** COMMENT **	
			39	REINDERS-PULLEY, TIRE RIM		79-790-56-00-5640	167.22
			40	REINDERS-ELECTRIC ACTUATOR		79-790-56-00-5640	501.97
			41	REINDERS-THERMOSTAT, GASKET,		79-790-56-00-5640	265.05
			42	WATERPUMP		** COMMENT **	
			43	ARAMARK#1591955028-MATS		79-790-56-00-5620	15.82
			44	ARAMARK#1591962946-MATS		79-790-56-00-5620	15.82
			45	ARAMARK#1591970851-MATS		79-790-56-00-5620	15.82
			46	AMAZON-PIANO LESSON BOOKS		79-795-56-00-5606	122.49
			47	YORKVILLE ACE-KEYS		79-795-56-00-5606	14.95
			48	AMAZON-LABEL MAKER		79-795-56-00-5610	28.74
			49	SOURCE ONE-SOAP		79-795-56-00-5607	47.24
			50	JACKSON HIRSH-LAMINATING		79-795-56-00-5610	125.73
			51	SUPPLIES		** COMMENT **	
			52	SOURCE ONE-TISSUE, PAPER TOWEL		79-795-56-00-5607	103.99
			53	SOURCE ONE-PENS, TAPE,		79-795-56-00-5610	77.55
			54	BATTERIES, MARKERS, PLATES		** COMMENT **	
			55	LOMBARDI COACHING-WHACK A		79-795-54-00-5462	17.50
			56	WORRY CLASS INSTRUCTION		** COMMENT **	
			57	ABC FUNDRAISING DEPOSIT		79-795-56-00-5606	500.00
			58	SOURCE ONE-GARBAGE BAGS		79-795-56-00-5640	32.39
			59	AMAZON-CARDBOARD STAND UPS		79-795-56-00-5606	34.95
			60	SOURCE ONE-AIR FRESHNER,		79-795-56-00-5610	45.72
			61	BINDER CLIPS, GARBAGE BAGS		** COMMENT **	
			62	BANC CARD-CC READERS		79-795-56-00-5610	250.00
			63	HAMPTON INN-2019 HTD		01-000-24-00-2440	1,175.02
			64	CANCELLED HOTEL CHARGES TO BE		** COMMENT **	
			65	CREDITED BACK NEXT MONTH		** COMMENT **	
						INVOICE TOTAL:	8,964.12 *
	102519-S.REMUS	09/30/19	01	FACEBOOK 2019 HTD ADVERTISING		79-795-56-00-5602	210.97
			02	FACEBOOK FARMER'S MARKET		79-795-56-00-5606	30.00
			03	ADVERTISING		** COMMENT **	
			04	HOBBY LOBBY-SUPPLIES FOR		79-795-56-00-5606	50.72
			05	PUMPKIN DECORATING		** COMMENT **	
						INVOICE TOTAL:	291.69 *

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900080	FNBO FIRST NATIONAL BANK OMAHA				10/25/19		
	102519-S.SLEEZER	09/30/19	01	CENTAL SOD FARMS-SOD		79-790-56-00-5640	248.00
			02	GROUND EFFECTS-STRAW BLANKET		79-790-56-00-5640	60.40
			03	GROUND EFFECTS-SRUCTUREBOND		79-790-56-00-5640	96.47
			04	ADHESIVE & CLEANER		** COMMENT **	
						INVOICE TOTAL:	404.87 *
	102519-T.HOULE	09/30/19	01	ROCK AUTO-PARKING BRAKE		79-790-56-00-5640	178.84
			02	LEVER, PARKING BRAKE HARWARE		** COMMENT **	
			03	KIT, BRAKE BACKING PLATE,		** COMMENT **	
			04	DIFFERENTIAL GASKET, PARKING		** COMMENT **	
			05	BRAKE SHOE		** COMMENT **	
			06	EPIC SPORTS-BASKETBALL NET		79-790-56-00-5640	204.86
						INVOICE TOTAL:	383.70 *
	102519-T.NELSON	09/30/19	01	PIT STOP-AUG 2019 PORT-O-LET		79-795-56-00-5620	1,613.06
			02	UPKEEP		** COMMENT **	
			03	BSN SPORTS-FALL BASEBALL,		79-795-56-00-5602	1,644.37
			04	SOFTBALL & T-BALL JERSEYS		** COMMENT **	
			05	AMAZON-FITNESS CLASS FANS		79-795-56-00-5606	103.74
			06	BSN SPORTS-INHOUSE SPORTS		79-795-56-00-5606	380.50
			07	JERSEYS		** COMMENT **	
						INVOICE TOTAL:	3,741.67 *
	102519-T.SOELKE	09/30/19	01	MCALISTERS-SEMINAR MEAL		52-520-54-00-5415	10.20
			02	HOME DEPO-BRASS ADAPTERS,		52-520-56-00-5613	27.47
			03	TUBING, CLAMPS		** COMMENT **	
			04	CHICAGO CUT-SURFACE CONCRETE		23-230-56-00-5637	650.00
			05	CURB		** COMMENT **	
						INVOICE TOTAL:	687.67 *
	102519-UCOY	09/30/19	01	SERVICE MASTER-STORM WATER		23-216-54-00-5446	9,340.86
			02	DAMAGE REPAIR FOR VAN EMMON		** COMMENT **	
			03	BUILDING		** COMMENT **	
			04	ADVANCED DISPOSAL-AUG 2019		01-540-54-00-5442	102,805.26
			05	REFUSE SERVICE		** COMMENT **	
			06	ADVANCED DISPOSAL-AUG 2019		01-540-54-00-5441	2,845.50
			07	SENIOR REFUSE SERVICE		** COMMENT **	
						INVOICE TOTAL:	114,991.62 *
						CHECK TOTAL:	166,207.97
						TOTAL AMOUNT PAID:	166,207.97

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
October 4, 2019

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	$ 19,489.32	$ -	19,489.32	$ 1,772.53	$ 1,231.46	$ 22,493.31
FINANCE	11,703.46	-	11,703.46	1,073.93	880.52	$ 13,657.91
POLICE	115,811.44	2,676.66	118,488.10	587.01	8,681.09	$ 127,756.20
COMMUNITY DEV.	19,050.84	-	19,050.84	1,753.18	1,420.17	$ 22,224.19
STREETS	13,033.10	235.95	13,269.05	1,202.17	961.19	$ 15,432.41
WATER	15,207.97	276.99	15,484.96	1,416.52	1,140.39	$ 18,041.87
SEWER	6,718.50	15.64	6,734.14	610.12	485.37	$ 7,829.63
PARKS	23,184.27	159.52	23,343.79	1,965.18	1,708.73	$ 27,017.70
RECREATION	19,664.15	-	19,664.15	1,298.48	1,471.12	$ 22,433.75
LIBRARY	17,098.19	-	17,098.19	960.48	1,284.50	$ 19,343.17
TOTALS	$ 260,961.24	$ 3,364.76	$ 264,326.00	$ 12,639.60	$ 19,264.54	$ 296,230.14

TOTAL PAYROLL **$ 296,230.14**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, October 22, 2019

ACCOUNTS PAYABLE	**DATE**		
Clerk's Check #131156- Kendall County Recorder *(Page 1)*	10/01/2019	$	87.00
City Check Register *(Pages 2 - 36)*	10/22/2019	$	956,440.08
City MasterCard Bill Register *(Pages 37 - 45)*	10/25/2019		166,207.97
SUB-TOTAL:			**$1,122,735.05**
PAYROLL			
Bi - Weekly *(Page 46)*	10/04/2019	$	296,230.14
SUB-TOTAL:		**$**	**296,230.14**
TOTAL DISBURSEMENTS:		**$**	**1,418,965.19**

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	■
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #1

Tracking Number

PW 2019-61

Agenda Item Summary Memo

Title: Water Department Reports for July, August, and September 2019

Meeting and Date: City Council – October 22, 2019

Synopsis: Monthly water reports.

Council Action Previously Taken:

Date of Action: PW 10-15-19 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2019-61

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Eric Dhuse (Name) Public Works (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

United City of Yorkville
WATER DEPARTMENT REPORT

July 2019
MONTH / YEAR

WELLS

NO	WELL DEPTH (FEET)	PUMP DEPTH (FEET)	WATER ABOVE PUMP (FEET)	THIS MONTH'S PUMPAGE (GALLONS)
4	1386	664	384	22,089,000
7	1527	1125	430	9,702,000
8	1384	840	456	19,021,000
9	1368	861	509	9,975,000
			TOTAL TREATED	56,260,900

CURRENT MONTH'S PUMPAGE IS 7,436,000 GALLONS **MORE THAN LAST MONTH**

5,689,000 GALLONS **LESS THAN LAST YEAR**

DAILY AVERAGE PUMPED: 1,960,900 GALLONS

DAILY MAXIMUM PUMPED: 2,571,000 GALLONS

DAILY AVERAGE PER CAPITA USE: 95.52 GALLONS

WATER TREATMENT:

CHLORINE: 1,075 LBS. FED — CALCULATED CONCENTRATION: 2.29 MG/L

FLUORIDE: 45 LBS. FED — MEASURED CONCENTRATION: .97 MG/L

POLYPHOSPHATE: 1,509 LBS. FED — CALCULATED CONCENTRATION: 1.13 MG/L

WATER QUALITY:

BACTERIOLOGICAL SAMPLES ANALYZED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:
23 SATISFACTORY — 0 UNSATISFACTORY (EXPLAIN)

FLOURIDE: 3 SAMPLE(S) TAKEN — CONCENTRATION: 0.80 MG/L

MAINTENANCE:

NUMBER OF METERS REPLACED: 16 — NUMBER OF LEAKS OR BREAKS REPAIRED:
MXU'S: 54 — BATTERIES REPLACED:

NEW CUSTOMERS:

RESIDENTIAL: 29 — COMMERCIAL: — INDUSTRIAL/GOVERNMENTAL:

COMMENTS:

United City of Yorkville
WATER DEPARTMENT REPORT

August 2019
MONTH / YEAR

WELLS

NO	WELL DEPTH (FEET)	PUMP DEPTH (FEET)	WATER ABOVE PUMP (FEET)	THIS MONTH'S PUMPAGE (GALLONS)
4	1386	664	384	24,945,000
7	1527	1125	430	9,738,100
8	1384	840	456	15,431,000
9	1368	861	509	12,315,000
			TOTAL TREATED	57,674,700

CURRENT MONTH'S PUMPAGE IS 1,642,100 GALLONS **MORE THAN LAST MONTH**

2,335,900 GALLONS **LESS THAN LAST YEAR**

DAILY AVERAGE PUMPED: 2,013,842 GALLONS

DAILY MAXIMUM PUMPED: 2,755,000 GALLONS

DAILY AVERAGE PER CAPITA USE: 97.92 GALLONS

WATER TREATMENT:

CHLORINE: 1,772 LBS. FED — CALCULATED CONCENTRATION: 3.68 MG/L

FLUORIDE: 46 LBS. FED — MEASURED CONCENTRATION: .79 MG/L

POLYPHOSPHATE: 1,603 LBS. FED — CALCULATED CONCENTRATION: 1.17 MG/L

WATER QUALITY:

BACTERIOLOGICAL SAMPLES ANALYZED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:
23 SATISFACTORY _____ UNSATISFACTORY (EXPLAIN)

FLOURIDE: 3 SAMPLE(S) TAKEN — CONCENTRATION: 0.79 MG/L

MAINTENANCE:

NUMBER OF METERS REPLACED: 5 — NUMBER OF LEAKS OR BREAKS REPAIRED: 1
MXU'S: 12 — BATTERIES REPLACED: _____

NEW CUSTOMERS:

RESIDENTIAL: 19 — COMMERCIAL: 3 — INDUSTRIAL/GOVERNMENTAL: _____

COMMENTS:

United City of Yorkville
WATER DEPARTMENT REPORT

September 2019
MONTH / YEAR

WELLS

NO	WELL DEPTH (FEET)	PUMP DEPTH (FEET)	WATER ABOVE PUMP (FEET)	THIS MONTH'S PUMPAGE (GALLONS)
4	1386	664	384	22,947,000
7	1527	1125	430	7,575,000
8	1384	840	456	6,944,000
9	1368	861	509	17,736,000
			TOTAL TREATED	55,202,000

CURRENT MONTH'S PUMPAGE IS 7,227,100 GALLONS **LESS THAN LAST MONTH**

596,500 GALLONS **LESS THAN LAST YEAR**

DAILY AVERAGE PUMPED: 1,840,67 GALLONS

DAILY MAXIMUM PUMPED: 2,897,000 GALLONS

DAILY AVERAGE PER CAPITA USE: 89.21 GALLONS

WATER TREATMENT:

CHLORINE: 1,559 LBS. FED CALCULATED CONCENTRATION: 3.68 MG/L

FLUORIDE: 80 LBS. FED MEASURED CONCENTRATION: .79 MG/L

POLYPHOSPHATE: 1,333 LBS. FED CALCULATED CONCENTRATION: 1.10 MG/L

WATER QUALITY:

BACTERIOLOGICAL SAMPLES ANALYZED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:
23 SATISFACTORY _____ UNSATISFACTORY (EXPLAIN)

FLOURIDE: 3 SAMPLE(S) TAKEN CONCENTRATION: 0.79 MG/L

MAINTENANCE:

NUMBER OF METERS REPLACED: 6 NUMBER OF LEAKS OR BREAKS REPAIRED: 1
MXU'S: 9 BATTERIES REPLACED: _____

NEW CUSTOMERS:

RESIDENTIAL: 21 COMMERCIAL: 1 INDUSTRIAL/GOVERNMENTAL: _____

COMMENTS:

Reviewed By:	
Legal	☐
Finance	☐
Engineer	■
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #2

Tracking Number

PW 2019-65

Agenda Item Summary Memo

Title: Anthony's Place - Bond Release

Meeting and Date: City Council – October 22, 2019

Synopsis: Recommendation to release remaining performance security

Council Action Previously Taken:

Date of Action: PW 10-15-19 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2019-65

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (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: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, City Clerk

Date: September 26, 2019
Subject: Anthony's Place – LOC Release

The developer has completed the remaining punchlist items from the one-year warranty period and we are now recommending a full release of their remaining performance security. The value of the remaining security is $8,845.35 per the attached.

The public improvements were accepted on March 27, 2018.

Please let us know if you have any questions.

BOND # 2168163

SUBDIVISION MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That Anthony Place Yorkville, LP
as **Principal**, hereinafter called Contractor

and North American Specialty Insurance Company
as **Surety**, hereinafter called Surety,
are held and firmly bound unto the United City of Yorkville, an Illinois municipal corporation, 800 Game Farm Road, Yorkville, Illinois, 60560, as **Obligee**, hereinafter called City, in the penal sum of Eight Thousand Eight Hundred Forty Five and 35/100 ($ 8,845.35), for payment whereof Contractor and Surety bind themselves, and their respective heirs, executors, administrators, successors and assigns, jointly and severally, by this obligation.

WHEREAS, the Contractor has constructed certain public improvements for lots within a subdivision commonly known as 1050 Freemont Street, Yorkville, Illinois and as more particularly described and designated on the plat of said property, said plat being incorporated herein and made a part hereof by reference thereto; and,

WHEREAS, the aforementioned public improvements were made pursuant to certain plans and specifications on file with the City and the City's Subdivision Control Ordinance, both made a part hereof by reference thereto; and,

WHEREAS, the Contractor has requested the City accept the public improvements pursuant to Section 11-5-2 of the City's Subdivision Control Ordinance that requires in Section 11-5-3 the Contractor to post with the City this bond in the amount of ten percent of the improvements to guarantee the maintenance and performance of the improvements to properly function as designed and to remain free of defects in material, workmanship and installation for a period of one year from the date of approval by the City accepting the improvements.

NOW, THEREFORE, the condition of this obligation is such that, if the Principal shall perform the obligations in accordance with the ordinances, standards and requirements of the City and shall fully indemnify and save harmless the City from all cost and damage which the City may suffer by reason of failure on the Principal's part, not to exceed the penal sum of this bond, then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED the City shall notify the Principal in writing of any defect for which the Principal is responsible and shall specify in said notice a period of time in which Principal shall have to correct said defect.

The Surety unconditionally covenants and agrees that if the Principal fails to correct said defects, within the time specified, the Surety, upon 30 days certified mail notice to the address above

from the City of the defect will correct such defect or defects and pay all City expenditures and obligations thereof, including, but not limited to construction costs and consultant fees.

Should the Surety fail or refuse to correct the defects, the City in consideration of the public health, welfare and safety and in approving and accepting said improvements shall have the right to resort to any and all legal remedies against the Principal and Surety, both at law and in equity, including specifically repair or replacement of said improvements to which the Principal and surety unconditionally agree.

The City, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or, pursuant to bidding cause to be corrected any said defects in case the Principal shall fail or refuse to do so, and in the event the City should exercise and give effect to such right, the Principal and Surety shall be jointly and severally bound hereunder to reimburse the City the total cost thereof, including, but not limited to, engineering, legal and contingent cost, together with any damages which may be sustained on account of the failure of the Principal to correct said defects.

The City shall have no obligation to actually incur any cost or correct any deficient performance of the Principal in order to be entitled to receive the proceeds of this bond for any defect.

IN WITNESS WHEREOF, the Principal and Surety have executed this bond this 10th day of April, 2018.

Principal: Anthony Place Yorkville, LP

By: _____

Manager

Surety: North American Specialty Insurance Company

By: J. Spencer Miller

Attorney-in-fact

Attach standard form showing Attorney-in-fact authorization

SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Overland Park, Kansas, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Overland Park, Kansas, each does hereby make, constitute and appoint:

J. SPENCER MILLER, MARK PHILLIP NAHN
and KAREN THORP
JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION ($50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

NORTH AMERICAN SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1973 NEW HAMPSHIRE

By _____
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

By _____
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

WASHINGTON INTERNATIONAL INSURANCE COMPANY CORPORATE SEAL NEW HAMPSHIRE

IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 23rd day of February, 2018.

North American Specialty Insurance Company
Washington International Insurance Company

State of Illinois
County of Cook ss:

On this 23rd day of February, 2018, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Michael A. Ito, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
M. KENNY
Notary Public - State of Illinois
My Commission Expires
12/04/2021

M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 10th day of April, 2018.

Jeffrey Goldberg, Vice President & Assistant Secretary of
Washington International Insurance Company & North American Specialty Insurance Company

Reviewed By:	
Legal	☐
Finance	☐
Engineer	■
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #3

Tracking Number

PW 2019-66

Agenda Item Summary Memo

Title: Grande Reserve – Unit 1

Meeting and Date: City Council – October 22, 2019

Synopsis: Subdivision Acceptance Consideration

Council Action Previously Taken:

Date of Action: PW 10-15-19 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2019-66

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (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: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, City Clerk

Date: September 23, 2019
Subject: Grande Reserve – Unit 1

The developer has requested that the City accept the public improvements for ownership and maintenance.

All work related to the public improvements, including punch list work has been completed. We recommend that the public improvements (water main, sanitary sewer, storm sewer, paving, sidewalk, street lighting and parkway trees) as described in the attached Bill of Sale be accepted for ownership and maintenance by the City.

As required by City Code, the developer will be responsible to provide a performance guarantee to cover the one-year maintenance period. The guarantee should be in the amount of ($170,747.89). This period starts after the City formally accepts the improvements.

BILL OF SALE

Seller, _____, in consideration of One and 00/100th Dollar ($1.00), receipt hereby acknowledged, does hereby sell, assign, transfer and convey to the *Buyer*, the United City of Yorkville, an Illinois municipal corporation, at 800 Game Farm Road, Yorkville, Illinois 60560, the following personal property to wit described in Exhibit A attached hereto for the development know as Grande Reserve – Unit 1 and generally shown on Exhibit B.

Seller hereby represents and warrants to *Buyer* that *Seller* is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that *Seller* has full right, power, and authority to sell said property and to make this Bill of Sale.

IN WITNESS WHEREOF, *Seller* has signed and sealed this Bill of Sale at _____, this _____ day of _____, 20__.

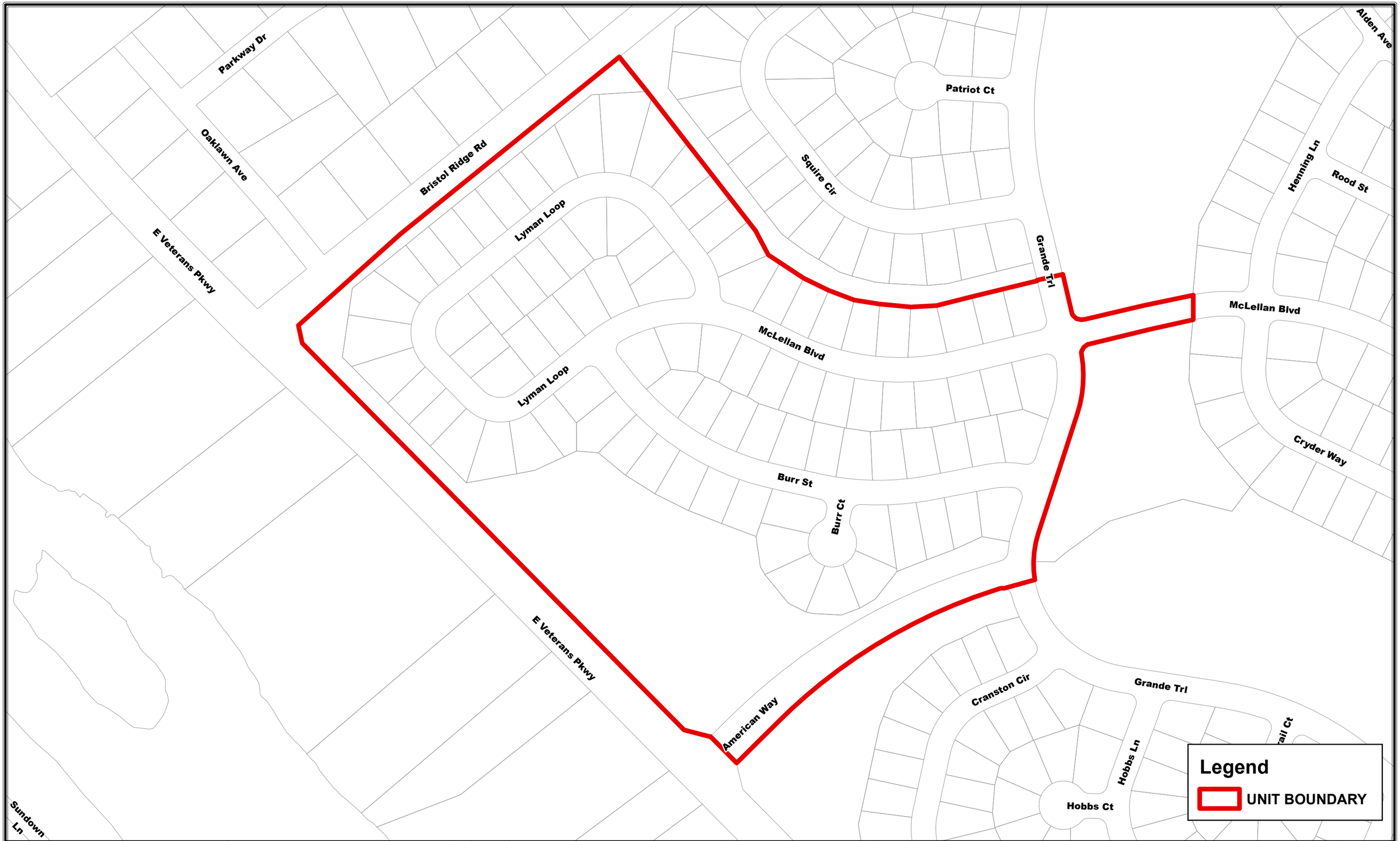
Subscribed and ***Sworn*** to
before me this _____ day
of _____, 20__.

_____
Notary Public

EXHIBIT A
GRANDE RESERVE - UNIT 1 (NEIGHBORHOOD 12)
UNITED CITY OF YORKVILLE

UTILITIES	UNIT	QUANTITIY
STORM SEWER CONSTRUCTION		
4" PVC SUMP CONNECTION	EACH	90
STORM SEWER, PVC, 8"	FOOT	234
STORM SEWER, RCP, 12"	FOOT	3,466
STORM SEWER, RCP, 15"	FOOT	790
STORM SEWER, RCP, 18"	FOOT	560
STORM SEWER, RCP, 21"	FOOT	1,417
STORM SEWER, RCP, 24"	FOOT	286
STORM SEWER, RCP, 27"	FOOT	746
STORM SEWER, RCP, 30"	FOOT	1,034
STORM SEWER, RCP, 36"	FOOT	757
STORM SEWER, RCP, 48"	FOOT	536
INLET, 24" DIA TY A W/ FRAME & GRATE	EACH	36
MANHOLE, 48" DIA W/ FRAME & LID	EACH	16
MANHOLE, 60" DIA W/ FRAME & LID	EACH	31
MANHOLE, 72" DIA W/ FRAME & LID	EACH	5
MANHOLE, 96" DIA W/ FRAME & LID	EACH	1
CATCH BASIN, 48" DIA W/ FRAME & GRATE	EACH	22
FLARED END SECTION W/ GRATE, 21"	EACH	1
FLARED END SECTION W/ GRATE, 24"	EACH	1
FLARED END SECTION W/ GRATE, 36"	EACH	1
FLARED END SECTION W/ GRATE, 48"	EACH	1
SANITARY SEWER CONSTRUCTION		
8" PVC SANITARY SEWER (SDR 26)	FOOT	3,509
8" PVC SANITARY SEWER (SDR 21)	FOOT	1,633
6" SANITARY SERVICE COMPLETE - NEAR	EACH	50
6" SANITARY SERVICE COMPLETE - FAR	EACH	40
6" SERVICE RISER	V FOOT	160
48" MANHOLE TYPE A W/ FRAME & LID	EACH	33
WATER MAIN CONSTRUCTION		
8" DUCTILE IRON WATERMAIN	FOOT	3,349
16" DUCTILE IRON WATER MAIN	FOOT	98
8" VALVE & BOX	EACH	4
FIRE HYDRANT ASSEMBLY, COMPLETE	EACH	13
1.5" COPPER SERVICE COMPLETED - NEAR	EACH	25
1.5" COPPER SERVICE COMPLETED - FAR	EACH	27
MISCELLANOUS UNDERGROUND CONSTRUCTION		
STREET LIGHT COMPLETE INCLUDING WIRE & TRENCHING, ETC	EACH	22
DUAL HEAD STREET LIGHT 25' STANDARD, COMPLETE INCLUDE WIRE & TRENCHING, ETC.	EACH	2
ROADWAY CONSTRUCTION		
5' WIDE - 5" PCC SIDEWALK (ALONG LOT FRONTAGE)	SQ FT	47,921
5' WIDE - 5" PCC SIDEWALK (ALONG OPEN SPACE)	SQ FT	15,714

ROADWAY	UNIT	QUANTITY
AMERICAN WAY	FOOT	896
GRANDE TRAIL	FOOT	726
BURR STREET	FOOT	1,300
BURR COURT	FOOT	170
MCCLELLAN BLVD	FOOT	977
LYMAN LOOP	FOOT	2,060



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

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

NO.	DATE	REVISIONS

DATE: OCTOBER 2018
PROJECT NO.: YO1734
PATH: H:/GIS/PUBLIC/YORKVILLE/2017/
FILE: YO1734_ GRANDE RESERVE UNIT 1 ROAD.MXD

UNIT 1
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

EXHIBIT B
GRANDE RESERVE
LOCATION MAP

NORTH

GASB
GRANDE RESERVE - UNIT 1 (NEIGHBORHOOD 12)
UNITED CITY OF YORKVILLE

UTILITIES	UNIT	QUANTITIY	UNIT PRICE	COST
STORM SEWER CONSTRUCTION				
4" PVC SUMP CONNECTION	EACH	90	$ 250.00	$ 22,500.00
STORM SEWER, PVC, 8"	FOOT	234	$ 14.00	$ 3,276.00
STORM SEWER, RCP, 12"	FOOT	3,466	$ 16.00	$ 55,456.00
STORM SEWER, RCP, 15"	FOOT	790	$ 17.00	$ 13,430.00
STORM SEWER, RCP, 18"	FOOT	560	$ 19.00	$ 10,640.00
STORM SEWER, RCP, 21"	FOOT	1,417	$ 25.00	$ 35,425.00
STORM SEWER, RCP, 24"	FOOT	286	$ 28.00	$ 8,008.00
STORM SEWER, RCP, 27"	FOOT	746	$ 33.00	$ 24,618.00
STORM SEWER, RCP, 30"	FOOT	1,034	$ 38.00	$ 39,292.00
STORM SEWER, RCP, 36"	FOOT	757	$ 48.00	$ 36,336.00
STORM SEWER, RCP, 48"	FOOT	536	$ 65.00	$ 34,840.00
INLET, 24" DIA TY A W/ FRAME & GRATE	EACH	36	$ 600.00	$ 21,600.00
MANHOLE, 48" DIA W/ FRAME & LID	EACH	16	$ 1,050.00	$ 16,800.00
MANHOLE, 60" DIA W/ FRAME & LID	EACH	31	$ 1,430.00	$ 44,330.00
MANHOLE, 72" DIA W/ FRAME & LID	EACH	5	$ 3,000.00	$ 15,000.00
MANHOLE, 96" DIA W/ FRAME & LID	EACH	1	$ 4,500.00	$ 4,500.00
CATCH BASIN, 48" DIA W/ FRAME & GRATE	EACH	22	$ 1,300.00	$ 28,600.00
FLARED END SECTION W/ GRATE, 21"	EACH	1	$ 750.00	$ 750.00
FLARED END SECTION W/ GRATE, 24"	EACH	1	$ 820.00	$ 820.00
FLARED END SECTION W/ GRATE, 30"	EACH	0	$ 1,150.00	$ -
FLARED END SECTION W/ GRATE, 36"	EACH	1	$ 1,520.00	$ 1,520.00
FLARED END SECTION W/ GRATE, 48"	EACH	1	$ 1,650.00	$ 1,650.00
SANITARY SEWER CONSTRUCTION				
8" PVC SANITARY SEWER (SDR 26)	FOOT	3,509	$ 20.00	$ 70,180.00
8" PVC SANITARY SEWER (SDR 21)	FOOT	1,633	$ 40.00	$ 65,320.00
6" SANITARY SERVICE COMPLETE - NEAR	EACH	50	$ 450.00	$ 22,500.00
6" SANITARY SERVICE COMPLETE - FAR	EACH	40	$ 1,200.00	$ 48,000.00
6" SERVICE RISER	V FOOT	160	$ 25.00	$ 4,000.00
48" MANHOLE TYPE A W/ FRAME & LID	EACH	33	$ 1,950.00	$ 64,350.00
WATER MAIN CONSTRUCTION				
8" DUCTILE IRON WATERMAIN	FOOT	3,349	$ 21.00	$ 70,329.00
16" DUCTILE IRON WATER MAIN	FOOT	98	$ 46.00	$ 4,508.00
8" VALVE & BOX	EACH	4	$ 1,000.00	$ 4,000.00
FIRE HYDRANT ASSEMBLY, COMPLETE	EACH	13	$ 1,900.00	$ 24,700.00
1.5" COPPER SERVICE COMPLETED - NEAR	EACH	25	$ 400.00	$ 10,000.00
1.5" COPPER SERVICE COMPLETED - FAR	EACH	27	$ 800.00	$ 21,600.00
MISCELLANOUS UNDERGROUND CONSTRUCTION				
STREET LIGHT COMPLETE INCLUDING WIRE & TRENCHING, ET(	EACH	22	$ 4,500.00	$ 99,000.00
DUAL HEAD STREET LIGHT 25' STANDARD, COMPLETE INCLUD	EACH	2	$ 6,000.00	$ 12,000.00
ROADWAY CONSTRUCTION				
5' WIDE - 5" PCC SIDEWALK (ALONG LOT FRONTAGE)	SQ FT	47,921	$ 3.75	$ 179,703.75
5' WIDE - 5" PCC SIDEWALK (ALONG OPEN SPACE)	SQ FT	15,714	$ 3.75	$ 58,927.50
			TOTAL COST	$ 1,166,509.25

GASB
GRANDE RESERVE - UNIT 1 (NEIGHBORHOOD 12)
UNITED CITY OF YORKVILLE

ROADWAY	UNIT	QUANTITY	UNIT PRICE	COST
AMERICAN WAY	FOOT	896	$ 66.27	$ 59,377.92
GRANDE TRAIL	FOOT	726	$ 66.27	$ 48,112.02
BURR STREET	FOOT	1,300	$ 66.27	$ 86,151.00
BURR COURT	FOOT	170	$ 66.27	$ 11,265.90
MCCLELLAN BOULEVARD	FOOT	977	$ 66.27	$ 64,745.79
LYMAN LOOP	FOOT	2,060	$ 66.27	$ 136,516.20
	TOTAL	6,129	**TOTAL COST**	$ 406,168.83

Reviewed By:	
Legal	☐
Finance	☐
Engineer	■
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #4

Tracking Number

PW 2019-67

Agenda Item Summary Memo

Title: Whispering Meadows - Completion of Improvements

Meeting and Date: City Council – October 22, 2019

Synopsis: Consideration of Change Order No. 2 (Balancing)

Council Action Previously Taken:

Date of Action: PW 10-15-19 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2019-67

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
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Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Erin Willrett, Assistant City Administrator
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, City Clerk

Date: October 7, 2019
Subject: Whispering Meadows – Completion of Improvements

The purpose of this memo is to present Change Order No. 2 for the above referenced project.

A Change Order, as defined by in the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

Background:

The United City of Yorkville and Geneva Construction Co. entered into an agreement for a contract value of **$1,489,553.11** for the above referenced project. The value was adjusted via Change Order No. 1 to **$1,114,768.36.**

Questions Presented:

Should the City approve Change Order No. 2 which would **decrease** the contract amount by $97,003.12.

Discussion:

Changes are per as-built quantities measured in the field, changes in scope of project and missing pay item from contract. Please see the attached summary spreadsheet.

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. 2 in the amount of $97,003.12.

CHANGE ORDER

Order No. 2 (BALANCING)

Date: October 4, 2019

Agreement Date: April 10, 2018

NAME OF PROJECT: Whispering Meadows – Completion of Improvements

OWNER: United City of Yorkville

CONTRACTOR: Geneva Construction Co.

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change of CONTRACT PRICE:

Original CONTRACT PRICE: $1,489,553.11

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S): $1,114,768.36

The CONTRACT PRICE due to this CHANGE ORDER will be ~~(increased)~~ (decreased) by: $ 97,003.12

The new CONTRACT PRICE including this CHANGE ORDER will be: $1,017,765.24

Change to CONTRACT TIME:

The CONTRACT TIME will be (increased) (decreased) by 0 calendar days.

The date for completion of all work will be October 2, 2019

Justification

1-84) Changes per as-built quantities measured in the field
AUP 1-3) Change in scope of project
AUP 4) Missing pay item from contract

Approvals Required

Requested by: United City of Yorkville

Recommended by: Engineering Enterprises, Inc.

Accepted by: Geneva Construction Co.

CHANGE ORDER NO. 2 (BALANCING)
WHISPERING MEADOWS - COMPLETION OF IMPROVEMENTS
UNITED CITY OF YORKVILLE

ITEM NO.	ITEMS	UNIT	CONTRACT QUANTITY	UNIT PRICE	ADDITIONS		DEDUCTIONS	
					QUANTITY	COST	QUANTITY	COST
1	BIT MATERIALS (PRIME COAT)	LB	**27,425**	$ 0.01	9,648.7	$ 96.49	-	$ -
2	HMA SURFACE REMOVAL, 1.5"	SY	10,532	$ 1.50	295.7	$ 443.52	-	$ -
3	HMA SURFACE REMOVAL, 2.5"	SY	**44,093**	$ 1.60	2,566.1	$ 4,105.76	-	$ -
4	HMA SURF REM - BUTT JOINT	SY	**172**	$ 12.00	4.0	$ 48.00	-	$ -
5	HMA SURF CSE, MIX "D", N50	TON	**4,735**	$ 57.00	126.5	$ 7,210.50	-	$ -
6	HMA BINDER COURSE, IL-19.0, N50	TON	**6,785**	$ 55.00	-	$ -	328.9	$ 18,089.50
7	REM AND DISP OF UNSUITABLE MATL	CY	1,000	$ 29.00	-	$ -	1,000.0	$ 29,000.00
8	AGG SUBGRADE IMPROVEMENT	CY	1,000	$ 38.00	-	$ -	1,000.0	$ 38,000.00
9	GEOTECH FAB F/ GR STAB	SY	3,000	$ 0.95	-	$ -	3,000.0	$ 2,850.00
10	PCC SIDEWALK REM & REPL	SF	7,135	$ 7.00	-	$ -	7,135.0	$ 49,945.00
11	PCC SIDEWALK 5 INCH, SPEC	SF	360	$ 6.50	164.0	$ 1,066.00	-	$ -
12	DETECTABLE WARNINGS	SF	420	$ 21.00	562.0	$ 11,802.00	-	$ -
13	COMB CC&G REM & REPL	LF	2,225	$ 30.00	-	$ -	395.0	$ 11,850.00
14	SAWCUT AND CAULKING CRACKED CC&G	EA	144	$ 35.00	-	$ -	11.0	$ 385.00
15	EPOXY PATCH CURB HEAD	EA	152	$ 45.00	-	$ -	106.0	$ 4,770.00
16	CRACK SEALING (CURBS)	LF	**333,034**	$ 0.41	2,288.0	$ 938.08	-	$ -
17	THERMOPLASTIC PAVMNT MARKING - 6"	LF	1,120	$ 2.20	1,639.0	$ 3,605.80	-	$ -
18	THERMOPLASTIC PAVMNT MARKING - 24"	LF	95	$ 5.26	40.0	$ 210.40	-	$ -
19	YIELD SIGN INSTALLATION	EA	1	$ 300.00	-	$ -	-	$ -
20	DIVIDED ROAD SIGN INSTALLATION	EA	2	$ 300.00	-	$ -	-	$ -
21	REALIGN STREET LIGHTS	EA	2	$ 683.03	-	$ -	-	$ -
22	BACKFILL AROUND STREET LIGHTS	EA	2	$ 724.18	-	$ -	-	$ -
23	48-HOUR BURN TEST	LS	1	$ 1,734.90	-	$ -	-	$ -
24	MH LID REPLACEMENT - SANITARY	EA	2	$ 150.00	-	$ -	-	$ -
25	LOCATE & ADJ STRUCTURE- SANITARY	EA	4	$ 675.00	-	$ -	-	$ -
26	RESET FR & ADJ RINGS - SANITARY	EA	2	$ 500.00	-	$ -	-	$ -
27	RESET FRAME - SANITARY	EA	9	$ 450.00	-	$ -	-	$ -
28	STRUCTURE ADJ - SANITARY	EA	1	$ 500.00	4.0	$ 2,000.00	-	$ -
29	REPLACE CHIMNEY SEAL	EA	3	$ 275.00	-	$ -	-	$ -
30	MH FR & LID REPLACEMENT- SANITARY	EA	2	$ 685.00	-	$ -	-	$ -
31	PIPE GROUTING - SANITARY	EA	1	$ 100.00	-	$ -	-	$ -
32	CLEAN STRUCTURE - SANITARY	EA	2	$ 195.00	-	$ -	-	$ -
33	MANDREL TESTING - SANITARY	LS	1	$ 600.00	-	$ -	-	$ -
34	TELEVISING - SANITARY	LF	20,075	$ 1.65	-	$ -	177.8	$ 293.37
35	LOCATE & ADJ STRUCTURE - STORM	EA	**0**	$ 375.00	-	$ -	-	$ -

***BOLD QUANTITIES PER CHANGE ORDER 1**

CHANGE ORDER NO. 2 (BALANCING)
WHISPERING MEADOWS - COMPLETION OF IMPROVEMENTS
UNITED CITY OF YORKVILLE

ITEM NO.	ITEMS	UNIT	CONTRACT QUANTITY	UNIT PRICE	ADDITIONS		DEDUCTIONS	
					QUANTITY	COST	QUANTITY	COST
36	STRUCTURE ADJ - STORM	EA	**0**	$ 275.00	3.0	$ 825.00	-	$ -
37	RESET FR & ADJ RINGS - STORM	EA	**0**	$ 275.00	-	$ -	-	$ -
38	RESET FRAME - STORM	EA	**0**	$ 275.00	-	$ -	-	$ -
39	MH FR & LID REPLACEMENT- STORM	EA	**8**	$ 850.00	-	$ -	-	$ -
40	REPLACE ADJ RINGS - STORM	EA	**3**	$ 325.00	-	$ -	-	$ -
41	REPL MH OPEN LID - STORM	EA	**0**	$ 193.00	-	$ -	-	$ -
42	REPOUR BENCH - STORM	EA	**3**	$ 300.00	-	$ -	-	$ -
43	STEP INSTALLATION - STORM	EA	**0**	$ 185.00	-	$ -	-	$ -
44	FLARED END SECTION GRATE, 24"	EA	**0**	$ 460.00	-	$ -	-	$ -
45	FLARED END SECTION RIP RAP	SY	**0**	$ 75.00	-	$ -	-	$ -
46	BACKFILL SINKHOLE - STORM	EA	**0**	$ 125.00	1.0	$ 125.00	-	$ -
47	PATCH LIFT HOLE IN STRUCT - STORM	EA	**0**	$ 65.00	-	$ -	-	$ -
48	RESET BARREL SECT - STORM	EA	**0**	$ 310.00	-	$ -	-	$ -
49	PIPE GROUTING - STORM	EA	1	$ 100.00	-	$ -	-	$ -
50	CLEAN STRUCTURE - STORM	EA	**0**	$ 195.00	-	$ -	-	$ -
51	CLEAN OULTET STRUCTURE - STORM	EA	**0**	$ 1,350.00	-	$ -	-	$ -
52	MORTAR FILLETS	EA	128	$ 55.00	13.0	$ 715.00	-	$ -
53	REMOVE FILTER BASKET/FABRIC	EA	**0**	$ 20.00	-	$ -	-	$ -
54	ADJ. STORM RESTRICTOR STRUCTURE	EA	**0**	$ 400.00	-	$ -	-	$ -
55	REMOVE & REPLACE STORM SEWER, 12"	LF	8	$ 411.00	-	$ -	-	$ -
56	CLEAN STORM SEWER	LF	**0**	$ 7.75	-	$ -	-	$ -
57	DET. BASIN OVERFLOW WEIR INSTALL	LS	**0**	$ 6,500.00	-	$ -	-	$ -
58	STORM SEWER CL A 1 18"	LF	**0**	$ 39.00	-	$ -	-	$ -
59	MANHOLE TA 4' DIA T1F CL	EA	**0**	$ 1,650.00	-	$ -	-	$ -
60	18" FES W/ GRATE	EA	**0**	$ 1,400.00	-	$ -	-	$ -
61	CONNECT TO EX STORM SEWER (CORE DRILL)	EA	**0**	$ 1,700.00	-	$ -	-	$ -
62	REMOVE EXISTING 18" FES	EA	**0**	$ 100.00	-	$ -	-	$ -
63	STORM SEWER REMOVAL 18"	LF	**0**	$ 13.00	-	$ -	-	$ -
64	TELEVISING - STORM	LF	**0**	$ 3.65	-	$ -	-	$ -
65	REPLACE ADJ RINGS - VALVE VAULT	EA	2	$ 275.00	-	$ -	-	$ -
66	LOCATE & ADJ STRUCT - VALVE VAULT	EA	7	$ 400.00	-	$ -	-	$ -
67	STRUCTURE ADJUST - VALVE VAULT	EA	2	$ 275.00	-	$ -	-	$ -
68	RESET FR & ADJ RINGS - VALVE VAULT	EA	9	$ 275.00	-	$ -	-	$ -
69	RESET FRAME - VALVE VAULT	EA	1	$ 275.00	-	$ -	-	$ -
70	CLEAN STRUCTURE - VALVE VAULT	EA	3	$ 195.00	-	$ -	-	$ -

***BOLD QUANTITIES PER CHANGE ORDER 1**

CHANGE ORDER NO. 2 (BALANCING)
WHISPERING MEADOWS - COMPLETION OF IMPROVEMENTS
UNITED CITY OF YORKVILLE

ITEM NO.	ITEMS	UNIT	CONTRACT QUANTITY	UNIT PRICE	ADDITIONS		DEDUCTIONS	
					QUANTITY	COST	QUANTITY	COST
71	REPLACE BROKEN AUX VB - WATER	EA	2	$ 725.00	1.0	$ 725.00	-	$ -
72	ADJ AUX VB TO GRADE - WATER	EA	17	$ 230.00	-	$ -	-	$ -
73	REALIGN AUX VB - WATER	EA	9	$ 410.00	1.0	$ 410.00	-	$ -
74	CLEAN AUX VB OF DEBRIS - WATER	EA	5	$ 195.00	-	$ -	-	$ -
75	REM & REPL BROKEN B-BOX	EA	20	$ 420.00	-	$ -	10.0	$ 4,200.00
76	RAISE FIRE HYDRANT TO GRADE	EA	4	$ 950.00	-	$ -	1.0	$ 950.00
77	LOWER FIRE HYDRANT TO GRADE	EA	2	$ 1,000.00	-	$ -	2.0	$ 2,000.00
78	ROTATE FIRE HYDRANT	EA	3	$ 130.00	-	$ -	-	$ -
79	RESET FIRE HYDRANT - LEANING	EA	2	$ 1,360.00	-	$ -	-	$ -
80	BACKFILL AROUND FIRE HYDRANT	EA	1	$ 100.00	-	$ -	-	$ -
81	REPAINT FIRE HYDRANT	EA	62	$ 180.00	-	$ -	-	$ -
82	TOPSOIL STRIP, STOCKPILE, & REPLACEMENT	LS	**0**	$ 10,000.00	-	$ -	-	$ -
83	PARKWAY GRADING & RESTORATION	SY	125	$ 12.50	-	$ -	125.0	$ 1,562.50
84	ALLOWANCE - ITEMS ORDERED BY ENGINEER	UNIT	40,000	$ 1.00	-	$ -	36,578.8	$ 36,578.80
MISCELLANOUS EXTRAS AND CREDITS								
AUP 1	SIDEWALK REMOVAL	SF		$ 1.25	9,271.0	$ 11,588.75	-	$ -
AUP 2	5" PCC SIDEWALK	SF		$ 5.25	8,765.0	$ 46,016.25	-	$ -
AUP 3	RESTORATION	SY		$ 10.00	977.0	$ 9,770.00	-	$ -
AUP 4	HMA DRIVEWAY REPAIRS	SF		$ 5.00	353.9	$ 1,769.50	-	$ -

TOTAL ADDITIONS = $ 103,471.05

TOTAL DEDUCTIONS = $ (200,474.17)

ORIGINAL CONTRACT PRICE:	$ 1,489,553.11
CURRENT CONTRACT PRICE ADJUSTED BY PREVIOUS CHANGE ORDER(S):	$ 1,114,768.36
AMOUNT OF CURRENT CHANGE ORDER:	$ (97,003.12)
NEW CONTRACT PRICE:	**$ 1,017,765.24**

***BOLD QUANTITIES PER CHANGE ORDER 1**

Reviewed By:	
Legal	☐
Finance	☐
Engineer	■
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #5

Tracking Number

PW 2019-68

Agenda Item Summary Memo

Title: Church Street Sanitary Sewer Improvements

Meeting and Date: City Council – October 22, 2019

Synopsis: Consideration of Change Order No. 1 (Balancing)

Council Action Previously Taken:

Date of Action: PW 10-15-19 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2019-68

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (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: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Erin Willrett, Assistant City Administrator
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, City Clerk

Date: October 8, 2019
Subject: Church Street Sanitary Sewer Improvements

The purpose of this memo is to present Change Order No. 1(Balancing) for the above referenced project.

A Change Order, as defined by in the General Conditions of the Contract Documents, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the Contract Documents, or authorizing an adjustment in the Contract Price or Contract Time.

Background:

The United City of Yorkville and Performance Construction and Engineering, LLC entered into an agreement for a contract value of **$54,350.00** for the above referenced project.

Questions Presented:

Should the City approve Change Order No. 1 (Balancing) which would **decrease** the contract amount by $7,220.83.

Discussion:

Changes are per as-built quantities measured in the field. Please see the attached summary spreadsheet.

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. 1 (Balancing) in the amount of $7,220.83

CHANGE ORDER

Order No. 1 (BALANCING)

Date: October 4, 2019

Agreement Date: June 6, 2019

NAME OF PROJECT: Church Street Sanitary Sewer Improvements

OWNER: United City of Yorkville

CONTRACTOR: Performance Construction & Engineering, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change of CONTRACT PRICE:

Original CONTRACT PRICE: $54,350.00

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S): $54,350.00

The CONTRACT PRICE due to this CHANGE ORDER will be ~~(increased)~~ (decreased) by: $ 7,220.83

The new CONTRACT PRICE including this CHANGE ORDER will be: $47,129.17

Change to CONTRACT TIME:

The CONTRACT TIME will be (increased) (decreased) by 0 calendar days.

The date for completion of all work will be September 27, 2019

Justification

1-17) Changes per as-built quantities measured in the field

Approvals Required

Requested by: United City of Yorkville

Recommended by: Engineering Enterprises, Inc.

Accepted by: Performance Construction & Engineering, LLC

CHANGE ORDER NO. 1 (BALANCING)
CHURCH STREET SANITARY SEWER IMPROVEMENTS
UNITED CITY OF YORKVILLE

ITEM NO.	ITEMS	UNIT	CONTRACT QUANTITY	UNIT PRICE	ADDITIONS		DEDUCTIONS	
					QUANTITY	COST	QUANTITY	COST
1	TYPE A SANITARY MANHOLE, 4' DIA	EACH	1	$ 8,500.00	-	$ -	-	0
2	SANITARY MANHOLE VACUUM TESTING	EACH	1	$ 1,000.00	-	$ -	-	$ -
3	SANITARY SEWER POINT REPAIR, 10"	LF	20	$ 750.00	-	$ -	-	$ -
4	CURED-IN-PLACE LINING, 10"	LF	165	$ 70.00	-	$ -	165.0	$ 11,550.00
5	ABANDON EXISTING SANITARY SEWER, 10"	LF	1	$ 100.00	-	$ -	-	$ -
6	AGGREGATE SHOULDER REMOVAL AND REPLACEM	SY	5	$ 50.00	-	$ -	2.2	$ 108.33
7	HOT-MIX ASPHALT PAVEMENT REMOVAL	SY	45	$ 10.00	5.0	$ 50.00	-	$ -
8	HOT-MIX ASPHALT PATCH, SPECIAL	SY	45	$ 75.00	5.0	$ 375.00	-	$ -
9	SIDEWALK REMOVAL AND REPLACEMENT	SF	25	$ 30.00	15.0	$ 450.00	-	$ -
10	DETECTABLE WARNING	SF	10	$ 25.00	-	$ -	-	$ -
11	EXPLORATORY EXCAVATION	EACH	3	$ 250.00	-	$ -	3.0	$ 750.00
12	NON-SPECIAL, NON-HAZARDHOUSE SOIL WASTE DI	TON	10	$ 50.00	-	$ -	10.0	$ 500.00
13	NON-SPECIAL, NON-HAZARDHOUSE SOIL WASTE DI	TON	10	$ 20.00	-	$ -	10.0	$ 200.00
14	PAVEMENT MARKING, 4"	LF	15	$ 25.00	-	$ -	15.0	$ 375.00
15	RESTORATION	SY	10	$ 75.00	-	$ -	10.0	$ 750.00
16	TRAFFIC CONTROL AND PROTECTION	LSUM	1	$ 5,550.00	-	$ -	-	$ -
17	ALLOWANCE - ITEMS ORDERED BY THE ENGINEER	UNIT	5,000	$ 1.00	6,137.5	$ 6,137.50	-	$ -
				TOTAL ADDITIONS =		**$ 7,012.50**		
				TOTAL DEDUCTIONS =				**$ (14,233.33)**

ORIGINAL CONTRACT PRICE:	$	54,350.00
CURRENT CONTRACT PRICE ADJUSTED BY PREVIOUS CHANGE ORDER(S):	$	54,350.00
AMOUNT OF CURRENT CHANGE ORDER:	$	(7,220.83)
NEW CONTRACT PRICE:	**$**	**47,129.17**

***BOLD QUANTITIES PER CHANGE ORDER 1**

Reviewed By:	
Legal	☐
Finance	☐
Engineer	■
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #6

Tracking Number

PW 2019-69

Agenda Item Summary Memo

Title: Road to Better Roads Program – Engineering Agreement

Meeting and Date: City Council – October 22, 2019

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: PW 10-15-19 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2019-69

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

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Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: October 10, 2019
Subject: Road to Better Roads 2020

Summary

Review of a Road to Better Roads design and construction engineering contract with EEI.

Background

This item was last discussed by the City Council at the September 24, 2019 meeting. At that meeting, the City Council approved the 2020 RTBR plan, which includes repaving a portion of McHugh Road and the entire White Oak subdivision.. Accordingly, EEI has submitted a proposed engineering contract. The contract has a lump sum design engineering amount of $31,928 and a construction engineering hourly rate estimated amount of $52,114. These amounts are included in the FY 20 budget.

Recommendation

Staff recommends approval of the professional services agreement with EEI for design and construction engineering on the 2020 RTBR program.

2020 Road Program
United City of Yorkville, Kendall County, IL
Professional Services Agreement - Design and Construction Engineering

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

A. Services:

ENGINEER agrees to furnish to the City the following services: The ENGINEER shall provide any and all necessary engineering services to the City as indicated on the included Attachment A. Design engineering for all roadways indicated on Attachment D will be provided; additionally, construction engineering will be provided for all roadways on Attachment D. All Engineering will be in accordance with all City and Illinois Department of Transportation requirements.

B. Term:

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

C. Compensation and maximum amounts due to ENGINEER:

ENGINEER shall receive as compensation for all work and services to be performed herein, an amount based on the Estimate of Level of Effort and Associated Cost included in Attachment B. Design Engineering will be paid for as a Lump Sum in the amount of $31,928.00 and Construction Engineering will be paid for hourly at the actual rates for services to be performed, currently estimated at $52,114.00. The hourly rates for this project are shown in Attachment E. All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

For outside services provided by other firms or subconsultants, the City shall pay the ENGINEER the invoiced fee to the ENGINEER, plus 10%. Such outside services include, but are not limited to services to be provided by Rubino Engineering, Inc.

D. Changes in Rates of Compensation:

In the event that this contract extends beyond December 31, 2020, the contractor shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after January 1st of 2021. In the event that any rate changes do occur, the new effective rates will not affect the established hourly not-to-exceed rate.

E. Ownership of Records and Documents:

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

F. Governing Law:

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

G. Independent Contractor:

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

H. Certifications:

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

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

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

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

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

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

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

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

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

sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a: _x_ United States Citizen ___ Resident Alien ___ Non-Resident Alien. The Internal Revenue Service requires that taxes be withheld on payments made to non resident aliens for the performance of personal services at the rate of 30%.

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

I. Indemnification:

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

J. Insurance:

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

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attachments. Except for those terms included on the attachments, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any

manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of attachments are as follows:

Attachment A:	Scope of Services
Attachment B:	Estimated Level of Effort and Associated Cost
Attachment C:	Anticipated Project Schedule
Attachment D:	Location Map
Attachment E:	2019 Standard Schedule of Charges

L. Notices:

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

For the City:

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

For the ENGINEER:

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

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

Agreed to this _____day of _____, 2019.

United City of Yorkville:

_____
John Purcell
Mayor

_____
Lisa Pickering
City Clerk

Engineering Enterprises, Inc.:

_____
Brad Sanderson, P.E.
Vice President

_____
Joseph W. Cwynar, P.E.
Senior Project Manager

2020 RTBR Program
United City of Yorkville
Kendall County, IL
Professional Services Agreement - Design and Construction Engineering

Attachment A – Scope of Services

Design Engineering:

- Process required documents with the Illinois Department of Transportation for Motor Fuel Tax Projects including:
    - BLR14230 - Resolution
    - BLR14231 - Municipal Estimate of Maintenance Costs
    - BLR11510 - Preliminary Estimate of Cost
- Conduct site visit(s) to assess condition of existing pavement, curb and gutter, sidewalk, drainage, structures and identify non-compliant sidewalk curb ramps.
- Obtain, review and inventory existing utility, roadway, right-of-way, ownership, soil data, etc.
- Obtain utility information to identify potential conflicts, as necessary.
- Obtain geotechnical site data, consisting of pavement cores taken every 300-500 feet, as necessary.
- Coordinate documentation for CCDD Management of soils, as necessary.
- Coordinate and develop with City Staff the final scope of improvements
- Confirm pavement design and rehabilitation methodology.
- Prepare MFT General Maintenance Section bid package, and ancillary documents, including:
    - BLR12200 – Local Public Agency Formal Contract Proposal
    - BLR12200 A – Schedule of Prices
    - BLR12230 - Bid Bond Form
    - BLR12325 - Apprenticeship Certification
    - BC57 - Affidavit of Availability
    - BLR11310 – Special Provisions
    - BLR12326 – Affidavit of Illinois Business Office
    - Index for Supplemental Specifications and Recurring Special Provisions
    - Check Sheet for Recurring Special Provisions
    - Special Provisions
    - Bureau of Design and Environment Special Provisions/Check sheets
    - Local Roads Special Provisions
    - District Special Provisions
    - Location Map
    - City Provisions & Details
    - Existing/Proposed Typical Sections
    - Highway Standards
    - Prevailing Wage
    - BLR14232 – Municipal Maintenance Operations
        - River Birch Drive (End to End)
        - River Birch Lane (White Oak Way to River Birch Drive)
        - White Oak Way (River Birch Lane to River Birch Lane)
        - Fir Court (Norway Circle to End)
        - Norway Circle (White Oak Way to White Oak Way)
        - Spruce Court (White Oak Way to End)

    - McHugh Road (Countryside Parkway to Kennedy Road)
    - Parking lane along east side of Main Street (just north of Fox Street)
- Coordinate IDOT and City review, including revisions and approval
- Prepare preliminary and final cost estimates
- Assist in bidding, contractor/bid evaluations, contract preparation and additional contract administration as required; facilitate IDOT approval of Contract
- Attend public meetings with Staff to review design progress
- Provide all bid packages in 8 ½" x 11½" format
- Provide planning/design/construction schedule and frequent updates regarding any potential items affecting the schedule

Construction Engineering:

- Attend the Pre-Construction Conference with the Contractor
- Provide resident engineering for on-site observation
- Daily documentation of work tasks and calculation of installed pay items
- Monitor adherence to specifications
- Gather material inspection and coordinate any required testing on behalf of the City
- Provide guidance to the contractor when questions arise during construction
- Prepare/verify payment estimates
- Gather certified payrolls and waivers of lien
- Provide information to residents as required
- Perform punch list inspections, provide follow up inspections and recommend acceptance when appropriate
- Communicate activities with City weekly, or as required based on onsite activities
- Prepare necessary IDOT closeout paperwork
    - BLR13231 – Engineer's Final Payment Estimate
    - BLR13210 – Request for Approval of Change in Plans

ATTACHMENT B - ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST
PROFESSIONAL ENGINEERING SERVICES

2020 RTBR PROGRAM
United City of Yorkville

WORK ITEM NO.	WORK ITEM	ENTITY:	ENGINEERING				SURVEYING			DRAFTING		ADMIN.	WORK ITEM HOUR SUMM.	COST PER ITEM
		PROJECT ROLE:	PRINCIPAL IN CHARGE	SENIOR PROJECT MANAGER	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	PROJECT MANAGER	SENIOR PROJECT SURVEYOR I	PROJECT TECHNICIAN	CAD MANAGER	SENIOR PROJECT TECHNICIAN	ADMIN.		
		HOURLY RATE:	$203	$197	$153	$141	$178	$153	$129	$153	$141	$70		
FINAL ENGINEERING														
2.1	Project Management and Administration		6		16								22	$ 3,666
2.2	Project Meetings (3 meetings)		6		6	6							18	$ 2,982
2.3	Geotechnical Investigation (Coordination, Field Work, Review Report)				2	4							6	$ 870
2.4	Analyze/Finalize Roadway Rehabilitation Methods				2	4							6	$ 870
2.5	Site Review, Identification of Required Improvements				8	24						2	34	$ 4,748
2.6	Prepare Pre-Final Bid Package/Exhibits- 50%		2		4	20					8		34	$ 4,966
2.7	Prepare Pre-Final Bid Package/Exhibits - 90%				4	24					8		36	$ 5,124
2.8	Prepare Engineer's Opinion of Probable Construction Cost - 90%				2	8							10	$ 1,434
2.9	Submit Bid Package for IDOT Review				2	6							8	$ 1,152
2.10	Revise and Resubmit Bid Package for IDOT Approval/Advertisement				4	16					4		24	$ 3,432
2.11	Bidding and Contracting		2		2	12						4	20	$ 2,684
	Final Engineering Subtotal:		**16**	**-**	**52**	**124**	**-**	**-**	**-**	**-**	**20**	**6**	**218**	**$ 31,928**
CONSTRUCTION ENGINEERING														
3.1	Contract Administration		4		30								34	$ 5,402
3.2	Construction Layout				30								30	$ 4,590
3.3	Observation and Documentation		4		270								274	$ 42,122
	Construction Engineering Subtotal:		**8**	**-**	**330**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**338**	**$ 52,114**
	PROJECT TOTAL:		**24**	**-**	**382**	**124**	**-**	**-**	**-**	**-**	**20**	**6**	**556**	**84,042**

DIRECT EXPENSES	
Printing =	$ -
CCDD (Rubino) =	$ 2,000
Geotechnical (Rubino) =	$ 2,000
Material Testing (Rubino) =	$ 2,900
DIRECT EXPENSES =	**$ 6,900**

LABOR SUMMARY	
Engineering Expenses =	$ 80,802
Surveying Expenses =	$ -
Drafting Expenses =	$ 2,820
Administrative Expenses =	$ 420
TOTAL LABOR EXPENSES =	**$ 84,042**

TOTAL EXPENSES =	**$ 90,942**

Outstanding Service ~ Every Client ~ Every Day

ATTACHMENT C:
ANTICIPATED PROJECT SCHEDULE

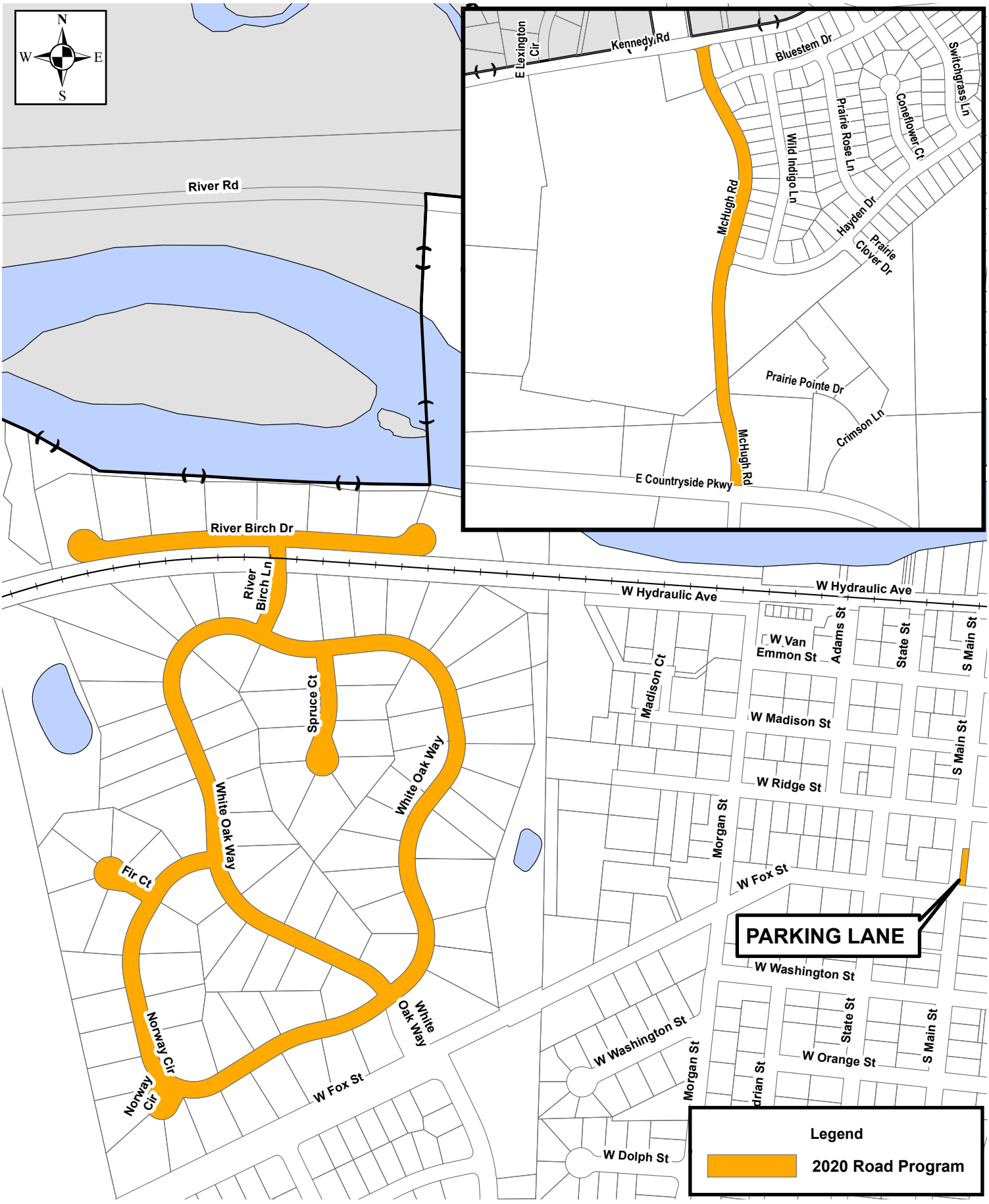
2020 RTBR PROGRAM
UNITED CITY OF YORKVILLE

WORK ITEM NO.	WORK ITEM	Year:	2019								2020																													
		Month:	November				December				January				February				March				April				May				June				July				August				September			
		Week Starting:	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
FINAL DESIGN ENGINEERING																																												
2.1	Project Management and Administration																																												
2.2	Project Meetings																																												
2.3	Geotechnical Investigation (Coordination, Field Work, Review Report)																																												
2.4	Analyze/Finalize Roadway Rehabilitation Methods																																												
2.5	Site Review, Identification of Required Improvements																																												
2.6	Prepare Pre-Final Bid Package/Exhibits- 50%																																												
2.7	Prepare Pre-Final Bid Package/Exhibits- 90%																																												
2.8	Prepare Engineer's Opinion of Probable Construction Cost - 90%																																												
2.9	Submit Bid Package for IDOT Review; IDOT Review																																												
2.10	Revise and Resubmit Bid Package for IDOT Approval/Advertisement																																												
2.11	Bidding and Contracting																																												
CONSTRUCTION ENGINEERING																																												
3.1	Contract Administration																																												
3.2	Constructing Layout																																												
3.3	Observation and Documentation																																												

Legend

Project Management & QC/QA	Preliminary
Meeting(s)	Design Work Item
Bidding and Contracting	Construction

G:\Public\Yorkville\2019\YO1926-P 2020 Road Program\PSA\[Attachment C - Schedule.xls]Schedule



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

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

DATE:	SEPTEMBER 2019
PROJECT NO.:	YO1926
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2018\
FILE:	YO1926_2020 Road Program .MXD

ATTACHMENT D
PROPOSED 2020 RTBR PROGRAM
LOCATION MAP

N

Attachment E

Standard Schedule of Charges

January 1, 2019

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	$208.00
Principal	E-3	$203.00
Senior Project Manager	E-2	$197.00
Project Manager	E-1	$178.00
Senior Project Engineer/Planner/Surveyor II	P-6	$165.00
Senior Project Engineer/Planner/Surveyor I	P-5	$153.00
Project Engineer/Planner/Surveyor	P-4	$141.00
Senior Engineer/Planner/Surveyor	P-3	$129.00
Engineer/Planner/Surveyor	P-2	$117.00
Associate Engineer/Planner/Surveyor	P-1	$106.00
Senior Project Technician II	T-6	$153.00
Senior Project Technician I	T-5	$141.00
Project Technician	T-4	$129.00
Senior Technician	T-3	$117.00
Technician	T-2	$106.00
Associate Technician	T-1	$ 93.00
Engineering/Land Surveying Intern	I-1	$ 84.00
GIS Technician	G-1	$ 75.00
Administrative Assistant	A-3	$ 70.00

CREW RATES, VEHICLES AND REPROGRAPHICS

1 Man Field Crew with Standard Survey Equipment		$168.00
2 Man Field Crew with Standard Survey Equipment		$262.00
1 Man Field Crew with RTS or GPS *		$208.00
2 Man Field Crew with RTS or GPS *		$302.00
Vehicle for Construction Observation		$15.00
In-House Scanning and Reproduction	$0.25/Sq. Ft. (Black & White) $1.00/Sq. Ft. (Color)	
Reimbursable Direct Costs & Services by Others	Cost + 10%	

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

52 Wheeler Road, Sugar Grove, IL 60554 ~ (630) 466-6700 tel ~ (630) 466-6701 fax ~ www.eeiweb.com

Reviewed By:	
Legal	☐
Finance	☐
Engineer	■
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Public Works Committee #7

Tracking Number

PW 2019-70

Agenda Item Summary Memo

Title: Briarwood Subdivision Stop Sign Analysis

Meeting and Date: City Council – October 22, 2019

Synopsis:

Council Action Previously Taken:

Date of Action: PW 10-15-19 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2019-70

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

Submitted by: Brad Sanderson (Name) Engineering (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: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, City Clerk

Date: September 20, 2019
Subject: Briarwood Subdivision - Stop Signs

As requested, we investigated the possible installation of stop signs at the following intersections:

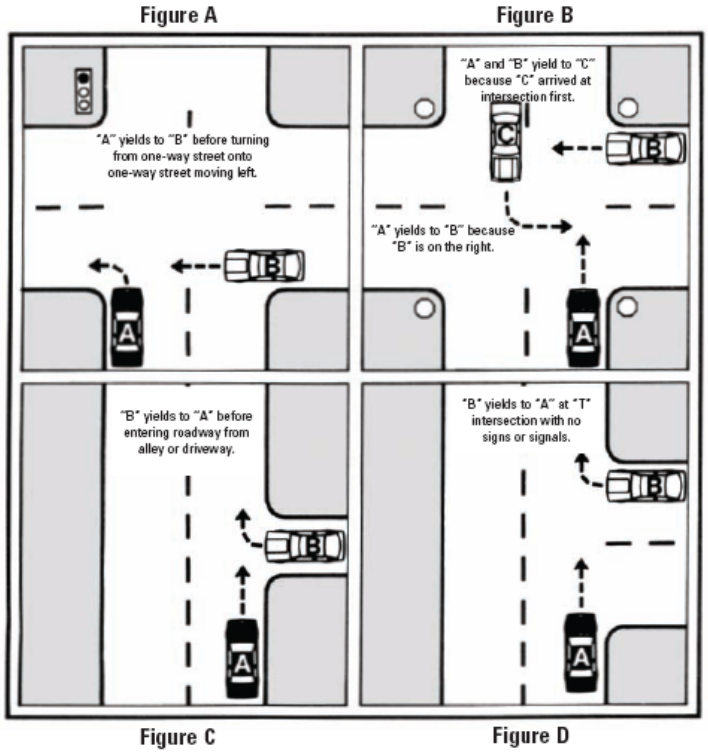
- Cornerstone Drive and Wood Sage Avenue
- Wood Sage Avenue and Garden Street
- Greenbriar Road and Cornerstone Drive

The governing entity on traffic control signage is the Manual on Uniform Traffic Control Devices (MUTCD). The manual states as follows in regard to stop sign installation:

> *Guidance:*
> *Engineering judgment should be used to establish intersection control. The following factors should be considered:*
>
> *A. Vehicular, bicycle, and pedestrian traffic volumes on all approaches;*
> *B. Number and angle of approaches;*
> *C. Approach speeds;*
> *D. Sight distance available on each approach; and*
> *E. Reported crash experience.*
>
> *YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:*
>
> *A. An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law;*
> *B. A street entering a designated through highway or street; and/or*
> *C. An unsignalized intersection in a signalized area.*
>
> *In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:*
>
> *A. The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day;*
> *B. The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or*
> *C. Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.*
>
> *Yield or Stop signs should not be used for speed control.*

At unsigned intersections, the application of the normal right-of-way rules would apply.

Figure D taken from the Illinois Drivers Manual shows that the minor roadway should yield to traffic on the major roadway at uncontrolled intersections.



Our findings were as follows:

- Currently there is no signage control at any crossings/intersections.
- **Wood Sage Avenue and Cornerstone Drive**
    - The traffic volume appears to be below 2,000 units per day.
    - There are no sight distance constraints.
    - There does not appear to be any accident history.
    - This intersection does not appear to be a good candidate for a stop sign based on the above criteria.
- **Wood Sage Avenue and Garden Street**
    - The traffic volume appears to be below 2,000 units per day.
    - There are no sight distance constraints.
    - There does not appear to be any accident history.
    - This intersection does not appear to be a good candidate for a stop sign based on the above criteria.
- **Greenbriar Road and Cornerstone Drive**
    - The traffic volume appears to be above 2,000 units per day.
    - There are no sight distance constraints.
    - There does not appear to be any accident history.
    - This intersection **does** appear to be a good candidate for a stop sign based on the above criteria.

UNITED CITY OF YORKVILLE
TWO WAY YIELD OR STOP
PRELIMINARY ENGINEERING EVALUATION

Location: GREENBRIAR RD AND CORNERSTONE DR.

Evaluation Criteria

Guidance: Engineering judgement should be used to establish intersection control. The following factors should be considered:

A. Vehicular, bicycle, and pedestrian traffic volumes on all approaches;
B. Number and angle of approaches;
C. Approach speeds;
D. Sight distance available on each approach; and
E. Reported crash experience.

Criteria Met			Criteria**
Yes	Additional Study Required	No	
			I. YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:
☐	☐	☑	A. An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law.
☐	☐	☑	B. A street entering a designated through highway or street; and/or
☐	☐	☑	C. An unsignalized intersection in a signalized area.
			II. In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:
☑	☐	☐	A. The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day; (3456 veh/day)
☐	☐	☑	B. The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or
☐	☐	☑	C. Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.

Based on a preliminary review of the criteria for a YIELD or STOP sign the following action is recommended:

A. ☑ Criteria are clearly met recommending installation of a YIELD or (STOP sign (Circle designated sign type)
Designate Location: CORNERSTONE DRIVE

B. ☐ Criteria are not clearly met at this time - no further action recommended

C. ☐ Criteria may or may not be met - additional engineering study required

By: [signature] Date: 9/25/19

SR PROJECT ENGINEER I
Title

By: [signature] Date: 9/25/19

VICE PRESIDENT
Title

* Based upon Professional Engineer's Review
** Manual on Uniform Traffic Control Devices (MUTCD)

	WEST BOUND LANE LOOKING WEST
	WEST BOUND LANE LOOKING NORTH

	SOUTH BOUND LANE LOOKING SOUTH
	SOUTH BOUND LANE LOOKING WEST

	SOUTH BOUND LANE LOOKING EAST
	EAST BOUND LANE LOOKING NORTH

UNITED CITY OF YORKVILLE
TWO WAY YIELD OR STOP
PRELIMINARY ENGINEERING EVALUATION

Location: WOOD SAGE AVE + GARDEN ST

Evaluation Criteria

Guidance: Engineering judgement should be used to establish intersection control. The following factors should be considered:

A. Vehicular, bicycle, and pedestrian traffic volumes on all approaches;
B. Number and angle of approaches;
C. Approach speeds;
D. Sight distance available on each approach; and
E. Reported crash experience.

Criteria Met			Criteria**
Yes	Additional Study Required	No	
			I. YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:
☐	☐	☑	A. An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law.
☐	☐	☑	B. A street entering a designated through highway or street; and/or
☐	☐	☑	C. An unsignalized intersection in a signalized area.
			II. In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:
☐	☐	☑	A. The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day; (720 veh/day)
☐	☐	☑	B. The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or
☐	☐	☑	C. Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.

Based on a preliminary review of the criteria for a YIELD or STOP sign the following action is recommended:

A. ☐ Criteria are clearly met recommending installation of a YIELD or STOP sign (Circle designated sign type)
Designate Location: _____

B. ☑ Criteria are not clearly met at this time - no further action recommended

C. ☐ Criteria may or may not be met - additional engineering study required

By: Nadia L [signature] Date: 9/25/19

SR PROJECT ENGINEER I
Title

By: [signature] Date: 9/25/19

VICE PRESIDENT
Title

* Based upon Professional Engineer's Review
** Manual on Uniform Traffic Control Devices (MUTCD)

	WEST BOUND LANE LOOKING WEST
	WEST BOUND LANE LOOKING SOUTH

	NORTH BOUND LANE LOOKING NORTH
	NORTH BOUND LANE LOOKING WEST

	NORTH BOUND LANE LOOKING EAST
	EAST BOUND LANE LOOKING SOUTH

UNITED CITY OF YORKVILLE
TWO WAY YIELD OR STOP
PRELIMINARY ENGINEERING EVALUATION

Location: CORNERSTONE DR + WOOD SAGE AVE

Evaluation Criteria

Guidance: Engineering judgement should be used to establish intersection control. The following factors should be considered:

A. Vehicular, bicycle, and pedestrian traffic volumes on all approaches;
B. Number and angle of approaches;
C. Approach speeds;
D. Sight distance available on each approach; and
E. Reported crash experience.

Criteria Met			Criteria**
Yes	Additional Study Required	No	
			I. YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:
☐	☐	☑	A. An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law.
☐	☐	☑	B. A street entering a designated through highway or street; and/or
☐	☐	☑	C. An unsignalized intersection in a signalized area.
			II. In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:
☐	☐	☑	A. The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day; (288 veh/day)
☐	☐	☑	B. The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or
☐	☐	☑	C. Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.

Based on a preliminary review of the criteria for a YIELD or STOP sign the following action is recommended:

A. ☐ Criteria are clearly met recommending installation of a YIELD or STOP sign (Circle designated sign type)
Designate Location: _____

B. ☑ Criteria are not clearly met at this time - no further action recommended

C. ☐ Criteria may or may not be met - additional engineering study required

By: Nadia Sinno Date: 9/25/19

SR PROJECT ENGINEER I
Title

By: _____ Date: 9/25/19

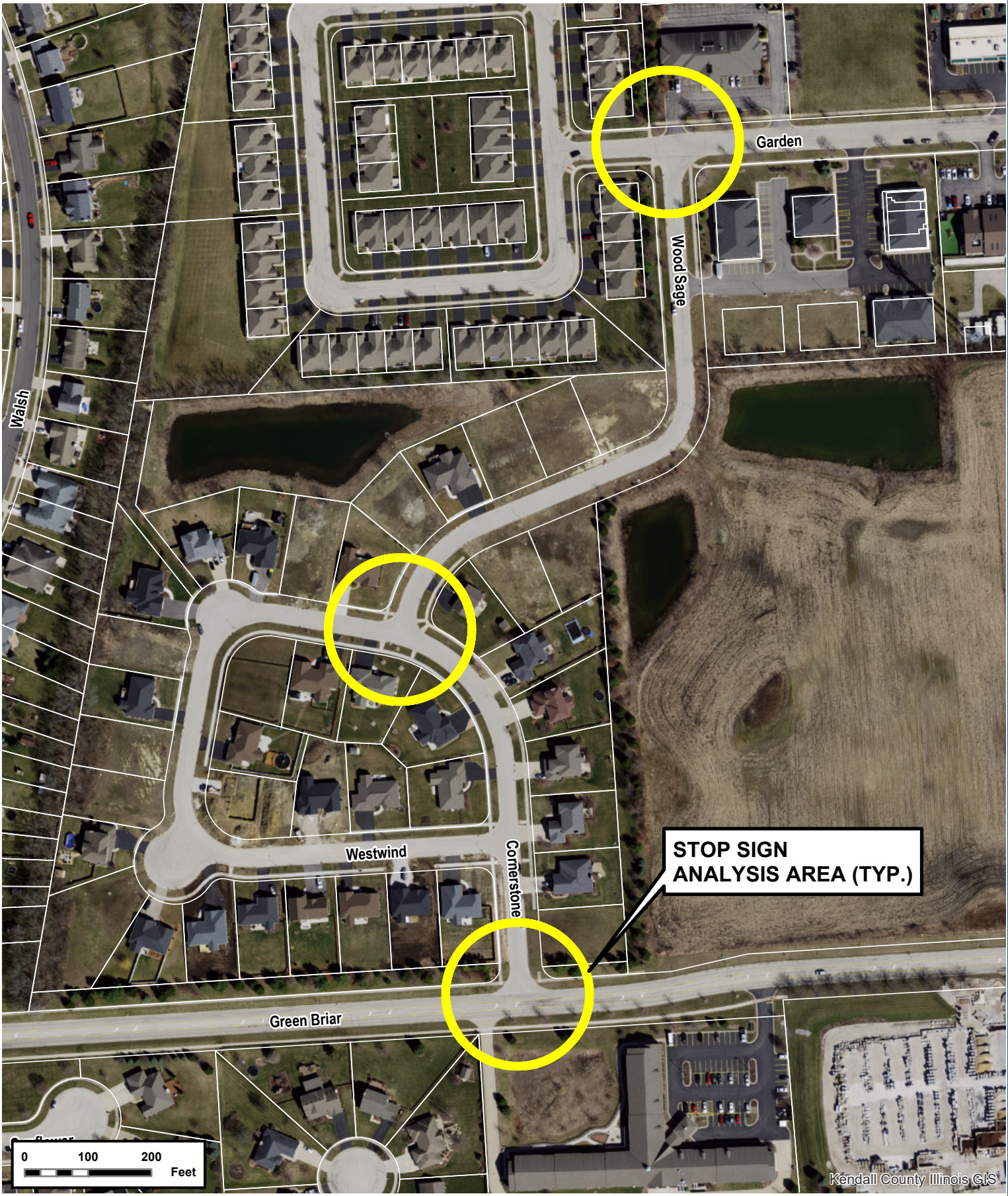
VICE PRESIDENT
Title

* Based upon Professional Engineer's Review
** Manual on Uniform Traffic Control Devices (MUTCD)

	WEST BOUND LANE LOOKING WEST
	WEST BOUND LANE LOOKING NORTH

	SOUTH BOUND LANE LOOKING SOUTH
	SOUTH BOUND LANE LOOKING WEST

	SOUTH BOUND LANE LOOKING EAST
	EAST BOUND LANE LOOKING NORTH



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

DATE:	SEPTEMBER 2019
PROJECT NO.:	YO1107
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2011\
FILE:	YO1107-Location of Stop Sign Analysis.mxd

LOCATION OF STOP SIGN ANALYSIS

N

Ordinance No. 2019-_____

**ORDINANCE OF THE UNITED CITY OF YORKVILLE,
KENDALL COUNTY, ILLINOIS
AMENDING THE TRAFFIC SCHEDULE AND INDEX**

WHEREAS, the United City of Yorkville, Kendall County, Illinois, has designated certain intersections within the City as stop intersections and has identified the corner for placement of stop signs at such intersections; and,

WHEREAS, after extensive investigation and study of traffic patterns, it has been determined that additional intersections should be designated as stop intersections; and,

WHEREAS, the additional stop intersections, as hereinafter set forth, have been determined to be in conformance with the current Manual on Uniform Traffic Control Devices.

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, that the traffic schedule and index regarding stop-sign control is hereby amended by revising the following:

Section I. The Traffic Schedule and Index regarding Stop-Sign Control is hereby amended by adding the following as a One-Way Stop Intersection:

1) Cornerstone Drive to Stop for Greenbriar Road

Section II. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, A.D. 2019.

_____
City Clerk

KEN KOCH	_____	DAN TRANSIER	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, A.D. 2019.

_____
Mayor

Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	■
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Economic Development Committee #1

Tracking Number

EDC 2019-83

Agenda Item Summary Memo

Title: Downtown Exterior Improvement Grant Program

Meeting and Date: City Council – October 22, 2019

Synopsis: Details the proposed Downtown Exterior Improvement Grant Program

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jason Engberg (Name) Community Development (Department)

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: September 23, 2019
Subject: **Downtown Exterior Improvement Grant Program**

SUMMARY

Over the past few years the City has focused on improving the quality of the downtown through short-term and long-term planning efforts. Projects include the 2016 Comprehensive Plan, the Downtown Overlay District (in progress), Landscape Hill beautification, and the Neighborhood Design Manual. Each of these plans address different goals and strategies to make downtown unique and vibrant. To further enhance the objectives set in these efforts, the City is proposing the implementation of a Downtown Exterior Improvement Grant Program (also known as a Façade Improvement Program). This memo will summarize the attached program manual and the benefits it can provide the downtown.

WHAT IS A FAÇADE IMPROVEMENT PROGRAM?

A Façade improvement program is an incentive program created to encourage property owners and businesses to improve the exterior appearance of their buildings and storefronts. It can focus on either commercial or residential properties in historic or non-historic areas and provide financial incentives such as a matching grant or loan, a tax incentive, and design assistance. The program can be run either by a local governing body, such as a municipality, or private/public organizations. Typical improvement assistance can include structural alterations, restoration, landscaping, and other cosmetic enhancements.

BENEFITS OF A FAÇADE IMPROVEMENT PROGRAM:

The purpose of a façade improvement program is to generate positive aesthetic changes which can help revitalize a specific area. Even simple changes such as the removal of non-historic materials, repairs, or a new paint job that calls attention to the building's original architectural details signal positive change and often stimulate similar improvements in neighboring buildings.

Studies[1] have shown that façade improvement programs provide the following benefits to commercial businesses:

- Commercial building improvements resulted in an increase in sales in the year after the improvements were made,
- Sales improvements were sustained for several years,
- Sales increases exceeded increases in local taxes,

[1] National Trust for Historic Preservation's Dollar & Sense #12: An Analysis of the Economic Impact of Physical Improvements on Retail Sales





Example of exterior façade improvement

- The improvements attracted new businesses and shoppers to the target area,
- Participants were often motivated to make additional improvements (such as to interior spaces or product lines), and
- Owners/tenants of properties and businesses in surrounding areas were motivated to make improvements

PROGRAM DETAILS:

Staff has created a draft Downtown Exterior Improvement Grant Program (attached) to entice investment within the downtown. The following is a list summarizes the document:

- The City is planning on offering financial assistance as a 50% matching grant to applicants who spend at least $1,000 on a property with an existing structure with a maximum of $15,000 in matching funds.
- The boundary for eligible properties is both Downtown TIF Districts (excluding Kendallwood Estates) as the funding for this program will use TIF District funds.
- Eligible improvements include all physical improvements such as exterior windows and doors, screening, light, etc. Ineligible improvements include all soft costs such as operational costs, refuse management, interior improvements, etc.
- Applicants must submit an application, letter of consent from the property owner, three estimates for the work to be completed, drawings and plans, and current photos of the property.
- The application process will allow for Economic Development Committee review as well as City Council approval.

STAFF COMMENTS:

Staff is seeking input from the Economic Development Committee on the Downtown Exterior Improvement Grant Program. After review by the committee, staff will have an ordinance drafted and it will be reviewed by the City Council.

ATTACHMENTS:

1. Downtown Exterior Improvement Grant Program Packet



DOWNTOWN EXTERIOR IMPROVEMENT GRANT PROGRAM

United City of Yorkville
800 Game Farm Road, Yorkville, Illinois, 60560

630-553-4350

www.yorkville.il.us

INTRODUCTION



WHAT IS THE PURPOSE OF THE DOWNTOWN EXTERIOR IMPROVEMENT GRANT PROGRAM?

The Downtown Exterior Improvement Grant Program is intended to encourage architecturally appropriate improvements to residential and commercial buildings in the designated downtown area (see map on next page). The goal is to promote the attraction and retention of business operations and enhance the interest in visiting the downtown area. The image, appearance, and vitality of the downtown are important factors in attracting consumers and maintaining a healthy economy.

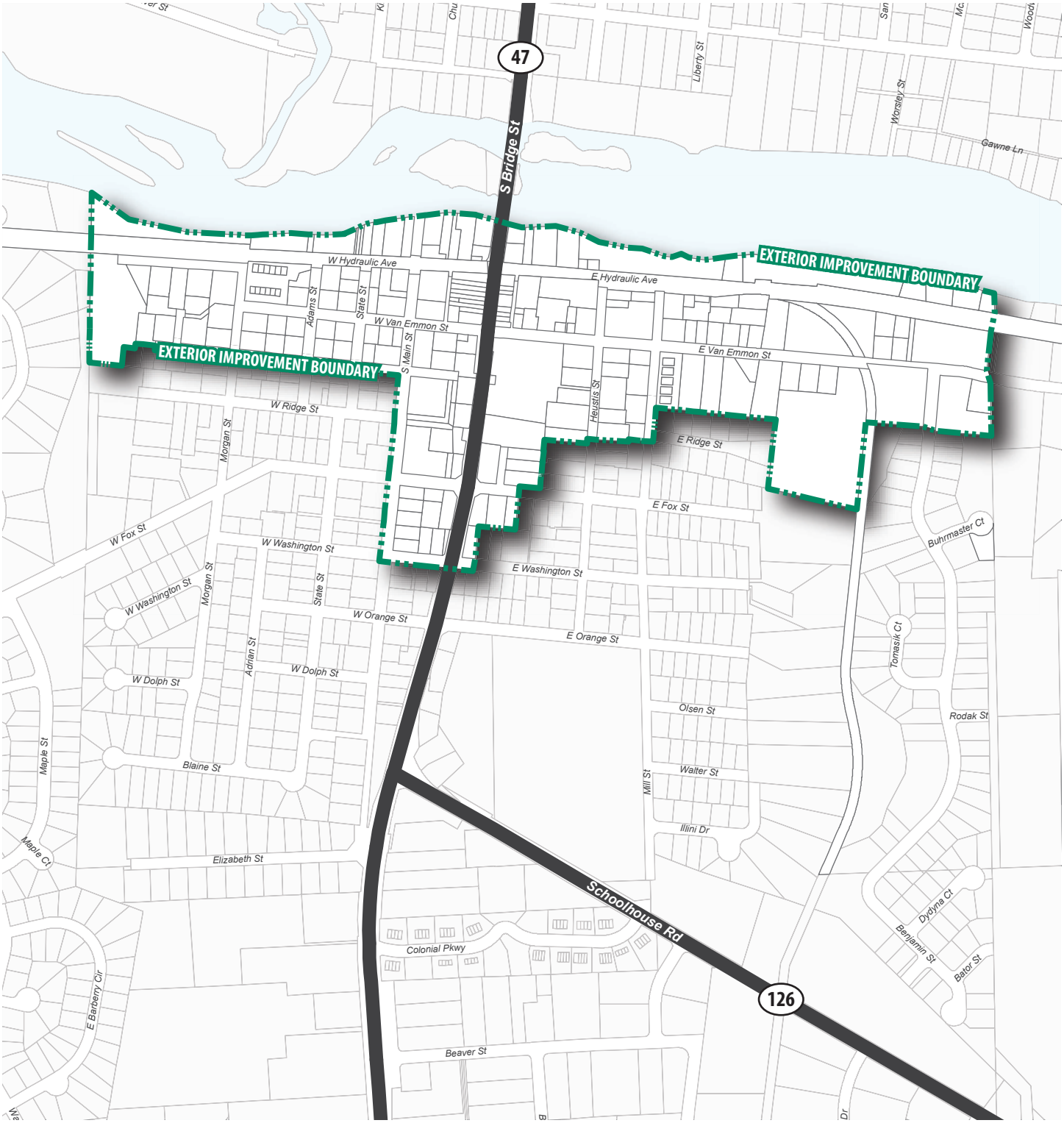
WHAT TYPE OF ASSISTANCE IS AVAILABLE?

The financial assistance is a matching grant (**50%** of total project cost will be paid by the City of Yorkville) up to **$15,000**. **Applicants must install at least $1,000 of improvements to a property with an existing structure to qualify for the program**. The amounts may vary by project and each application is reviewed on a case-by-case basis. The amount may increase depending on the scope of the work and the need for improvement.

WHEN CAN I APPLY?

The application and all attachments (detailed in this document) must be submitted between **January 1st** and **March 1st** for a project to be initiated in the same calendar year. The applications will be reviewed in the order in which they are received. Any application received outside of this time frame can be reviewed in the next year's round of applications upon the applicants request.

WHICH PROPERTIES ARE WITHIN THE DOWNTOWN DESIGNATED AREA?



Downtown Exterior Improvement Grant Program Boundary Map

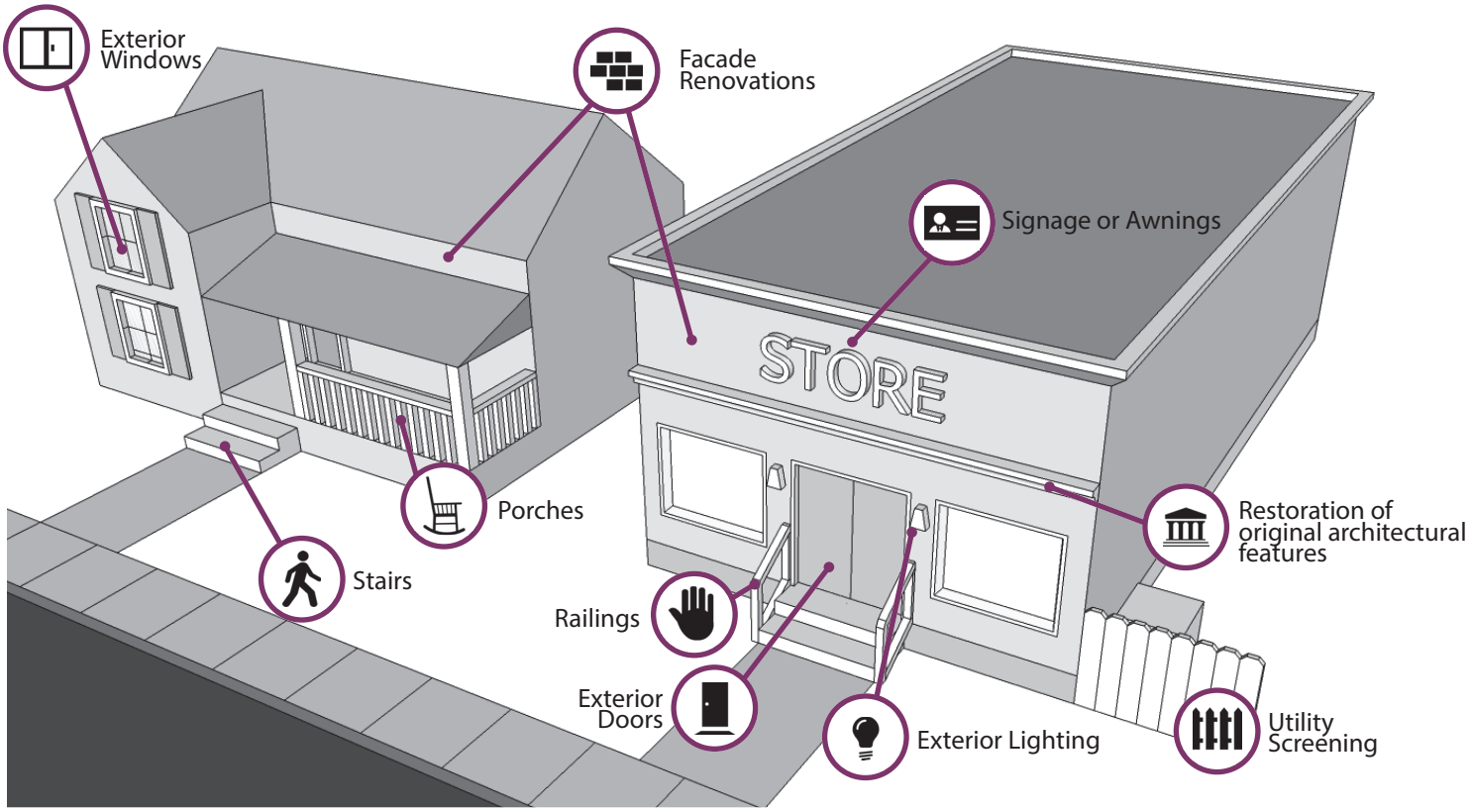
QUALIFICATIONS & COSTS

HOW DO I KNOW IF I QUALIFY?

All applicants must meet the following qualifications to apply to the grant program:

- Projects must be within the Designated Downtown Area.
- Projects must have a minimum budget of **$1,000**.
- Building owners and tenants (with written consent from the building owner for all proposed improvements) are eligible to participate in the Program.
- All improvements must conform to the City's regulations including, but not limited to, the Zoning and Building Codes. The municipal code is available online www.yorkville.il.us.
- Projects are required to comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.). By submitting an application for these grants, applicant acknowledges and agrees that they will comply with the provisions of the Act.
- Project location property taxes must be current and no other debts outstanding to the City.

ELIGIBLE COSTS INCLUDE:



INELIGIBLE COSTS INCLUDE:

Payroll; Day-to-day operational costs (i.e. utilities, taxes); Refuse management; Production equipment; Any interior improvements; and Work completed before any program funds are approved

APPLICATION REQUIREMENTS

WHAT DO I NEED TO APPLY?

There are five (5) items which need to be submitted to apply for the program:

- Completed application (attached)
- Letter of consent from the property owner if the applicant is a tenant
- Copies of three estimate sheets for each aspect of the proposed work
- Drawings and plans (see below)
- Current digital photos of all building facades or areas which will receive improvements

THE FOLLOWING MUST BE SUBMITTED AS DRAWINGS AND PLANS.

BUILDING ALTERATION

Site plan with building outline and proposed changes to site;

Façade elevations, including height, length, and width measurements;

Site plan with building outline and proposed changes, where applicable;

Color scheme of the proposed addition or alteration;

Building material samples (roof, siding, chimneys, etc.) if applicable;

Cut sheets for proposed doors and windows, if applicable.

SIGN, AWNING, OR CANOPY

Color drawing of the sign/ awning including measurements

Façade elevation showing sign/ awning placement, if applicable

If free-standing sign, site plan showing sign location

LANDSCAPE AND SITE IMPROVEMENTS

Site plan with building outline and proposed changes to site (e.g. access, driveway consolidation, etc) ; or

Landscape plan, if applicable

APPLICATION & APPROVAL PROCESS

WHAT IS THE APPLICATION PROCESS?

STEP 1	Contact the Community Development Department for program information and to determine project eligibility
STEP 2	Submit an application along with all other require documents. Applications will be accepted from **January 1st** to **March 1st** and be reviewed in the order in which they are received.
STEP 3	The Community Development Department will evaluate the application for compliance with program regulations. Upon completion, the City may request revisions to the application. When the required revisions have been made, the application will be forwarded to the Economic Development Committee and City Council for consideration at the next available meetings for each.
STEP 4	Application is considered by the Economic Development Committee and City Council. Applicant's attendance is required at each meeting as part of the application review process. The Economic Development Committee meets on the first Tuesday of the month and the City Council meets the 2nd and 4th Tuesday of every month.
STEP 5	An agreement will be drafted by the City Attorney for review by the applicant. This agreement will be signed by the applicant and City Council if approved by both parties.
STEP 6	Proposed improvements must be completed and be operational within one year of award approval by the City Council.

WHAT ARE THE SELECTION CRITERIA?

- Projected impact on the value of the subject property, especially with respect to the value of the particular improvement for a future occupant of the unit or building.
- Extent to which the improvements are eligible for the program.
- Condition of building façade and signage and need for renovation.
- Extent to which proposed improvements restore, maintain or enhance the aesthetic character of the downtown.
- Extent to which the improvements follow the Downtown Overlay District Plans and the Yorkville Neighborhood Design Manual.

TERMS AND CONDITIONS

- The application window for the program starts on January 1 and closes on March 1 of each calendar year.
- The improvements must be completed within twelve (12) months from the date of the grant approval.
- Grants are issued in the form of reimbursements after eligible expenses are incurred (receipts or other acceptable proof of payment are required).
- Reimbursement is limited to a maximum of 50% of verified eligible expenses.
- Award limit of 50% of the total project cost or $15,000, whichever is less.

United City of Yorkville
800 Game Farm Road, Yorkville, Illinois, 60560
630-553-8545
630-553-7264
www.yorkville.il.us

DOWNTOWN EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

PROPERTY INFORMATION	**DATE/TIME RECEIVED:**
SITE ADDRESS:	PARCEL NUMBER:
BUSINESS NAME (IF APPLICABLE):	LOT/UNIT:

APPLICANT INFORMATION	
NAME:	TELEPHONE: ○ HOME ○ BUSINESS
ADDRESS:	E-MAIL: ○ HOME ○ BUSINESS
CITY, STATE, ZIP:	FAX:

OWNER INFORMATION	
○ CHECK IF INFORMATION PROVIDED ABOVE IS THE SAME	
NAME:	TELEPHONE: ○ HOME ○ BUSINESS
ADDRESS:	E-MAIL: ○ HOME ○ BUSINESS
CITY, STATE, ZIP:	FAX:

PROJECT INFORMATION	
DESCRIPTION OF WORK:	
PROJECT COST ESTIMATE:	REQUESTED CITY GRANT AMOUNT:

ATTACHMENT CHECKLIST:

- ○ Letter of consent from property owner if tenant applying
- ○ Copies of three estimates sheets for each aspect of the proposed work
- ○ Drawings and plans
- ○ Current Digital Photos

TERMS: In consideration of this application and attached forms being made a part hereof, I/we agree to the following terms: All work performed under said agreement shall be in accordance with the plans which accompany this application, except for such changes as may be authorized or required by the Building Official; the proposed work is authorized by the owner of record, and that I/we have been authorized by the owner to make the application and/or schedule all necessary inspections as an agent; all work will conform to all applicable codes, laws, and ordinances of the United City of Yorkville. I/we as owner of record or authorized agent are responsible to abide by all covenants and association restrictions as may apply to the proposed work associated with this permit. **This Application is a public document and all information on it is subject to public review pursuant to the Illinois Freedom of Information Act.**

SIGNATURE/AUTHORIZED AGENT: _____ **DATE:** _____

REVIEW CONCLUSIONS:

COMMUNITY DEVELOPMENT: _____ **DATE:** _____

○ APPROVED ○ NOT APPROVED

CITY COUNCIL: _____ **DATE:** _____

○ APPROVED ○ NOT APPROVED

DATE/TIME ISSUED:

Resolution No. 2019-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE DOWNTOWN EXTERIOR IMPROVEMENT GRANT PROGRAM

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 City's downtown was identified as a primary concern in the 2016 Yorkville Comprehensive Plan because of the lack of an inspiring plan that presents a plan for future streetscape capital improvements that will encourage developers and property owners to also invest in the redevelopment of the downtown area; and,

WHEREAS, the exterior appearance of the buildings and storefronts can dictate the overall character of the downtown and enhancements to the facades of buildings can generate positive change and encourage redevelopment of the area; and,

WHEREAS, to induce property owners to make façade improvements Downtown, the City is prepared to undertake an Exterior Improvement Grant Program in accordance with the terms and conditions as set forth in the program details attached hereto.

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 YORKVILLE DOWNTOWN EXTERIOR IMPROVEMENT GRANT PROGRAM, a copy of which is attached hereto and made a part hereof by reference as Exhibit A, be and the same is hereby approved.

Section 2. That the City Administrator and the Community Development Director are hereby authorized and directed to tax such actions as necessary to implement this program.

Section 3. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2019.

_____

City Clerk

KEN KOCH	_____	DAN TRANSIER	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____

MAYOR

Attest:

_____

City Clerk

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Administration Committee #1

Tracking Number

ADM 2019-55

Agenda Item Summary Memo

Title: Monthly Treasurer's Report for September 2019

Meeting and Date: City Council – October 22, 2019

Synopsis:

Council Action Previously Taken:

Date of Action: ADM 10-16-19 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2019-55

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (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

UNITED CITY OF YORKVILLE

TREASURER'S REPORT - for the month ending September 30, 2019

Cash Basis

	Beginning Fund Balance	September Revenues	YTD Revenues	Revenue Budget	% of Budget	September Expenses	YTD Expenses	Expense Budget	% of Budget	Projected Ending Fund Balance
General Fund										
01 - General	$ 6,879,823	$ 2,416,873	$ 8,749,486	$ 16,469,238	53%	$ 1,764,270	$ 6,526,602	$ 16,719,238	39%	$ 9,102,707
Special Revenue Funds										
15 - Motor Fuel Tax	635,382	63,844	254,711	534,904	48%	6,149	498,448	718,788	69%	391,645
79 - Parks and Recreation	452,914	264,198	1,115,439	2,244,988	50%	236,993	1,048,515	2,343,405	45%	519,839
72 - Land Cash	211,832	5,016	423,153	58,435	724%	-	5,035	104,850	5%	629,951
87 - Countryside TIF	(422,459)	62,981	159,974	232,318	69%	939	57,612	923,808	6%	(320,097)
88 - Downtown TIF	(1,024,518)	25,571	67,956	80,000	85%	3,419	235,587	426,484	55%	(1,192,149)
89 - Downtown TIF II	(2,736)	9,711	22,231	-	0%	6,128	8,268	35,000	24%	11,227
11 - Fox Hill SSA	10,485	5,526	13,030	13,381	97%	603	4,162	30,977	13%	19,353
12 - Sunflower SSA	(22,626)	7,892	17,423	18,140	96%	570	5,904	13,977	42%	(11,107)
Debt Service Fund										
42 - Debt Service	-	26,865	139,117	324,025	43%	-	17,250	324,025	5%	121,867
Capital Project Funds										
25 - Vehicle & Equipment	496,042	233,268	307,487	161,112	191%	6,491	46,901	525,470	9%	756,628
23 - City-Wide Capital	629,429	8,895	433,314	4,172,029	10%	36,091	398,199	4,798,408	8%	664,544
Enterprise Funds										
* 51 - Water	3,533,027	49,597	1,703,920	4,699,931	36%	163,602	1,196,754	5,770,144	21%	4,040,193
* 52 - Sewer	1,110,251	64,156	813,277	2,149,679	38%	79,420	472,339	2,538,097	19%	1,451,190
Library Funds										
82 - Library Operations	554,271	620,311	1,488,692	1,576,751	94%	51,613	387,671	1,620,345	24%	1,655,292
84 - Library Capital	83,260	59,960	84,519	50,100	169%	2,918	12,434	75,500	16%	155,345
Total Funds	**$ 13,124,377**	**$ 3,924,662**	**$ 15,793,729**	**$ 32,785,031**	**48%**	**$ 2,359,205**	**$ 10,921,680**	**$ 36,968,516**	**30%**	**$ 17,996,426**

* Fund Balance Equivalency

As Treasurer of the United City of Yorkville, I hereby attest, to the best of my knowledge, that the information contained in this Treasurer's Report is accurate as of the date detailed herein. Further information is available in the Finance Department.

Rob Fredrickson, Finance Director/Treasurer

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Administration Committee #2

Tracking Number

ADM 2019-59

Agenda Item Summary Memo

Title: Fiscal Year 2019 Annual Treasurer's Report

Meeting and Date: City Council – October 22, 2019

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: ADM 10-16-19 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2019-59

Type of Vote Required: None

Council Action Requested: Informational item.

Submitted by: Rob Fredrickson (Name) Finance (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

UNITED CITY OF YORKVILLE
TREASURER'S REPORT
FOR THE FISCAL YEAR ENDING APRIL 30, 2019

I certify that the following is true and correct to the best of my knowledge and belief.

_____
Rob Fredrickson
Treasurer

Summary Statement of Operations *

Fund Type	Beginning Fund Balance / Net Position	Revenues	Expenditures	Other Financing Sources/(Uses)	Ending Fund Balance / Net Position *
General Fund	6,496,373	16,392,412	12,998,595	(3,010,367)	6,879,823
Library Fund	568,798	1,630,468	1,585,231	23,496	637,531
Parks & Recreation Fund	473,852	894,360	2,189,997	1,274,699	452,914
Citywide Capital Fund	388,897	2,289,072	2,523,316	474,776	629,429
Special Revenue Funds	(735,530)	1,720,047	1,599,157	-	(614,640)
Debt Service Fund	-	8,944	324,725	315,781	-
Capital Project Funds	357,246	491,695	352,899	-	496,042
Enterprise Funds	62,035,804	6,222,940	4,846,181	921,615	64,334,178
Fiduciary Fund	9,089,102	1,924,373	609,757	-	10,403,718

* NOTE: Detailed financial information may be found at https://www.yorkville.il.us/Archive.aspx?ADID=3207

UNITED CITY OF YORKVILLE FOR THE FISCAL YEAR ENDING APRIL 30, 2019 RECEIPTS –

GENERAL: PROPERTY TAXES 3,149,635; MUNICIPAL SALES TAX 3,070,663; NON-HOME RULE SALES TAX 2,358,568; ELECTRIC UTILITY TAX 730,949; NATURAL GAS UTILITY TAX 277,380; EXCISE TAX 329,742; TELEPHONE UTILITY TAX 8,340; CABLE FRANCHISE FEES 301,100; HOTEL TAX 77,563; VIDEO GAMING TAX 145,734; AMUSEMENT TAX 208,315; ADMISSIONS TAX 148,133; BUSINESS DISTRICT TAX 410,385; AUTO RENTAL TAX 15,890; STATE INCOME TAX 1,966,699; LOCAL USE TAX 578,328; ROAD & BRIDGE TAX 128,668; PERSONAL PROPERTY TAX 16,154; GRANTS 34,661; MISCELLANEOUS INTERGOVERNMENTAL 883; LIQUOR LICENSES 65,819; OTHER LICENSES & PERMITS 10,395; BUILDING PERMITS 476,202; CIRCUIT COURT FINES 37,822; ADMINISTRATIVE ADJUDICATION 26,275; OFFENDER REGISTRATION FEES 420; POLICE TOWS 36,209; GARBAGE SURCHARGE 1,225,500; UB COLLECTION FEES 178,775; ADMINISTRATIVE CHARGEBACK 194,387; INTEREST 90,321; REIMBURSEMENTS 66,824; RENTAL INCOME 7,435; MISCELLANEOUS INCOME 18,232; TRANSFERS 29,917; TOTAL 16,422,323.

FOX HILL SSA: PROPERTY TAXES 13,381; TOTAL 13,381.

SUNFLOWER SSA: PROPERTY TAXES 15,639; TOTAL 15,639.

MOTOR FUEL TAX: MOTOR FUEL TAX 482,866; MFT HIGH GROWTH 47,605; INTEREST 15,511; REIMBURSEMENTS 100; TOTAL 546,082.

CITYWIDE CAPITAL: GRANTS 32,878; BUILDING PERMITS 1,499; DEVELOPMENT FEES 35,429; BUILD PROGRAM PERMITS 1,815; ROAD CONTRIBUTION FEES 262,000; ROAD INFRASTRUCTURE FEES 752,262; INTEREST 34,012; REIMBURSEMENTS 1,169,174; TRANSFERS 569,725; TOTAL 2,858,794.

VEHICLE & EQUIPMENT FUND: DEVELOPMENT FEES 220,655; BUILD PROGRAM PERMITS 2,720; WEATHER WARNING SIREN FEES 217; ENGINEERING CAPITAL FEES 19,550; DUI FINES 7,994; ELECTRONIC CITATION FEES 646; MOWING INCOME 2,167; CHARBACKS 230,306; INTEREST 862; MISCELLANEOUS INCOME 511; SALE OF CAPITAL ASSETS 6,068; TOTAL 491,696.

DEBT SERVICE: RECAPTURE FEES 8,944; TRANSFERS 315,781; TOTAL 324,725.

WATER: BUILD PROGRAM PERMITS 27,465; WATER SALES 3,230,248; METER SALES 157,475; INFRASTRUCTURE FEES 775,984; CONNECTION FEES 366,180; INTEREST 19,100; REIMBURSEMENTS 15,659; RENTAL INCOME 61,798; MISCELLANEOUS INCOME 1,145; TRANSFERS 142,707; TOTAL 4,797,761.

SEWER: BUILD PROGRAM PERMITS 18,000; MAINTENANCE FEES 970,506; INFRASTRUCTURE FEES 375,560; CONNECTION FEES 172,178; LATE PENALTIES 15,537; RIVER CROSSING FEES 378; INTEREST 9,679; REIMBURSEMENTS 1,774; MISCELLANEOUS INCOME 3,111; TRANSFERS 856,583; TOTAL 2,423,306.

LAND CASH: GRANTS 702,474; LAND CASH CONTRIBUTIONS 161,691; MISCELLANEOUS INCOME 3,426; TOTAL 867,591.

PARKS & RECREATION: GRANTS 81,815; SPECIAL EVENTS 88,828; CHILD DEVELOPMENT 143,949; ATHLETICS & FITNESS 318,981; CONCESSION REVENUE 27,397; INTEREST 1,534; REIMBURSEMENTS 23,137; RENTAL INCOME 53,208; PARK RENTALS 15,714; HOMETOWN DAYS 118,141; SPONSORSHIPS/DONATIONS 14,577; MISCELLANEOUS INCOME 7,080; TRANSFERS 1,274,699; TOTAL 2,169,060.

LIBRARY: PROPERTY TAXES 1,462,440; GRANTS 25,211; FINES 9,234; SUBSCRIPTION CARDS 9,185; COPY FEES 3,980; PROGRAM FEES 301; INTEREST 11,463; RENTAL INCOME 2,633; MISCELLANEOUS INCOME 830; TRANSFERS 23,496; TOTAL 1,548,773.

LIBRARY CAPITAL: DEVELOPMENT FEES 103,100; INTEREST 257; MISCELLANEOUS INCOME 1,835; TOTAL 105,192.

COUNTRYSIDE TIF: PROPERTY TAXES 198,918; TOTAL 198,918.

DOWNTOWN TIF: PROPERTY TAXES 78,417; MISCELLANEOUS INCOME 17; TOTAL 78,434.

PAYROLL: 0.01 TO 25,000.00: AGUADO, YARILIZ; ARENTSEN, DALE; ARMSTRONG, CLEARY; ARROYO, LUIS; BAHR, NANCY; BARBANENTE, MARISA; BATTLE, BETTYE; BAZAN, JEAN; BEACH, ROBYN; BENSON, WILLIAM; BILL, RICHARD; BOROWSKI, KYLE; BRADSTREET, PATRICIA; BROWNE, CHARITY; CAHO, LOGAN; CALLAHAN, KELSEY; CALLAHAN, RYAN; CARRON, THOMAS; CESICH, LUKE; CLEVER, DAVID; COLE, KATRINA; COLOSIMO, CARLO; CRYDER, CRYSTAL; CURRY, JETTA; DAVIS, CHARLES; DE WIT, TIM; DEAN, PARKER; DHUSE, JENNIFER; DICK, DAVID; DILDAY, ALLYSON; DILDAY, CAILIN; DILLON, SALLY; DOMINY, NICO; DUFFEY, ANDREA; EBERHARDT, MARIANNE; ENGLISH, BREANNA; EVERNDEN, HAYLEY; FAEDTKE, JESSICA; FALKOWSKI-SEMPETREAN, ANITA; FEDERAU, ALEXANDER; FISHER, RYAN; FRIEDERS, JOEL; FUNKHOUSER, CHRIS; GALAUNER, JULIE; GARCIA, MAGDALENA; GARDINER, DONALD;

GODINEZ, KARINA; GOLINSKI, GARY; GREZLIK, CATHY; GULBRO, CALEB; GULBRO, JOSIAH; HARRIS, ROBERT; HARRIS, ROBERT; HASTINGS, GINA; HERNANDEZ, ALEJANDRO; HOLLAND, DEBORAH; HOOPER, STEPHANIE; HURT, KAREN; IHRIG, KRISTEN; JONES, HALLE; JORGENSEN, CYMBER; KASPER, STEPHANIE; KIEST, DAVID; KILBRIDE, GREGORY; KLIMEK, DANIELLE; KNOX, CHERYL; KNUTSON, JOAN; KOCH, KENNETH; KONEN, CHRISTIE; LACOCO, PRISCILLA; LEGNER, KATHLEEN; LEON, IVAN; LINNANE, MARGARET; MAASKE, LUCAS; MANNING, BARBARA; MARIN, DAVID; MATLOCK, JOANNE; MCGRAW-CARPENTER, MELINDA; MILSCHEWSKI, JACQUELYN; MINOR, ALLAN; MITCHELL, JESSICA; O'CARROLL, BRITTANY; O'HARA, MICHELE; OPP, JOSHUA; OVERTURF, NOAH; OWENS, ROBIN; PALLESON, CAMERON; PETERSON, JASON; PHANDANOUVONG, TAZ; PLOCHER, ARDEN; RAMESH, POORNIMA; RENCH, JAKE; RENCH, JENNIFER; SALLEE, REBECCA; SANCHEZ, FELIPE; SCHMIDT, MARGO; SCHOPF, CHRISTIAN; SCOTT, TYLER; SCOTT, WILLIAM; SIGMON, JODIE; SILNEY, KAREN; SIOK, DYLAN; SLAVIN, JAREK; SLAVIN, JOSHUA; SMALL, JESSE; STEFFENS, GEORGE; TARULIS, SEAVER; TUDISCO, KATHRYN; VACA, CINDY; VACA, DEREK; VACA, DYLAN; VAN CLEAVE, VIANNE; WARREN, BETH; WHITMORE, ROBERT; WILKINSON, PEGGY; ZOBEL, SUZANNE.

PAYROLL: 25,000.01 TO 50,000.00: AUGUSTINE, SHELLEY; BALOG, KIRSTEN; BEHLAND, JORI; GALAUNER, JACOB; GREGORY, KATELYN; HARMON, RHIANNON; HERNANDEZ, ERICK; IWANSKI-GOIST, SHARYL; KLEEFISCH, GLENN; KLEEFISCH, GLENN; KLINGEL, SARAH; KONEN, THOMAS; LAWRENTZ, KEVIN; RASMUSSON, AMBER; REDMON, STEVEN; WEISS, JENNETTE.

PAYROLL: 50,000.01 TO 75,000.00: BAUER, JONATHAN; BEHRENS, DAVID; BROWN, DAVID; COLLINS JR, ALBERT; CREADEUR, ROBERT; DEBORD, DIXIE; DECKER, NICOLE; DYON, JUDY; HENNE, DURKIN; HERNANDEZ, ADAM; HILT, LARRY; HORNER, RYAN; MEYER, DENNIS; NELSON, TYLER; OLSEM, PAMELA; PLECKHAM, DANIEL; SCODRO, PETER; SENG, MATTHEW; SIMMONS, AMY; SMITH, DOUGLAS; SOELKE, THOMAS; TOPPER, ELISA; WEBER, ROBERT; WEINERT, ANDREA; WRIGHT, RACHEL.

PAYROLL: 75,000.01 TO 100,000.00: BEHRENS, BRETT; CARLYLE, MITCHELL; DAVIS, KYLE; ENGBERG, JASON; GERLACH, SARA; GOLDSMITH, RYAN; HART, ROBBIE; HELLAND, JONATHON; HOULE, ANTHONY; JEKA, CHRIS; JOHNSON, JEFFREY; KETCHMARK, MATTHEW; KOLOWSKI, TIMOTHY; KUEHLEM, CHRISTOPHER; MCMAHON, PATRICK; MOTT, STACEY; NELSON, MATTHEW; PAPPAS, PETER; PICKERING, LISA; REMUS, SHAY; REMUS, SHAY; SLEEZER, JOHN; SLEEZER, SCOTT; SOEBBING, ROMAN.

PAYROLL: 100,000.01 TO 125,000.00: EVANS, TIMOTHY; HUNTER, JOHN; JELENIEWSKI, ANDREW; MIKOLASEK, RAYMOND; PFIZENMAIER, BEHR; RATOS, PETER; STROUP, SAMUEL; WILLRETT, ERIN.

PAYROLL: 125,000.01 AND OVER: BARKSDALE-NOBLE, KRYSTI; DHUSE, ERIC; FREDRICKSON, ROB; HART, RICHARD; KLINGEL, TERRY; OLSON, BART; TOTAL 7,421,275.

VENDOR DISBURSEMENTS OVER 2,500: ADVANCED AUTOMATION & CONTROLS 6,200; ADVANCED ROOFING INC. 4,772; AECOM TECHNICAL SERVICES INC 4,181; ALL NUISANCE TRAPPING CO. 3,150; ALL STAR SPORTS INSTRUCTION 19,784; ALL UNION FENCE CO. 27,990; ALPHA SERVICE OF KANE COUNTY 22,936; ALTORFER INDUSTRIES INC 39,458; AMALGAMETED BANK OF CHICAGO 1,175,288; AMPERAGE ELECTRICAL SUPPLY INC 25,737; SOUTH WEST INDUSTRIES INC 6,428; ANIRI LLC 4,208; ANTHONY PLACE YORKVILLE LP 6,555; AQUAFIX INC. 2,974; ARNESON OIL CO. 63,571; ASSOCIATED TECHNICAL SERVICES 4,779; AT&T 9,043; ATLAS BOBCAT 4,217; AURORA AREA CONVENTION & VISITORS BUREAU 71,997; AUTOMOTIVE SPECIALTIES INC. 24,222; B&F CONSTRUCTION CODE SERVICES 92,153; BAKER & TAYLOR 60,978; BAUM PROPERTY MANAGEMENT 3,758; DAVID J. BAYLESS 3,000; BCI BURKE CO. 45,223; BRIAN BETZWISER 75,057; BLAIN'S FARM & FLEET 6,247; BLUE CROSS BLUE SHIELD 1,665,714; BOOMBAH 10,995; BP AMOCO OIL CO. 4,128; GINTARAS P. BRAKAUSKAS 10,000; BRISTOL KENDALL FIRE DEPT. 159,975; UPSTATE WHOLESALE SUPPLY INC 10,016; BSN/PASSON'S/GSC/CONLIN SPORTS 15,224; BUILDERS ASPHALT LLC 10,079; BURRIS EQUIPMENT CO. 3,286; UNITED COMMUNICATION

SYSTEMS 61,125; CAMBRIA SALES CO. 6,311; CAPERS LLC 5,000; CARSTAR 3,519; CDW GOVERNMENT INC. 5,777; CENTRAL LIMESTONE CO. 6,881; CERTIFIED CIRUS CONTROL SYSTEM 3,444; JAMES & DISA CHORZEMPA 10,000; CINTAS CORPORATION 5,728; CIVIC PLUS 7,295; COMMONWEALTH EDISON 100,578; COMMERCIAL TIRE SERVICE 3,254; BAXTER & WOODMAN 32,206; CONCENTRIC INTEGRATION LLC 10,750; CONSTELLATION NEW ENERGY 51,872; CONVEYING CONVENIENCE INC 48,503; CORE & MAIN LP 133,472; COX LANDSCAPING LLC 18,141; D. CONSTRUCTION INC. 609,802; DAIKIN APPLIED 9,265; DEARBORN NATIONAL LIFE 15,138; DECKER SUPPLY CO. 3,331; DEKANE EQUIPMENT CORP. 6,443; DLK LLC 160,950; DLL FINANCIAL SERVICES INC 5,531; GREGORY & LAUREN DONALDSON 7,500; DR HORTON CAMBRIDGE HOMES 52,900; JAY DRANTER 10,000; THOMAS & JULIE FLETCHER 3,142; DYNEGY ENERGY SERVICES 276,280; ECO CLEAN MAINTENANCE INC 8,595; NORIET EINHORN 10,000; EJ EQUIPMENT 5,857; N-VINT SERVICES LLC 4,425; EMG 13,680; ENCAP INC. 4,125; ENGINEERING ENTERPRISES INC. 1,140,890; EUCLID BEVERAGE 19,742; FARR ASSOCIATES 43,371; FARREN HEATING & COOLING 3,553; FIRST NATIONAL BANK OMAHA 1,971,332; FIRST NONPROFIT UNEMPLOYEMENT 10,939; FIRST PLACE RENTAL 5,154; RAQUEL HERRERA 9,827; FLEX BENEFIT SERVICE CORP. 4,298; FOX VALLEY TROPHY & AWARDS 7,600; FOX VALLEY FIRE & SAFETY 3,513; J & D INGENUITIES LLC 5,718; GARDINER KOCH & WEISBERG 78,265; BROOKE D. GEARHART 7,908; GEN POWER 7,201; GENEVA CONSTRUCTION 1,046,696; GLATFELTER UNDERWRITING SRVS. 168,415; GOVERNMENT IT CONSORTIUM 9,851; GRACE COFFEE LLC 12,832; GRANDE RESERVE ASLI V LLLP 49,263; GROUND EFFECTS INC. 32,366; HACH COMPANY 5,234; HARI DEVELOPMENT YORKVILLE LLC 4,851; HARRIS COMPUTER SYSTEMS 21,968; HAWKINS INC 31,265; HD TRUCK EQUIPMENT LLC 20,155; ANTHONY HEATH 5,000; HI FI EVENTS, INC. 14,700; HIX BROTHERS MUSIC INC 3,791; STATE OF ILLINOIS TREASURER 375,945; ILLINI AUTOLIFT & EQUIPMEMENT 3,400; ILLINOIS EPA 232,081; ILLINOIS STATE POLICE 4,142; ILLINOIS PUBLIC SAFETY AGENCY 3,510; ILLINOIS TRUCK MAINTENANCE 64,574; ILLINOIS PUBLIC RISK FUND 172,760; IMAJE RECORDS INC 5,000; IMPACT NETWORKING LLC 5,637; IMPERIAL INVESTMENTS 35,197; IMS INFRASTRUCTURE 47,257; INGEMUNSON LAW OFFICES LTD 4,073; INLAND CONTINENTAL 187,656; INNOVATIVE UNDERGROUND LLC 118,834; INTERDEV LLC 115,981; KATHRYN INTORP 7,576; ITRON 5,888; JOHN L. KING 3,000; JULIE INC. 3,284; KATHLEEN FIELD ORR & ASSOC. 153,889; AMY & JOHN KELLY 7,800; KENCOM PUBLIC SAFETY DISPATCH 89,259; MICHAEL PAVLIK 16,400; KENDALL COUNTY HIGHWAY DEPT. 84,925; KENDALL COUNTY COURT SERVICES 3,717; KENDALL COUNTY RECORDER 5,832; KENDALL COUNTY CHIEFS OF POLICE 8,153; KENDALL CROSSING LLC 60,281; KENDALL COUNTY ADMINISTRATIVE SERVICES 23,795; KIESLER'S POLICE SUPPLY INC. 8,095; KONICA MINOLTA 7,860; JASON KRYST 10,000; DANIEL & KATHERINE KUCAL 10,000; LANDMARK FORD INC 36,275; LANER, MUCHIN, DOMBROW, BECKER 35,087; LAUTERBACH & AMEN LLP 35,980; LAWSON PRODUCTS 2,580; LENNAR CHICAGO INC 121,713; LINCOLN FINANCIAL GROUP 13,699; LISA PICKERING 13,358; LLOYD WARBER 8,865; ROBERT LOFTUS 10,000; WILLIAM LONES 10,000; MAD BOMBER FIREWORK PRODUCTION 22,450; AIZABELLE MANUEL 7,626; MARS WRIGLEY CONFECTIONARY 13,250; MARTENSON TURF PRODUCTS 2,889; JOSE & CARMEN MARTINEZ 10,000; MAUL PAVING INC. 2,587; MEADOWBROOK BUILDERS LLC 3,525; MENARDS 264,297; MESIROW INSURANCE SERVICES INC 21,050; METRO WEST COG 8,013; METROPOLITAN INDUSTRIES INC. 30,245; MICHAEL'S SIGNS INC 35,280; MIDWEST SALT 105,890; MIDWEST TAPE 9,364; MIGUEL RODRIGUEZ 3,865; MILES CHEVROLET 67,866; CONSTANTIN C. MOGOS 7,908; MONROE TRUCK EQUIPMENT 2,540; MONTGOMERY LANDSCAPING 2,625; MORROW BROTHERS FORD, INC 69,880; MORTON SALT INC 84,453; MWM CONSULTING GROUP 6,000; NARVICK BROS. LUMBER CO 18,748; NATIONAL WASH AUTHORITY 5,600; BRITTNEY NEAL 7,800; NEDROW DECORATING INC 6,800; NEOPOST 7,408; NICOR 35,313; NORTH EAST MULTI-REGIONAL TRAINING 4,430; CYNTHIA O'LEARY 3,968; O'MALLEY WELDING & FABRICATING 10,070; O'REILLY AUTO PARTS 2,640; ILLINOIS RAILWAY LLC 4,795; LOCAL 150 APPRENTICESHIP FUND 7,200; OSWEGO FIRE PROTECTION DIST. 8,770; OVERDRIVE 3,000; PATTEN INDUSTRIES INC. 7,347; PEPSI-COLA GENERAL BOTTLE 4,253; PERFORMANCE CONSTRUCTION 96,977; PESOLA MEDIA GROUP 2,706; BEHR PFIZENMAIER 3,805; PIZZO AND ASSOCIATES 6,255; PLAY ILLINOIS LLC 2,753; PRAIRIECAT 13,651; PULTE GROUP 3,439; PULTE HOMES 149,911; QUICK SIGNS INC. 2,621; R. SMITS & SONS 5,520; R.J. KUHN INC. 4,916; RAGING WAVES 148,133; REINDERS, INC. 8,403; RIVERVIEW FORD 16,714; RON WESTPHAL CHEVROLET 19,674; RUSH TRUCK CENTER 2,651; RUSSO HARDWARE INC. 17,579; RYAN HOMES 97,229; S & K EXCAVATING 34,696; EMERGENT SAFETY

SUPPLY 4,942; SANDWICH PARK DISTRICT 4,050; AMERICAN SOCCER CO. 3,185; SEBIS DIRECT 8,378; SERVICE PRINTING CORPORATION 47,232; SEWER EQUIPMENT CO OF ILLINOIS 8,532; SHI INTERNATIONAL 49,031; KERIN & RON SKARR 10,000; SKINNER AMUSEMENTS 35,496; SOUND INCORPORATED 4,882; SWFVCTC 99,107; FLEETCOR SUPERFLEET MASTERCARD 67,364; SPORTSFIELDS INC. 19,537; STANLEY STEAMER INTERNATIONAL 3,100; STERLING CODIFIERS INC. 7,808; STEVE PIPER & SONS 10,245; STEVEN'S SILKSCREENING 5,975; STRYPES PLUS MORE INC 3,000; SUBURBAN LABORATORIES INC. 5,629; SUPERIOR ASPHALT MATERIALS LLC 9,775; KEVIN D TAYLOR 7,424; TBS CONSTRUCTION 18,935; TEAM REIL INC. 3,240; TARA EVANS 3,885; THE BANK OF NEW YORK MELLON 3,587,868; THE GALE GROUP INC 2,549; THYSSENKRUPP ELEVATOR CORP 2,504; TIM GREYER BUILDERS 11,875; TKB ASSOCIATES INC. 2,865; TODAY'S BUSINESS SOLUTIONS INC 4,741; TRAFFIC LOGIX CORPORATION 14,934; TRAFFIC CONTROL & PROTECTION 9,818; TRI CITY FOODS 13,500; TRICO MECHANICAL INC 344,310; UMB BANK 140,652; UNDERGROUND PIPE & VALVE CO 21,488; US BANK 166,233; JOSEPH DEMARCO 5,100; VERMONT SYSTEMS 15,908; VERNE HENNE CONSTRUCTION 2,568; VIAN CONSTRUCTION. 242,445; VILLAGE OF OSWEGO 93,199; CHRISTINE M. VITOSH 7,273; WATCHGUARD VIDEO 31,620; WATER PRODUCTS INC. 3,097; WATER SOLUTIONS UNLIMITED 23,925; NORMAN & SUE WATKINS 10,000; CHRISTINE WEBBER 7,424; WALLY WERDERICH 3,450; WEX BANK 10,511; MILTON EDWARD WILCOX 5,500; WILKINSON EXCAVATING 88,290; WINDING CREEK NURSERY 7,810; YORKVILLE BRISTOL SANITARY DISTRICT 3,638,990; YORKVILLE AREA CHAMBER OF COMMERCE 2,500; YORKVILLE CONGREGATIONAL CHURCH 5,288; YORKVILLE SCHOOL DIST #115 301,139; MARLYS J. YOUNG 4,215; VENDOR DISBURSEMENTS UNDER 2,500.00 256,946; TOTAL 23,431,864.

Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Human Resources	☐
Community Development	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Administration Committee #3

Tracking Number

ADM 2019-60

Agenda Item Summary Memo

Title: Tax Levy Estimate

Meeting and Date: City Council – October 22, 2019

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM 10-16-19 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2019-60

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (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: Administration Committee
From: Rob Fredrickson, Finance Director
Bart Olson, City Administrator
Date: October 9, 2019
Subject: 2019 Tax Levy Estimate

Summary

Approval of a 2019 tax levy estimate, for purposes of publishing a public notice for an upcoming public hearing.

Background

Each year, the first step of the tax levy process involves adopting a tax levy estimate for purposes of holding a public hearing (if required). The estimated tax levy for the City and Library operations (capped taxes) is $4,340,588, as shown on Exhibit A. Per past practice and the property tax extension limitation law (PTELL), the City expects the actual tax levy to be lower.

Looking back on past levy and budget discussions, the City had unofficially adopted a plan to reduce its tax levy for Fiscal Years 2015 through 2018. This plan was a modified extension of the process began in Fiscal Year 2012 as a result of non-abated property taxes and the passage of the non-home rule sales tax referendum:

Planned decreases
2% reduction in FY 15
1% reduction in FY 16
1% reduction in FY 17
1% reduction in FY 18

The above reduction schedule was reflected between the City property tax line-item (a calculation of the City uncapped taxes and City capped taxes) and the Library property tax-line-item (a calculation of the Library uncapped taxes and Library capped taxes). In reality, property taxes decreased at a rate quicker than we expected:

Actual decreases
3% reduction in FY 15
1.66% reduction in FY 16
1.68% reduction in FY 17
0% - no change in FY 18

2017 Tax Levy (FY 19 – prior fiscal year) and 2018 Tax Levy (FY 20 - current fiscal year)

Beginning with the 2017 levy process, it was determined that now that the City had fulfilled its unofficial plan to reduce the amount of property taxes levied over Fiscal Years 2015 through 2018, the City Council began to ease back into its past practice of marginally increasing the levy each year as allowed under PTELL. Pursuant to PTELL, two factors determine how much the City, as a non-home rule municipality, can increase its levy by each year: the equalized assessed valuation (EAV) of new construction and the year-over-year change in inflation (as measured by CPI). For the 2017 levy (collected in FY 19) the City Council chose to increase the levy by new construction ($77,723) only, thus foregoing the inflationary increment of the levy in the amount of $78,684. For the 2018 levy (currently being collected in FY 20) the City Council chose to continue this practice, once again increasing the levy by new construction ($75,660) only; and again forfeiting the inflationary increment of $66,482. As a result, most residents over the last two levy cycles should have seen the City portion of their property tax bill stay relatively the same or even decrease slightly, assuming that the change in EAV of their homes was less than the overall increase in EAV for all taxable property in the City.

2019 Tax Levy (FY 21 – next fiscal year)

For this year's levy new construction EAV is currently estimated by Kendall County at $15,847,975, which would generate additional property tax proceeds of $96,055 for the City. As shown on Exhibit D, after two consecutive years of unusually low inflation (2015-2016), CPI returned to more of a historical norm in 2017 at 2.1%. After holding steady in 2018, CPI for 2019 has fallen about 10%, to 1.9%. This inflationary portion of the levy equates to a projected increment of $61,591, for an estimated grand total of $157,646 in additional property taxes that could be levied under PTELL.

Based on the information presented above, it is the recommendation of staff that the City increase its levy only by the amount of incremental property taxes generated from new construction; which is currently estimated at $96,055 (as shown on Exhibit C). While this will result in the City not levying approximately $61,591, (CPI portion) under PTELL (which means this amount is lost for subsequent levy years) staff believes that this is a balanced approach; as it allows the City to marginally expand its tax base with minimal impact on homeowners. Depending on how the City Council decides to levy, either including incremental property taxes from both CPI and new construction or new construction only, will result in the City's portion of the levy either increasing by approximately 4.9% (Exhibit B) or 3.3% (Exhibit C).

For the 2019 levy year, the City's contribution to the Police Pension Fund has been determined to be $1,230,604 by the City's actuary (MWM Consulting Group), as shown on page 2 of the Actuarial Valuation Report (Exhibit E). This amount includes the actuarial determined contribution (ADC) amount of $1,226,371, plus an additional amount of $4,233 to cover the full interest cost of the unfunded liability. This represents an increase of $119,120 (10.7%) in comparison to the actuarial determined contribution amount for 2018 of $1,111,484. The reasons for this increase are as follows:

- As we get closer to the year 2040, there is less time to spread out the remaining costs associated with the unfunded liability (i.e. the amortization period is shrinking each year).
- Normal cost continues to increase, as each year of additional service by current employees generates additional pension benefits.
- Changes in actuarial assumptions pertaining to mortality; and retirement and termination rates based on the most recent experience study conducted by the Illinois Department of Insurance.

On a positive note, the percent funded has increased from 45.6% at the end of FY 2018 to 47.1% at the end of FY 19, an increase of 11.8%. Fund assets increased by 14.5% as a direct result of increased

contributions and positive investment returns. The investment return for FY 19 was 8.02% (money-weighted rate of return was 7.56%), which exceeded the assumed rate of return (7.0%) and last year's actual return of 5.46%. In addition, the Fund achieved an important milestone in the Fall of 2018, as total Pension Fund assets exceeded $10 million. This is significant because, pursuant to State Statute, the Fund was able to reallocate the percentage of assets invested in equities to 65% of the total portfolio (45% was the previous statutory limit for funds under $10 million). This reallocation of resources into equities, in conjunction with positive market timing, yielded positive results for the Fund in FY 19; as the equity side of the portfolio yielded a net return of 11.4%. In general, although riskier, equities tend to yield a higher rate of return than fixed income securities; and staff is hopeful that this revised asset allocation structure will aid the Fund in continuing to maximize its investment returns in future fiscal periods.

Looking back at the last three levy cycles, you may recall that a reoccurring policy question has been whether the City and Library levies should be combined or levied separately. In an effort to "level the playing field" by applying the same rules of property tax growth (lesser of CPI or 5%, plus new construction) to both entities, it was decided by the City Council to levy the two entities separately in 2016, 2017 and 2018. As a result of the separate levy, in 2018 the Library Operations tax rate was capped at $0.136 per $100 of EAV, resulting in a property tax extension of $704,769 for library operations. This was an increase of $32,227 (4.8%) over the 2017 extended amount of $672,542. For the 2019 levy staff recommends that Council continue with the practice of levying separately for the City and the Library, which is currently estimated to yield property taxes for library operations in the amount of $739,047. This amount includes both CPI ($13,390) and new construction ($20,888) increments. Based on current EAV the library tax rate is estimated to be at $0.132 per $100 of EAV (max amount is $0.15/$100 EAV) for the 2019 levy year, which is an increase of 4.9% ($34,278) over the 2018 extension. The levy amount for the Library will be formally approved by the Board at their upcoming October 14th meeting.

The fiscal year 2020 (2018 levy) certification from the County Clerk is attached (Exhibit F). The first page contains all City (non-Library) taxes, and the second page contains Library taxes (operations and debt service for the 2006 & 2013 Refunding bonds).

The breakdown of the sub-levies is attached for your review. These do not need to be formally decided upon until the City passes its levy ordinance in late November or early December. The County's current EAV estimate is $560,862,143 which is an 8.0% increase from last year. The abatement ordinances for the non-abated (uncapped) City property taxes should be voted on in December; however the County will typically give an extension until late January/early February.

Homeowner Impact

The property tax bill lists the City and the Library as two distinct itemized charges. Assuming the City levies for the new construction increment only (Exhibit C), the City's (capped and uncapped) estimated levy extension is projected to increase by 3.0% for the 2019 levy year (payable in 2020). The Library (capped and uncapped) levy is projected to be 4.3% higher than the 2018 levy year extension (payable in 2019). Based on these two statements, the amount that each property owner pays to the City **should** be approximately $17 higher than the prior year and the amount paid to the Library **should** be approximately $11 higher than the prior year's tax bill, assuming that their individual property's EAV increases by the same percentage as overall EAV in the City (currently projected at 8.0% by Kendall County).

Recommendation

The preliminary staff recommendations for aggregate levy amounts are below.

City Tax Levy

	2018 Levy Extension	2019 Maximum Levy (Estimate)	2019 Levy Recommended Amount
City Levy (Capped)	$3,241,648	$3,499,294	$3,337,703
City Bonds (Uncapped)	N / A	N / A	N / A
Totals	**$3,241,648**	**$3,499,294**	**$3,337,703**

Library Tax Levy

	2018 Levy Extension	2019 Maximum Levy (Estimate)	2019 Levy Recommended Amount
Library Operations (Capped)	$704,769	$841,294	$739,047
Library Bonds (Uncapped)	797,038	827,088	827,088
Totals	**$1,501,807**	**$1,668,382**	**$1,566,135**

In regard to the setting of a tax levy estimate, staff recommends the approval of Exhibit A, which shows levy amounts in excess of what PTELL allows for the purposes of setting a maximum levy amount for the public hearing. Once the public hearing has passed, City Council will have the ability to change (i.e. reduce) the levy in any manner deemed appropriate, as long as the levy amounts presented at the public hearing are not exceeded. Exhibit B is an estimate of how much the City could levy under PTELL (includes increases for both new construction & CPI) for a total of $157,646 in additional property tax proceeds. Exhibit C, which is the staff recommended levy, proposes that the only enhancement to the City's levy would be the estimated new construction increment of $96,055; hence foregoing the CPI increment of $61,591 in subsequent tax years.

Furthermore, staff recommends that the City instruct the County Clerk to once again levy separately for the City and the Library, so that both entities are held to the same rules when it comes to growth. Staff would propose to hold the public hearing at the November 12th City Council meeting.

Exhibit A

2019 Tax Levy - Public Hearing

(Limiting Rate Applied to City & Library)

	2017 Rate Setting EAV	% Change over Prior Yr EAV		2018 Rate Setting EAV	% Change over Prior Yr EAV		2019 Rate Setting EAV	% Change over Prior Yr EAV
Farm	$ 3,083,218	4.04%	Farm	$ 3,202,140	3.86%	Farm	$ 3,264,359	1.94%
Residential	386,855,913	9.16%	Residential	416,780,620	7.74%	Residential	449,444,690	7.84%
Commercial	83,975,023	-0.15%	Commercial	83,874,064	-0.12%	Commercial	92,523,314	10.31%
Industrial	15,349,880	2.71%	Industrial	15,386,433	0.24%	Industrial	15,569,537	1.19%
State Railroad	17,328	0.00%	State Railroad	60,243	247.66%	State Railroad	60,243	0.00%
Total	**$ 489,281,362**	7.20%	**Total**	**$ 519,303,500**	6.14%	**Total**	**$ 560,862,143**	8.00%

	2017 Rate	2017 Levy Request	2017 Levy Extension	2018 Rate	2018 Levy Request	2018 Levy Extension	2019 Rate	2019 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.20490	$ 1,002,536	$ 1,002,538	0.19306	$ 1,002,536	$ 1,002,567	0.17875	$ 1,002,536	0.00%	$ (31)
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Police Protection	0.20025	979,754	979,786	0.17093	887,637	887,645	0.18296	1,026,154	15.60%	138,509
Police Pension	0.19690	963,361	963,395	0.21404	1,111,484	1,111,517	0.21941	1,230,604	10.71%	119,087
Audit	0.00614	30,000	30,042	0.00574	29,800	29,808	0.00535	30,000	0.64%	192
Liability Insurance	0.00818	40,000	40,023	0.00771	40,000	40,038	0.00713	40,000	-0.10%	(38)
Social Security	0.03066	150,000	150,014	0.02889	150,000	150,027	0.02674	150,000	-0.02%	(27)
School Crossing Guard	0.00000	-	-	0.00386	20,000	20,045	0.00357	20,000	-	(45)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Subtotal City	**0.64703**	**$ 3,165,651**	**$ 3,165,797**	**0.62423**	**$ 3,241,457**	**$ 3,241,648**	**0.62391**	**$ 3,499,294**	**7.95%**	**257,646**
Library Operations	0.13746	$ 672,505	$ 672,542	0.13573	$ 725,000	$ 704,769	0.15000	$ 841,294	19.37%	$ 136,525
Library Bonds & Interest	0.16190	792,100	792,118	0.15350	797,012	797,038	0.14747	827,088	3.77%	30,050
Subtotal Library	**0.29936**	**$ 1,464,605**	**$ 1,464,661**	**0.28923**	**$ 1,522,012**	**$ 1,501,807**	**0.29747**	**$ 1,668,382**	**11.09%**	**166,575**
										-
Total City (PTELL & Non-PTELL)	**0.94639**	**$ 4,630,256**	**$ 4,630,458**	**0.91346**	**$ 4,763,469**	**$ 4,743,456**	**0.92138**	**$ 5,167,676**	**8.94%**	**$ 424,220**
less Bonds & Interest	0.16190	792,100	792,118	0.15350	797,012	797,038	0.14747	827,088	3.77%	30,050
P-TELL Totals	**0.78449**	**$ 3,838,156**	**$ 3,838,340**	**0.75996**	**$ 3,966,457**	**$ 3,946,417**	**0.77391**	**$ 4,340,588**	**9.99%**	**$ 394,171**

2019 Tax Levy - Public Hearing

(Limiting Rate Applied to City & Library)

	2017 Requested	2017 Extended		2018 Requested	2018 Extended		2019 Requested	% Inc(Dec) Over Prior Yr Extended	$ Inc(Dec) Over Prior Yr Extended
City	$ 2,202,290	$ 2,202,402	City	$ 2,129,973	$ 2,130,131	City	$ 2,268,690	6.50%	$ 138,559
Library	672,505	672,542	Library	725,000	704,769	Library	841,294	19.37%	136,525
Police Pension	963,361	963,395	Police Pension	1,111,484	1,111,517	Police Pension	1,230,604	10.71%	119,087
Library Debt Service	792,100	792,118	Library Debt Service	797,012	797,038	Library Debt Service	827,088	3.77%	30,050
Total	**$ 4,630,256**	**$ 4,630,458**	**Total**	**$ 4,763,469**	**$ 4,743,456**	**Total**	**$ 5,167,676**	**8.94%**	**$ 424,220**
less Bonds & Interest	792,100	792,118	less Bonds & Interest	797,012	797,038	less Bonds & Interest	827,088	3.77%	30,050
PTELL Subtotal	**$ 3,838,156**	**$ 3,838,340**	**PTELL Subtotal**	**$ 3,966,457**	**$ 3,946,417**	**PTELL Subtotal**	**$ 4,340,588**	**9.99%**	**$ 394,171**
City (excluding Debt Service)	*$ 3,165,651*	*$ 3,165,797*	*City (excluding Debt Service)*	*$ 3,241,457*	*$ 3,241,648*	*City (excluding Debt Service)*	*$ 3,499,294*	***7.95%***	*$ 257,646*
Lib (excluding Debt Service)	*672,505*	*672,542*	*Lib (excluding Debt Service)*	*725,000*	*704,769*	*Lib (excluding Debt Service)*	*841,294*	***19.37%***	*136,525*

Exhibit B

2019 Tax Levy - Estimated (CPI and New Construction Increments)

(Limiting Rate Applied to City & Library)

	2017 Rate Setting EAV	% Change over Prior Yr EAV		2018 Rate Setting EAV	% Change over Prior Yr EAV		2019 Rate Setting EAV	% Change over Prior Yr EAV
Farm	$ 3,083,218	4.04%	Farm	$ 3,202,140	3.86%	Farm	$ 3,264,359	1.94%
Residential	386,855,913	9.16%	Residential	416,780,620	7.74%	Residential	449,444,690	7.84%
Commercial	83,975,023	-0.15%	Commercial	83,874,064	-0.12%	Commercial	92,523,314	10.31%
Industrial	15,349,880	2.71%	Industrial	15,386,433	0.24%	Industrial	15,569,537	1.19%
State Railroad	17,328	0.00%	State Railroad	60,243	247.66%	State Railroad	60,243	0.00%
Total	**$ 489,281,362**	7.20%	**Total**	**$ 519,303,500**	6.14%	**Total**	**$ 560,862,143**	8.00%

	2017 Rate	2017 Levy Request	2017 Levy Extension	2018 Rate	2018 Levy Request	2018 Levy Extension	2019 Rate	2019 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.20490	$ 1,002,536	$ 1,002,538	0.19306	$ 1,002,536	$ 1,002,567	0.17875	$ 1,002,536	0.00%	$ (31)
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Police Protection	0.20025	979,754	979,786	0.17093	887,637	887,645	0.16513	926,154	4.34%	38,509
Police Pension	0.19690	963,361	963,395	0.21404	1,111,484	1,111,517	0.21941	1,230,604	10.71%	119,087
Audit	0.00614	30,000	30,042	0.00574	29,800	29,808	0.00535	30,000	0.64%	192
Liability Insurance	0.00818	40,000	40,023	0.00771	40,000	40,038	0.00713	40,000	-0.10%	(38)
Social Security	0.03066	150,000	150,014	0.02889	150,000	150,027	0.02674	150,000	-0.02%	(27)
School Crossing Guard	0.00000	-	-	0.00386	20,000	20,045	0.00357	20,000	-	(45)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Subtotal City	**0.64703**	**$ 3,165,651**	**$ 3,165,797**	**0.62423**	**$ 3,241,457**	**$ 3,241,648**	**0.60608**	**$ 3,399,294**	**4.86%**	**157,646**
Library Operations	0.13746	$ 672,505	$ 672,542	0.13573	$ 725,000	$ 704,769	0.13177	$ 739,047	4.86%	$ 34,278
Library Bonds & Interest	0.16190	792,100	792,118	0.15350	797,012	797,038	0.14747	827,088	3.77%	30,050
Subtotal Library	**0.29936**	**$ 1,464,605**	**$ 1,464,661**	**0.28923**	**$ 1,522,012**	**$ 1,501,807**	**0.27924**	**$ 1,566,135**	**4.28%**	**64,328**
										-
Total City (PTELL & Non-PTELL)	**0.94639**	**$ 4,630,256**	**$ 4,630,458**	**0.91346**	**$ 4,763,469**	**$ 4,743,456**	**0.88532**	**$ 4,965,429**	**4.68%**	**$ 221,973**
less Bonds & Interest	0.16190	792,100	792,118	0.15350	797,012	797,038	0.14747	827,088	3.77%	30,050
P-TELL Totals	**0.78449**	**$ 3,838,156**	**$ 3,838,340**	**0.75996**	**$ 3,966,457**	**$ 3,946,417**	**0.73785**	**$ 4,138,341**	**4.86%**	**$ 191,924**

2019 Tax Levy - Estimated (CPI and New Construction Increments)

(Limiting Rate Applied to City & Library)

	2017 Requested	2017 Extended		2018 Requested	2018 Extended		2019 Requested	% Inc(Dec) Over Prior Yr Extended	$ Inc(Dec) Over Prior Yr Extended
City	$ 2,202,290	$ 2,202,402	City	$ 2,129,973	$ 2,130,131	City	$ 2,168,690	1.81%	$ 38,559
Library	672,505	672,542	Library	725,000	704,769	Library	739,047	4.86%	34,278
Police Pension	963,361	963,395	Police Pension	1,111,484	1,111,517	Police Pension	1,230,604	10.71%	119,087
Library Debt Service	792,100	792,118	Library Debt Service	797,012	797,038	Library Debt Service	827,088	3.77%	30,050
Total	**$ 4,630,256**	**$ 4,630,458**	**Total**	**$ 4,763,469**	**$ 4,743,456**	**Total**	**$ 4,965,429**	**4.68%**	**$ 221,973**
less Bonds & Interest	792,100	792,118	less Bonds & Interest	797,012	797,038	less Bonds & Interest	827,088	3.77%	30,050
PTELL Subtotal	**$ 3,838,156**	**$ 3,838,340**	**PTELL Subtotal**	**$ 3,966,457**	**$ 3,946,417**	**PTELL Subtotal**	**$ 4,138,341**	**4.86%**	**$ 191,924**
City (excluding Debt Service)	*$ 3,165,651*	*$ 3,165,797*	*City (excluding Debt Service)*	*$ 3,241,457*	*$ 3,241,648*	*City (excluding Debt Service)*	*$ 3,399,294*	***4.86%***	*$ 157,646*
Lib (excluding Debt Service)	*672,505*	*672,542*	*Lib (excluding Debt Service)*	*725,000*	*704,769*	*Lib (excluding Debt Service)*	*739,047*	***4.86%***	*34,278*

Exhibit C

2019 Tax Levy - Estimated (New Construction Increment Only)

(Limiting Rate Applied to City & Library)

	2017 Rate Setting EAV	% Change over Prior Yr EAV		2018 Rate Setting EAV	% Change over Prior Yr EAV		2019 Rate Setting EAV	% Change over Prior Yr EAV
Farm	$ 3,083,218	4.04%	Farm	$ 3,202,140	3.86%	Farm	$ 3,264,359	1.94%
Residential	386,855,913	9.16%	Residential	416,780,620	7.74%	Residential	449,444,690	7.84%
Commercial	83,975,023	-0.15%	Commercial	83,874,064	-0.12%	Commercial	92,523,314	10.31%
Industrial	15,349,880	2.71%	Industrial	15,386,433	0.24%	Industrial	15,569,537	1.19%
State Railroad	17,328	0.00%	State Railroad	60,243	247.66%	State Railroad	60,243	0.00%
Total	**$ 489,281,362**	7.20%	**Total**	**$ 519,303,500**	6.14%	**Total**	**$ 560,862,143**	8.00%

	2017 Rate	2017 Levy Request	2017 Levy Extension	2018 Rate	2018 Levy Request	2018 Levy Extension	2019 Rate	2019 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.20490	$ 1,002,536	$ 1,002,538	0.19306	$ 1,002,536	$ 1,002,567	0.17875	$ 1,002,536	0.00%	$ (31)
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Police Protection	0.20025	979,754	979,786	0.17093	887,637	887,645	0.15415	864,563	-2.60%	(23,082)
Police Pension	0.19690	963,361	963,395	0.21404	1,111,484	1,111,517	0.21941	1,230,604	10.71%	119,087
Audit	0.00614	30,000	30,042	0.00574	29,800	29,808	0.00535	30,000	0.64%	192
Liability Insurance	0.00818	40,000	40,023	0.00771	40,000	40,038	0.00713	40,000	-0.10%	(38)
Social Security	0.03066	150,000	150,014	0.02889	150,000	150,027	0.02674	150,000	-0.02%	(27)
School Crossing Guard	0.00000	-	-	0.00386	20,000	20,045	0.00357	20,000	-	(45)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Subtotal City	**0.64703**	**$ 3,165,651**	**$ 3,165,797**	**0.62423**	**$ 3,241,457**	**$ 3,241,648**	**0.59510**	**$ 3,337,703**	**2.96%**	**96,055**
Library Operations	0.13746	$ 672,505	$ 672,542	0.13573	$ 725,000	$ 704,769	0.13177	$ 739,047	4.86%	$ 34,278
Library Bonds & Interest	0.16190	792,100	792,118	0.15350	797,012	797,038	0.14747	827,088	3.77%	30,050
Subtotal Library	**0.29936**	**$ 1,464,605**	**$ 1,464,661**	**0.28923**	**$ 1,522,012**	**$ 1,501,807**	**0.27924**	**$ 1,566,135**	**4.28%**	**64,328**
										-
Total City (PTELL & Non-PTELL)	**0.94639**	**$ 4,630,256**	**$ 4,630,458**	**0.91346**	**$ 4,763,469**	**$ 4,743,456**	**0.87434**	**$ 4,903,838**	**3.38%**	**$ 160,382**
less Bonds & Interest	0.16190	792,100	792,118	0.15350	797,012	797,038	0.14747	827,088	3.77%	30,050
P-TELL Totals	**0.78449**	**$ 3,838,156**	**$ 3,838,340**	**0.75996**	**$ 3,966,457**	**$ 3,946,417**	**0.72687**	**$ 4,076,750**	**3.30%**	**$ 130,333**

2019 Tax Levy - Estimated (New Construction Increment Only)

(Limiting Rate Applied to City & Library)

	2017 Requested	2017 Extended		2018 Requested	2018 Extended		2019 Requested	% Inc(Dec) Over Prior Yr Extended	$ Inc(Dec) Over Prior Yr Extended
City	$ 2,202,290	$ 2,202,402	City	$ 2,129,973	$ 2,130,131	City	$ 2,107,099	-1.08%	$ (23,032)
Library	672,505	672,542	Library	725,000	704,769	Library	739,047	4.86%	34,278
Police Pension	963,361	963,395	Police Pension	1,111,484	1,111,517	Police Pension	1,230,604	10.71%	119,087
Library Debt Service	792,100	792,118	Library Debt Service	797,012	797,038	Library Debt Service	827,088	3.77%	30,050
Total	**$ 4,630,256**	**$ 4,630,458**	**Total**	**$ 4,763,469**	**$ 4,743,456**	**Total**	**$ 4,903,838**	**3.38%**	**$ 160,382**
less Bonds & Interest	792,100	792,118	less Bonds & Interest	797,012	797,038	less Bonds & Interest	827,088	3.77%	30,050
PTELL Subtotal	**$ 3,838,156**	**$ 3,838,340**	**PTELL Subtotal**	**$ 3,966,457**	**$ 3,946,417**	**PTELL Subtotal**	**$ 4,076,750**	**3.30%**	**$ 130,333**
City (excluding Debt Service)	*$ 3,165,651*	*$ 3,165,797*	*City (excluding Debt Service)*	*$ 3,241,457*	*$ 3,241,648*	*City (excluding Debt Service)*	*$ 3,337,703*	***2.96%***	*$ 96,055*
Lib (excluding Debt Service)	*672,505*	*672,542*	*Lib (excluding Debt Service)*	*725,000*	*704,769*	*Lib (excluding Debt Service)*	*739,047*	***4.86%***	*34,278*

Exhibit D

Illinois Department of Revenue

History of CPI's Used for the PTELL

01/11/2019

Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137.900	--				
1992	141.900	2.9%	2.9%		1993	1994
1993	145.800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149.700	2.7%	2.7%		1995	1996
1995	153.500	2.5%	2.5%		1996	1997
1996	158.960	3.6%	3.6%		1997	1998
1997	161.300	1.5%	1.5%		1998	1999
1998	163.900	1.6%	1.6%		1999	2000
1999	168.300	2.7%	2.7%		2000	2001
2000	174.000	3.4%	3.4%		2001	2002
2001	176.700	1.6%	1.6%		2002	2003
2002	180.900	2.4%	2.4%		2003	2004
2003	184.300	1.9%	1.9%		2004	2005
2004	190.300	3.3%	3.3%		2005	2006
2005	196.800	3.4%	3.4%		2006	2007
2006	201.800	2.5%	2.5%		2007	2008
2007	210.036	4.08%	4.1%		2008	2009
2008	210.228	0.1%	0.1%		2009	2010
2009	215.949	2.7%	2.7%		2010	2011
2010	219.179	1.5%	1.5%		2011	2012
2011	225.672	3.0%	3.0%		2012	2013
2012	229.601	1.7%	1.7%		2013	2014
2013	233.049	1.5%	1.5%		2014	2015
2014	234.812	0.8%	0.8%		2015	2016
2015	236.525	0.7%	0.7%		2016	2017
2016	241.432	2.1%	2.1%		2017	2018
2017	246.524	2.1%	2.1%		2018	2019
2018	251.233	1.9%	1.9%		2019	2020

CPI History (R-01/19) Printed by the authority of the State of Illinois – web only, 1 copy.

Exhibit E

Actuarial Valuation

City of Yorkville
Yorkville Police Pension Fund

As of May 1, 2019
For the Year Ending April 30, 2020

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Section 1: Summary of Principal Valuation Results

MWM Consulting Group was retained to prepare an actuarial valuation as of May 1, 2019 for the Yorkville Police Pension Fund. The purpose of the actuarial valuation was to determine the financial position and the annual actuarial requirements of the pension fund under Illinois statute 40 ILCS 5/3, Section 125, and to develop a recommended minimum contribution amount.

For quick reference, some of the key results of the valuation, along with selected financial and demographic information for the year ending April 30, 2020 are summarized in this overview section along with (for comparison) the results from the prior year.

CONTRIBUTIONS

The plan sponsor must contribute at least the statutorily required minimum contribution under Illinois statutes equal to the normal cost plus the amount necessary to amortize the unfunded accrued liability such that by 2040, the liabilities will be 90% funded.

Other contribution amounts are shown including Funding Policy Contribution and the contribution required to prevent negative funding.

Item	Current Valuation as of 5/1/2019	Prior Year Valuation as of 5/1/2018
Contribution Required To Prevent Negative Funding	$1,230,604 (50.2%)	N/A
Actuarially Determined Funding Policy Contribution	$1,226,371 (50.1%)	$1,111,484 (43.7%)
Statutory Minimum Contribution per 40 ILCS 5/3 Section 125	$1,035,331 (42.3%)	$987,657 (38.8%)

() amounts expressed as a percentage of payroll

STATUTORY MINIMUM FUNDING COST ELEMENTS

Illinois statues require employers to contribute at least the amount necessary such that assets will equal at least 90% of the accrued liability by 2040. The minimum amount is determined under the Projected Unit Credit funding method, with smoothed assets, and is equal to the normal cost plus the amortization amount.

Item	Current Valuation as of 5/1/2019	Prior Year Valuation as of 5/1/2018
Accrued Liability	$ 21,273,616	$ 18,895,425
Market Value of Assets	$ 10,403,718	$ 9,089,345
Actuarial (Smoothed) Value of Assets	$ 10,501,652	$ 9,381,882
Normal Cost (employer)	$ 389,134	$ 425,946
Amortization Amount	$ 562,586	$ 480,609
Statutory Minimum Contribution	$ 1,035,331	$ 987,657

FUNDING POLICY CONTRIBUTION COST ELEMENTS

The funding policy contribution amount is determined under the Entry Age Normal funding method, with smoothed assets, and is equal to the normal cost plus the amortization amount. 100% of the unfunded liability is amortized as a level percentage of pay on a closed basis over 21 years

Item	Current Valuation as of 5/1/2019	Prior Year Valuation as of 5/1/2018
Accrued Liability	$ 22,102,523	$ 19,956,536
Market Value of Assets	$ 10,403,718	$ 9,089,345
Actuarial (Smoothed) Value of Assets	$ 10,501,652	$ 9,381,882
Normal Cost (employer)	$ 375,283	$ 355,667
Amortization Amount	$ 754,979	$ 666,615
Actuarially Determined Funding Policy Contribution	$ 1,226,371	$ 1,111,484

AMOUNT REQUIRED TO AVOID NEGATIVE FUNDING

The statutory minimum contribution amortization amount is based upon a percentage of increasing payroll and, in the early years of funding, may not be sufficient to cover the interest cost on the unfunded liability. In order to avoid an increase in the unfunded liability (known as negative funding) , the minimum amortization amount must be adjusted to be at least equal to the interest on the unfunded liability. The amount shown in the table as "Contribution to Avoid Negative Funding" provides for interest on 100% of the unfunded liability.

Item	Current Valuation as of 5/1/2019	Prior Year Valuation as of 5/1/2018
Accrued Liability	$ 22,102,523	
Market Value of Assets	$ 10,403,718	
Actuarial (Smoothed) Value of Assets	$ 10,501,652	
Normal Cost (employer)	$ 375,283	
Amortization Amount	$ 812,061	
Amount of Contribution Needed to Avoid Negative Funding	$ 1,230,604	

FINANCIAL THUMBNAIL RATIOS

This chart summarizes traditional financial ratios as applied to the pension plan. This liquidity ratio relates the cash flow position of the Fund by comparing the investment income plus employer and employee contributions to the annual benefit payments. Maintaining a ratio well above 100% prevents the liquidation of assets to cover benefit payments. The increase in benefits paid over the years is generally a result of the maturing of the pension plan.

Coverage of the Accrued Liabilities by the Assets is the Coverage Ratio and is one indication of the long term funding progress of the plan.

Tests	5/1/2019 Valuation	5/1/2018 Valuation
Liquidity Ratio (based upon year ended)	304%	306%
Coverage Ratio (Market Value Assets)	47.07%	45.55%
Annual Benefit Payments (expected)	$ 746,128	$ 564,511
Annual Contributions (expected)		
Members	$ 242,717	$ 252,038
City	$ 1,226,371	$ 1,111,484

PLAN MATURITY MEASURES

This chart includes financial relationship measures which are meant to help understand the risks associated with the plan.

The ratio of Market Value of Assets to Active Payroll is measure of volatility risk associated with asset losses. The higher the ratio, the greater the volatility in contribution risks.

The Ratio of Accrued Liability to Payroll is a measure of the volatility risk associated with assumption or other changes in liabilities. The higher the ratio, the greater the volatility in contribution risks.

The Ratio of retired life actuarial accrued liability to total actuarial accrued liability is a measure of the maturity of the Plan. A mature plan will have a ratio above 60%.

The Support Ratio (Actives: Retirees). A number less than 1 indicates a more mature plan.

Tests	5/1/2019 Valuation	5/1/2018 Valuation
Ratio of Market Value of Assets to Active Participant Payroll is a measure of volatility risk associated with asset losses	4.25	1.31
Ratio of Accrued Liability to Payroll is a measure of volatility risk associated with changes in assumptions	9.02	2.73
Ratio of retired life Actuarial Accrued Liability to total Actuarial Accrued Liability	0.54	0.41
Percentage of Contributions less Benefit Payments to Market Value of Assets	6.71%	8.97%
Ratio of Benefit Payments to Contributions	0.49	0.41
Support Ratio: Ratio of Active Participants to Retired Participants	1.75	2.73

PARTICIPANT DATA SUMMARY

The Actuarial Valuation takes into account demographic and benefit information for active employees, vested former employees, and retired pensioners and beneficiaries. The statistics for the past two years are compared in the chart.

Item	Current Year Valuation as of 5/1/2019			Prior Year Valuation as of 5/1/2018		
	Tier 1	Tier 2	Total	Tier 1	Tier 2	Total
Active Members						
Vested	16	0	16	20	0	20
Non-Vested	0	12	12	1	9	10
Total Active	16	12	28	21	9	30
Terminated entitled to future benefits	3	3	6	2	2	4
Retired	10	0	10	7	0	7
Surviving Spouse	0	0	0	0	0	0
Minor Dependent	0	0	0	0	0	0
Disabled	0	0	0	0	0	0
Total	29	15	44	30	11	41

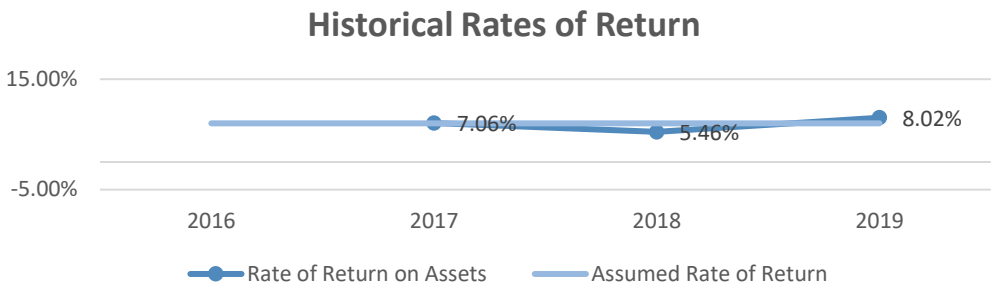
SECTION 2: VALUATION RESULTS

Significant Events, Disclosure Risks and Issues Influencing Valuation Results

Actuarial valuations are snapshot calculations which incorporate and reflect the experience and events of the past year such as changes in the demographics of the plan participants, gains and losses in the plan assets, changes in actuarial assumptions about future experience and outside influences such as legislation. Some of the more significant issues affecting the Plan's contribution level are described here.

Asset Performance for yearend 4/30/2019

The approximate 8.02% return (not time weighted) on net assets was above the actuarial assumption of 7.00% in effect for the 2018/2019 year.



Change in Assumptions

The mortality table was updated to RP2014 Healthy Annuitant with Blue Collar Adjustments projected generationally from 2013 with scale MP2018.

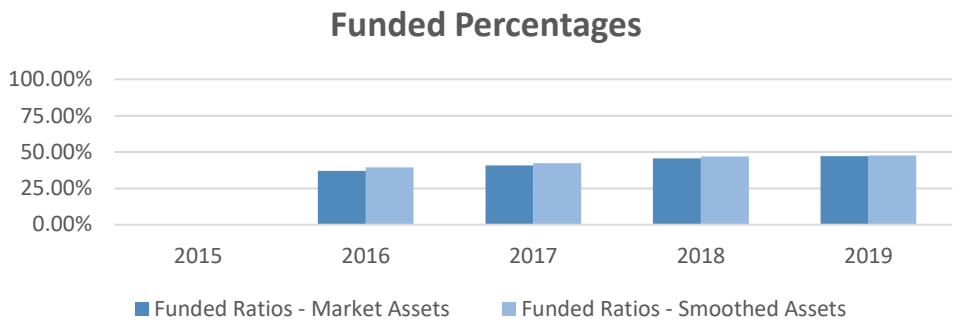
The retirement and termination rates were updated to reflect the most recent experience studies by the Illinois Department of Insurance.

Funded Status

The funded ratio measurement presented in the Actuarial Valuation Report for the Fund is the ratio of the actuarial value of fund assets available for benefits compared to the actuarial accrued liability. By monitoring changes in the funding ratio each year, one can determine whether or not funding progress is being made. Please understand that:

- The funded ratio measurement is dependent upon the actuarial cost method which, in combination with the plan's amortization policy, affects the timing and amounts of future contributions. The amounts of future contributions will most certainly differ from those assumed in this report due to future actual experience differing from assumed experience based upon the actuarial assumptions. Attainment of a funded status measurement in the Actuarial Valuation of 90% or 100% is not synonymous with no required future annual contributions. Even if the funded status attained is 100%, the plan would still require future normal cost contributions (i.e., contributions to cover the annual cost of the active membership accruing an additional year of service credit).

• The funded ratio measurement is a different result depending upon whether the market value of assets or the actuarial value of assets is used.



Employer Contributions

The employer contribution is expected to be paid according to the funding policy, which exceeds the required statutory minimum amount. An additional funding contribution amount is included which determines the amount necessary to prevent negative funding.

Assuming the Funding Policy Contributions are received (and the actuarial assumptions are met) each year through 2040, the Fund's funded ratio is projected to increase to 100% by 2040. If only the Minimum Statutory contributions are made, the Fund's funded ratio would be projected to increase to 90% by 2040 and would require steeper contributions in years closer to 2040.

The ability of the fund to reach 100% is heavily dependent on the City contributing the Funding Policy Employer Contribution each and every year. Actuarial standards do not require the actuary to evaluate the ability of the City or other contributing entity to make such required contributions to the Fund when due. Such an evaluation is not within the actuary's domain of expertise. Consequently, the actuary performed no such evaluation.

The articulated Funding Policy amortizes 100% the unfunded amount based upon a level percentage of pay. The statutory funding required amortization method develops dollar amounts which also increase as payroll increases. The dollar amounts towards the end of the closed amortization period are necessarily much larger, and if payroll does not increase as expected, the amortization amount can dramatically increase the contribution as a percentage of payroll.

Negative Funding

The current Funding Policy amortizes the unfunded amount based upon a level percentage of payroll. This amortization method develops dollar amounts which increase as payroll increases. The dollar amounts under this amortization method in the early years are less than the interest on the unfunded liability. For 2019, the interest on the unfunded is $812,061, whereas the funding policy amortization is $754,979. (See exhibits 5 and 6 on page 11). The dollar amounts towards the end of the closed amortization period are necessarily much larger, and if payroll does not increase as expected, the amortization amount can dramatically increase the contribution as a percentage of payroll.

Since the Funding Policy percentage of payroll amortization is slightly less than the negative funding amount, at this point, the dollar value of the interest on the unfunded liability is not completely covered, and adds to the unfunded liability.

ACTUARIAL CERTIFICATION

This is to certify that MWM Consulting Group has prepared an Actuarial Valuation of the Plan as of May 1, 2019 for the purposes of determining statutory contribution requirements for the Fund in accordance with the requirements of 40 ILCS 5/3, Section 125, of determining the funding policy contribution amount (the Actuarially Determined Contribution). The funding policy is selected by the City. The contributions determined are net of contributions made by active member police officers during the year.

The results shown in this report have been calculated under the supervisions of a qualified Actuary as defined in appropriate State statutes. All results are based upon demographic data submitted by the Fund / City, financial data submitted by the Fund, applications of actuarial assumptions, and generally accepted actuarial methods.

This valuation report has been prepared at the request of City of Yorkville to assist in administering the Plan and meeting specified financial and accounting requirements. This valuation report may not otherwise be copied or reproduced in any form without the consent of the Fund sponsor and may only be provided to other parties in its entirety. The information and valuation results shown in this report are prepared with reliance upon information and data provided to us, which we believe to the best of our knowledge to be complete and accurate and include:

- Employee census data submitted by the City of Yorkville. This data was not audited by us but appears to be consistent with prior information, and sufficient and reliable for purposes of this report.
- Financial data submitted by the City of Yorkville.

The measurements shown in this actuarial valuation may not be applicable for other purposes. Actuarial valuations involve calculations that require assumptions about future events. Certain of the assumptions or methods are mandated for specific purposes. Future actuarial measurements may differ significantly from the current measurements presented in the report due to such factors as experience that deviates from the assumptions, changes in assumptions, increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period, or additional cost or contributions based on the Plan's funded status) and changes in plan provisions or applicable law. This report does not include an analysis of the potential range of such future measurements.

We believe the assumptions and methods used are within the range of possible assumptions that are reasonable and appropriate for the purposes for which they have been used. In our opinion, all methods, assumptions and calculations are in accordance with requirements and the procedures followed and presentation of results are in conformity with generally accepted actuarial principles and practices. The undersigned actuary meets the Qualification Standards of the American Academy of Actuaries to render the actuarial opinions contained herein. There is no relationship between the City of Yorkville and MWM Consulting Group that impacts our objectivity. I certify that the results presented in this report are accurate and correct to the best of my knowledge.

MWM CONSULTING GROUP

Kathleen E Manning, FSA
Managing Principal & Consulting Actuary
MWM Consulting Group

Daniel W. Colby, FSA
Consulting Actuary
MWM Consulting Group

9/27/2019
Date

SECTION 3 - FINANCIAL AND ACTUARIAL EXHIBITS

Exhibit 1 - Statement of Market Value of Assets

Item	Plan Year Ending	
	4/30/2019	4/30/2018
1. Investments at Fair Value:		
a. Cash and Cash equivalents	$ 0	$ 0
b. Money Market Mutual Funds	218,695	888,971
c. Municipal Bonds	488,526	536,093
d. Certificates of Deposit	0	0
e. US Government and Agency Bonds	3,020,656	3,647,358
f. Common and Preferred Stocks	3,251,008	2,875,120
g. Insurance Contracts (at contract value):	0	0
h. Mutual Funds	3,402,045	1,109,957
i. Accrued Interest and receivables	25,362	33,802
j. Other	0	0
k. Subtotal Assets (a + b + c +d + e + f + g+ h+ i +j)	$ 10,406,292	$ 9,091,301
2. Liabilities:		
a. Expenses Payable	$ 2,574	$ 1,956
b. Liability for benefits due and unpaid	0	0
c. Other Liabilities	0	0
d. Total Liabilities	$ 2,574	$ 1,956
3. Net Market Value of Assets Available for Benefits: (1k – 2d)	$ 10,403,718	$ 9,089,345

Exhibit 2 - Statement of Change in Net Assets

Item	Plan Year Ending	
	4/30/2019	4/30/2018
Additions		
Contributions		
Employer	$ 963,361	$ 966,211
Plan Member	243,941	249,421
Other (adjustment to beginning of year market value)	(243)	0
Total Contributions	$ 1,207,059	$ 1,215,632
Investment Income		
Realized and Unrealized Gains/(Losses)	$ 523,223	$ 1,545
Interest	100,715	423,271
Dividends	79,268	28,563
Other Income	48,314	0
Investment Expenses	0	0
Net Investment Income	751,520	453,379
Total additions	$ 1,958,579	$ 1,669,011
Deductions		
Benefits	$ 597,064	$ 501,417
Refunds	0	0
Administrative and Investment Expenses	47,142	43,426
Total deductions	$ 644,206	$ 544,843
Total increase (decrease)	$ 1,314,373	$ 1,124,168
Net Market Value of Assets Available for Benefits:		
Beginning of year	$ 9,089,345	$ 7,965,177
End of year	$ 10,403,718	$ 9,089,345

Exhibit 3 – Actuarial Value of Assets

Under 40 ILCS 5/3, the statutory minimum required contribution is to be determined based upon **Actuarial Value of Assets**, which are asset values which have been smoothed over a five-year period, beginning with the year 2011. The **Actuarial Value of Assets** has been calculated below based upon the market value of assets at May 1, 2019 with adjustments for the preceding year's gains/losses, which are reflected at the rate of 20% per year.

1. Expected Return on Assets	
a. Market Value of Assets as of Beginning of Year	$ 9,089,345
b. Income and Disbursements During the year	
i. Contributions Received (weighted 50%)	$ 603,530
ii. Benefit Payments and Expenses (weighted 50%)	322,103
iii. Weighted net income (other than investment income) (i) – (ii)	281,427
c. Market Value adjusted for income and disbursements	$ 9,370,772
d. Expected Return on Assets at assumed rate of 7.00%	**$ 655,954**
2. Actual Return on Assets for year	
a. Market Value of Assets (Beginning of Year)	$ 9,089,345
b. Income (less investment income)	1,207,059
c. Disbursements	644,206
d. Market Value of Assets (End of Year)	10,403,718
e. Actual Return on Assets (d) – (a) – (b) + (c)	751,520
f. Investment Gain/(Loss) for year 2(e) - 1(d)	**$ 95,566**
3. Actuarial Value of Assets	
a. Market Value of Assets as of End of Year	$ 10,403,718
b. Deferred Investment gains/(losses)	
i. 80% of 2019 gain of $95,566	(76,453)
ii. 60% of 2018 loss of $(127,661)	76,597
iii. 40% of 2017 gain of $4,122	(1,649)
iv. 20% of 2016 loss of $(497,196)	99,439
v. Total	97,934
c. Actuarial Value of Assets for statutory funding 3(a) + 3(b)(iv)	**$ 10,501,652**

The Chart Below shows the comparison of smoothed to market asseets over the past five years

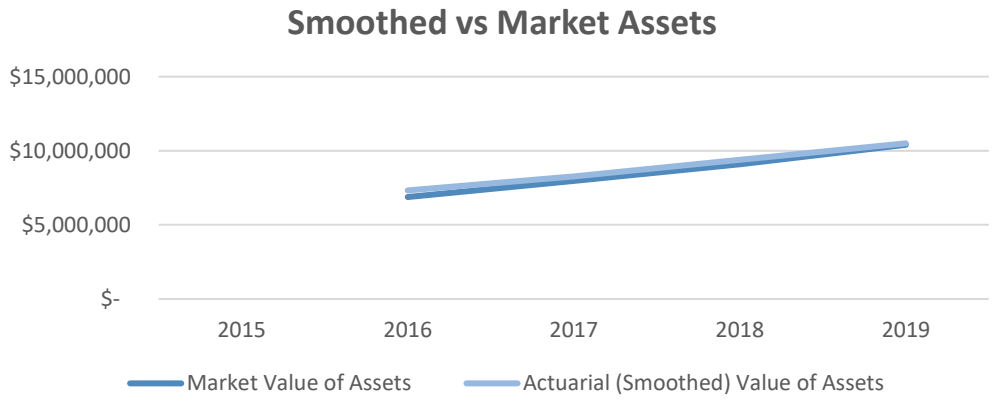


Exhibit 4- Determination of the Statutory Minimum Required Contribution

Under 40 ILCS 5/3, the statutory minimum required contribution is to be determined based upon the Projected Unit Credit actuarial funding method, where the unfunded liability is amortized such that 90% of the liability will be funded as of 2040. Under the statute, 90% of the unfunded liability is to be amortized as a level percentage of payroll over the period through 2040. The mandated funding method, the Projected **Unit Credit funding method, requires** the annual cost of the plan to be developed in two parts: that attributable to benefits allocated to the current year (the normal cost); and that allocated to benefits attributable to prior service (the accrued liability).

Funding Elements for 40 ILCS 5/3

	Present Value of Benefits as of 5/1/2019	Projected Unit Credit (PUC) Normal Cost as of 5/1/2019	PUC Actuarial Accrued Liability as of 5/1/2019
1. Active Officers			
a) Normal & Early Retirement	$ 14,331,650	$ 493,641	$ 7,796,888
b) Vested Withdrawal	991,932	53,051	643,355
c) Pre-Retirement Death	311,764	13,925	184,328
d) Disability	1,422,190	71,234	796,398
e) Total Active Police Officers	$ 17,057,536	$ 631,851	$ 9,420,969
2. Inactive Police Officers and Survivors:			
a) Normal Retirees	$ 11,697,204		$ 11,697,204
b) Widows (survivors)	0		0
c) Deferred Vested	155,443		155,443
d) Disabled	0		0
e) Total - Nonactive	$ 11,852,647		$ 11,852,647
3. Total – All	$ 28,910,183		$ 21,273,616

Minimum Statutory Contribution under 40 ILCS 5/3

Item	Amount
1. Annual Payroll	$ 2,449,210
2. Normal Cost (net of employee/member contributions)	389,134
3. Employee Contributions (expected)	242,717
4. Funding Actuarial Liability	21,273,616
5. 90% of Funding Actuarial Liability	19,146,254
6. Actuarial Value of Assets (Exhibit 3)	10,501,652
7. Unfunded Actuarial Balance	8,644,602
8. Amortization of Unfunded Balance over 21 years as a level percentage of payroll	562,586
9. Interest on (2), (3) and (8)	83,611
10. Minimum statutory tax levy contribution per 40 ILCS 5/3 – (2) + (8) + (9)	**$1,035,331 (42.3%)**

*() amount as a percent of payroll

Exhibit 5- Determination of the Funding Policy Contribution

The Tax Levy amount based upon the articulated funding policy is the actuarially determined contribution, rather than the amount determined as the minimum under 40 ILCS 5/3. The funding policy contribution is developed below, based upon the Entry Age Normal Funding Method, with 100% of the unfunded accrued liability amortized as a level percentage of payroll over the 21 years through FYE 2040. The contribution is then the sum of the Normal Cost (developed under the entry age method, but where the total normal cost is not less than 17.5%) plus the amortization payment. Also shown is the contribution amount necessary to prevent negative funding.

Funding Elements for Funding Policy Contribution

	Present Value of Benefits as of 5/1/2019	Entry Age Normal Cost as of 5/1/2019	Entry Age Accrued Liability as of 5/1/2019
1. Active Officers			
a) Normal & Early Retirement	$ 14,331,650	$ 468,210	$ 9,203,297
b) Vested Withdrawal	991,932	63,030	286,931
c) Pre-Retirement Death	311,764	13,796	159,596
d) Disability	1,422,190	72,964	600,052
e) Total Active Police Officers	$ 17,057,536	$ 618,000	$ 10,249,876
2. Inactive Police Officers and Survivors:			
a) Normal Retirees	$ 11,697,204		$ 11,697,204
b) Widows (survivors)	0		0
c) Deferred Vested	155,443		155,443
d) Disabled	0		0
e) Total - Nonactive	$ 11,852,647		$ 11,852,647
3. Total – All	$ 28,910,183		$ 22,102,523

Actuarially Determined Funding Policy Contribution for Tax Levy

Item	Amount
1. Normal Cost (net of employee/member contributions)	$ 375,283
2. Employee Contributions (expected)	242,717
3. Funding Actuarial Liability	22,102,523
4. 100% of Funding Actuarial Liability	22,102,523
5. Actuarial Value of Assets (Exhibit 3)	10,501,652
6. Unfunded Actuarial Balance	11,600,871
7. Amortization of Unfunded Balance over 21 years as a level percentage of payroll	754,979
8. Interest on (1), (2) and (7)	96,109
9. Actuarially Determined Funding Policy Contribution for Tax Levy (1) + (7) + (8)	**$1,226,371 (50.1%)**

Exhibit 6- Contribution Necessary to Prevent Negative Funding

Item	Amount
1. Normal Cost (net of employee/member contributions)	$ 375,283
2. Employee Contributions (expected)	242,717
3. 100% of Funding Actuarial Liability	22,102,523
4. Actuarial Value of Assets (Exhibit 3)	10,501,652
5. Unfunded Actuarial Balance	11,600,871
6. Interest on Unfunded Liability	812,061
7. Interest on (1), (2)	43,260
8. Contribution Necessary to Prevent Negative Funding (1) + (6) + (7)	**$1,230,604 (50.2%)**

Exhibit 7 – Summary of Participant Data as of May 1, 2019

Participant Data

Item	As of 5/1/2019		
	Tier 1	Tier 2	Total
Active Members			
Vested	16	0	16
Non-Vested	0	12	12
Total Actives	16	12	28
Terminated Members entitled to future benefits	3	3	6
Retired Members	10	0	10
Surviving Spouses	0	0	0
Minor Dependents	0	0	0
Disabled Participants	0	0	0
Total	29	15	44

AGE AND SERVICE DISTRIBUTION AS OF MAY 1, 2019

Active Employee Participants

Age Group	Service									Total
	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40+	
Under 20										0
20 - 24	1									1
25 - 29	2	2								4
30 - 34	3	2	1							6
35 - 39			6							6
40 - 44		2	2	3						7
45 - 49				1	1					2
50 - 54				1		1				2
55 - 59										0
60 - 64										0
65 & Over										0
Total	**6**	**6**	**9**	**5**	**1**	**1**	**0**	**0**	**0**	**28**

Average Age: 37.2 years
Average Length of Service: 10.7 years

SECTION 4 - SUMMARY OF PRINCIPAL PLAN PROVISIONS

This summary provides a general description of the major eligibility and benefit provisions of the pension fund upon which this valuation has been based. It is not intended to be, nor should it be interpreted as, a complete statement of all provisions

Definitions

Tier 1 – For Police Officers first entering Article 3 prior to January 1, 2011

Tier 2 – For Police Officers first entering Article 3 after December 31, 2010

Police Officer (3-106): Any person appointed to the police force and sworn and commissioned to perform police duties.

Persons excluded from Fund (3-109): Part-time officers, special police officer, night watchmen, traffic guards, clerks and civilian employees of the department. Also, police officers who fail to pay the required fund contributions or who elect the Self-Managed Plan option.

Creditable Service (3-110): Time served by a police officer, excluding furloughs in excess of 30 days, but including leaves of absences for illness or accident and periods of disability where no disability pension payments have been received and also including up to 3 years during which disability payments have been received provided contributions are made.

Pension (3-111)

Normal Pension Age

Tier 1 - Age 50 with 20 or more years of creditable service.

Tier 2 - Age 55 with 10 or more years of creditable service.

Normal Pension Amount

Tier 1 - 50% of the greater of the annual salary held in the year preceding retirement or the annual salary held on the last day of service, plus 2½% of such annual salary for service from 20 to 30 year (maximum 25%)].

Tier 2 - 2½% of Final Average salary for each year of service. Final Average Salary is the highest salary based on the highest consecutive 96 months of the final 120 months of service

Early Retirement at age 50 with 10 or more years of service but with a penalty of ½% for each month prior to age 55.

Annual Salary capped at $106,800 increased yearly by the lesser of ½ of the Consumer Price Index- Urban (CPI-U) or 3%. Salary for valuations beginning in 2013 is $109,971.43.

Minimum Monthly Benefit: $1,000

Maximum Benefit Percentage: 75% of salary

Termination Retirement Pension Date
Separation of service after completion of between 8 and 20 years of creditable service.

Termination Pension Amount
Commencing at age 60, 2½% of annual salary held in the year preceding termination times years of creditable service or refund of contributions, or for persons terminating on or after July 1, 1987, 2½% of annual salary held on the last day of service times years of credible service, whichever is greater.

Pension Increase Non-Disabled
Tier 1 - 3% increase of the original pension amount after attainment of age 55 for each year elapsed since retirement, followed by an additional 3% of the original pension amount on each May 1 thereafter. Effective July 1, 1993, 3% of the amount of pension payable at the time of the increase including increases previously granted, rather than 3% of the originally granted pension amount.

Tier 2 - The lesser of ½ of the Consumer Price Index- Urban (CPI-U) or 3% increase of the original pension amount after attainment of age 60, followed by an additional 3% of the original pension amount on each May 1 thereafter.

Disabled
3% increase of the original pension amount after attainment of age 60 for each year he or she received pension payments, followed by an additional 3% of the original pension amount in each May 1 thereafter.

Pension to Survivors (3-112)

Death of Retired Member
Tier 1 - 100% of pension amount to surviving spouse (or dependent children).

Tier 2 – 66 2/3% of pension amount to surviving spouse (or dependent children), subject to the following increase: the lesser of ½ of the Consumer Price Index- Urban (CPI-U) or 3% increase of the original pension amount after attainment of age 60, followed by an additional 3% of the original pension amount on each May 1 thereafter.

Death While in Service (Not in line of duty)
With 20 years of creditable service, the pension amount earned as of the date of death.

With between 10 and 20 years of creditable service, 50% of the salary attached to the rank for the year prior to the date of death.

Death in Line of Duty
100% of the salary attached to the rank for the last day of service year prior to date of death.

Minimum Survivor Pension
$1,000 per month to all surviving spouses.

Disability Pension - Line of Duty (3-114.1)

Eligibility
Suspension or retirement from police service due to sickness, accident or injury while on duty.

Pension
Greater of 65% of salary attached to rank at date of suspension or retirement and the retirement pension available. Minimum $1,000 per month.

Disability Pension - Not on Duty (3-114.2)

Eligibility
Suspension or retirement from police service for any cause other than while on duty.

Pension
50% of salary attached to rank at date of suspension or retirement. Minimum $1,000 per month.

Other Provisions

Marriage after Retirement (3-120)
No surviving spouse benefit available.

Refund (3-124)
At death prior to completion of 10 years of service, contributions are returned without interest to widow. At termination with less than 20 years of service, contributions are refunded upon request.

Contributions by Police Officers (3-125.1)
Beginning May 1, 2001, 9.91% of salary including longevity, but excluding overtime pay, holiday pay, bonus pay, merit pay or other cash benefit.

Actuarial Accrued Liability

See ***Entry Age Normal Cost*** *Method and* ***Projected Unit Credit Cost*** *Method.*

Actuarial Assumptions

The economic and demographic predictions used to estimate the present value of the plan's future obligations. They include estimates of investment earnings, salary increases, mortality, withdrawal and other related items. The *Actuarial Assumptions* are used in connection with the *Actuarial Cost Method* to allocate plan costs over the working lifetimes of plan participants.

Actuarial Cost Method

The method used to allocate the projected obligations of the plan over the working lifetimes of the plan participants. Also referred to as an *Actuarial Funding Method.*

Actuarial Funding Method

See *Actuarial Cost Method*

Actuarial Gain (Loss)

The excess of the actual *Unfunded Actuarial Accrued Liability* over the expected *Unfunded Actuarial Accrued Liability* represents an *Actuarial Loss.* If the expected *Unfunded Actuarial Accrued Liability* is greater, an *Actuarial Gain* has occurred.

Actuarial Present Value

The value of an amount or series of amounts payable or receivable at various times, determined as of a given date by the application of a particular set of *Actuarial Assumptions* .

Actuarial Value of Assets

The asset value derived by using the plan's *Asset Valuation Method.*

Asset Valuation Method

A valuation method designed to smooth random fluctuations in asset values. The objective underlying the use of an asset valuation method is to provide for the long-term stability of employer contributions.

Employee Retirement Income Security Act of 1974 (ERISA)

The primary federal legislative act establishing funding, participation, vesting, benefit accrual, reporting, and disclosure standards for pension and welfare plans.

Entry Age Normal Cost Method

One of the standard actuarial funding methods in which the *Present Value of Projected Plan Benefits* of each individual included in the *Actuarial Valuation* is allocated on a level basis over the earnings of the individual between entry age and assumed exit age(s). The portion of this *Actuarial Present Value* allocated to a valuation year is called the *Normal Cost* . The portion of this *Actuarial Present Value* not provided for at a valuation date by the *Actuarial Present Value* of future *Normal Costs* is called the *Actuarial Accrued Liability* .

Normal Cost

The portion of the *Present Value of Projected Plan Benefits* that is allocated to a particular plan year by the *Actuarial Cost Method* . See *Entry Age Normal Cost Method* for a description of the Normal Cost under the *Entry Age Normal Cost Method.* See *Projected Unit Credit Cost Method* for a description of the Normal Cost under the *Projected Unit Credit Cost Method.*

Present Value of Future Normal Costs

The present value of future normal costs determined based on the *Actuarial Cost Method* for the plan. Under the *Entry Age Normal Cost Method* , this amount is equal to the excess of the *Present Value of Projected Plan Benefits* over the sum of the *Actuarial Value of Assets* and *Unfunded Actuarial Accrued Liability.*

Present Value of Projected Plan Benefits

The present value of future plan benefits reflecting projected credited service and salaries. The present value is determined based on the plan's actuarial assumptions.

Projected Unit Credit Cost Method

One of the standard actuarial funding methods in which the *Present Value of Projected Plan Benefits* of each individual included in the *Actuarial Valuation* is allocated by a consistent formula to valuation years. The *Actuarial Present Value* allocated to a valuation year is called the *Normal Cost* . The *Actuarial Present Value* of benefits allocated to all periods prior to a valuation year is called the *Actuarial Accrued Liability* .

Unfunded Actuarial Accrued Liability

The excess of the *Actuarial Accrued Liability* over the *Actuarial Value of Assets.*

SECTION 5 - SUMMARY OF ACTUARIAL ASSUMPTIONS AND COST METHODS

Nature of Actuarial Calculations

The results documented in this report are estimates based on data that may be imperfect and on assumptions about future events, some of which are mandated assumptions. Certain provisions may be approximated or deemed immaterial and therefore are not valued. Assumptions may be made about participant data or other factors. A range of results, different from those presented in this report could be considered reasonable. The numbers are not rounded, but this is for convenience and should not imply precisions, which is not inherent in actuarial calculations.

<table>
<tr><th>Actuarial Assumption</th><th>Annual Actuarial Valuation
Statutory Minimum</th><th>Annual Actuarial Valuation
Funding Policy Amount for Tax Levy</th></tr>
<tr><td>Interest</td><td>7.00% per annum</td><td>7.00% per annum</td></tr>
<tr><td>Mortality</td><td>RP2014 Healthy Annuitant with Blue Collar Adjustments Projected Generationally from 2013 with Scale MP2018</td><td>RP2014 Healthy Annuitant with Blue Collar Adjustments Projected Generationally from 2013 with Scale MP2018</td></tr>
<tr><td>Retirement</td><td>Rates of retirement for all ages are:
<u>Tier 1</u>
<u>Age</u> | | <u>Age</u> |
50 15.00% 61 25.00%
51 15.00% 62 25.00%
52 20.00% 63 25.00%
53 20.00% 64 25.00%
54 20.00% 65 100%
55 25.00% 66 100%
56 25.00% 67 100%
57 25.00% 68 100%
58 25.00% 69 100%
59 25.00% 70 100%
60 25.00%
<u>Tier 2</u>
<u>Age</u> | | <u>Age</u> |
50 5.00% 61 25.00%
51 5.00% 62 25.00%
52 5.00% 63 25.00%
53 5.00% 64 25.00%
54 5.00% 65 100%
55 40.00% 66 100%
56 25.00% 67 100%
57 25.00% 68 100%
58 25.00% 69 100%
59 25.00% 70 100%
60 25.00%</td><td>Rates of retirement for all ages are:
<u>Tier 1</u>
<u>Age</u> | | <u>Age</u> |
50 15.00% 61 25.00%
51 15.00% 62 25.00%
52 20.00% 63 25.00%
53 20.00% 64 25.00%
54 20.00% 65 100%
55 25.00% 66 100%
56 25.00% 67 100%
57 25.00% 68 100%
58 25.00% 69 100%
59 25.00% 70 100%
60 25.00%
<u>Tier 2</u>
<u>Age</u> | | <u>Age</u> |
50 5.00% 61 25.00%
51 5.00% 62 25.00%
52 5.00% 63 25.00%
53 5.00% 64 25.00%
54 5.00% 65 100%
55 40.00% 66 100%
56 25.00% 67 100%
57 25.00% 68 100%
58 25.00% 69 100%
59 25.00% 70 100%
60 25.00%</td></tr>
<tr><td>Withdrawal</td><td>Rates of termination are based upon age only. Sample rates for selected ages are:
<u>Age</u>
25 10.40%
40 1.90%
50 1.50%
55 1.50%</td><td>Rates of termination are based upon age only. Sample rates for selected ages are:
<u>Age</u>
25 10.40%
40 1.90%
50 1.50%
55 1.50%</td></tr>
</table>

Actuarial Assumption Item	Annual Actuarial Valuation Statutory Minimum	Annual Actuarial Valuation Funding Policy Amount for Tax Levy
Disability	Rates of disability are based upon age only. Sample rates for selected ages are: Age 25 0.03% 40 0.42% 50 0.71% 55 0.90% *60% of disablities are assumed to occur in the line of duty*	Rates of disability are based upon age only. Sample rates for selected ages are: Age 25 0.03% 40 0.42% 50 0.71% 55 0.90% *60% of disablities are assumed to occur in the line of duty*
Salary Increase	5% per annum	5% per annum
Payroll Growth	3.50% per annum	3.50% per annum
Percentage Married	80% are married, females are assumed to be 3 years younger	80% are married, females are assumed to be 3 years younger
Asset Valuation Method	Assets are valued at fair market value and smoothed over three years, reflecting gains and losses at 20% per year.	Assets are valued at fair market value and smoothed over five years, reflecting gains and losses at 20% per year.
Actuarial Cost Methods	Projected Unit Credit Cost Method This is the mandated actuarial method to be used in determining the statutory contribution requirements and under PA 096-1495. This method determines the present value of projected benefits and prorates the projected benefit by service to date to determine the accrued liability. Amounts attributable to past service are amortized as a level percentage of pay with the goal of reaching 90% of the accrued liability by 2040.	Entry Age Normal Cost Method This method projects benefits from entry age to retirement age and attributes costs over total service, as a level percentage of pay. Amounts attributable to past service have been amortized over 21 years on a closed basis as a level percentage of pay.

Exhibit F

FINAL Tax Computation Report
Kendall County

Taxing District VCYV - CITY OF YORKVILLE **Equalization Factor** 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	3,213,942	3,202,140
Residential	417,113,229	416,780,620
Commercial	86,435,860	83,874,064
Industrial	15,386,576	15,386,433
Mineral	0	0
State Railroad	60,243	60,243
Local Railroad	0	0
County Total	**522,209,850**	**519,303,500**
Total + Overlap	**522,209,850**	**519,303,500**

PTELL Values	
Annexation EAV	527,383
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2017)	3,165,797
Limiting Rate	0.63881
% of Burden	0.00%
TIF Increment	2,906,350
New Property	12,791,981
New Property (Overlap)	0
Total New Property	**12,791,981**

Road and Bridge Transfer

Road District	Fund	Amount Extended
TTBRRD - BRISTOL ROAD DISTRI	999	$81,934.52
TTKERD - KENDALL ROAD DISTR	999	$49,542.90
Total		**$131,477.42**

Fund/Name	Levy Request	Max. Rate	Calc. Rate	Actual Rate	Non-PTELL Extension	PTELL Factor	Limited Rate	% Burden Rate	Kendall County Total Extension	Percent
** 001 CORPORATE	1,002,536	0.43750	0.193054	0.19306	$1,002,567.34	1.00000	0.19306	0.00000	$1,002,567.34	30.9278
003 BONDS & INTEREST	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 005 I.M.R.F	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 014 POLICE PROTECTION	887,637	0.60000	0.170928	0.17093	$887,645.47	1.00000	0.17093	0.00000	$887,645.47	27.3825
** 015 POLICE PENSION	1,111,484	0.00000	0.214034	0.21404	$1,111,517.21	1.00000	0.21404	0.00000	$1,111,517.21	34.2886
** 025 GARBAGE	0	0.20000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 027 AUDIT	29,800	0.00000	0.005739	0.00574	$29,808.02	1.00000	0.00574	0.00000	$29,808.02	0.9195
** 035 LIABILITY INSURANCE	40,000	0.00000	0.007703	0.00771	$40,038.30	1.00000	0.00771	0.00000	$40,038.30	1.2351
** 047 SOC SEC	150,000	0.00000	0.028885	0.02889	$150,026.78	1.00000	0.02889	0.00000	$150,026.78	4.6281
** 048 SCHOOL CROSS GUARD	20,000	0.02000	0.003851	0.00386	$20,045.12	1.00000	0.00386	0.00000	$20,045.12	0.6184
** 060 UNEMPLOYMENT INS	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 999 ROAD & BRIDGE TRANSFE	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
Totals (Capped)	**3,241,457**		**0.624194**	**0.62423**	**$3,241,648.24**		**0.62423**	**0.00000**	**$3,241,648.24**	**100.0000**
Totals (Not Capped)	**0**		**0.000000**	**0.00000**	**$0.00**		**0.00000**	**0.00000**	**$0.00**	**0.0000**
Totals (All)	**3,241,457**		**0.624194**	**0.62423**	**$3,241,648.24**		**0.62423**	**0.00000**	**$3,241,648.24**	**100.0000**

*** Subject to PTELL*

Given under my hand and the official seal of my office this 25th day of April, 2019.

Debbie Gillette, County Clerk

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Taxing District LYYV - YORKVILLE LIBRARY **Equalization Factor** 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	3,213,942	3,202,140
Residential	417,113,229	416,780,620
Commercial	86,435,860	83,874,064
Industrial	15,386,576	15,386,433
Mineral	0	0
State Railroad	0	0
Local Railroad	0	0
County Total	**522,149,607**	**519,243,257**
Total + Overlap	**522,149,607**	**519,243,257**

PTELL Values	
Annexation EAV	527,383
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2017)	672,542
Limiting Rate	0.13573
% of Burden	0.00%
TIF Increment	2,906,350
New Property	12,791,981
New Property (Overlap)	0
Total New Property	**12,791,981**

Fund/Name	Levy Request	Max. Rate	Calc. Rate	Actual Rate	Non-PTELL Extension	PTELL Factor	Limited Rate	% Burden Rate	Kendall County Total Extension	Percent
003 BONDS & INTEREST	797,012	0.00000	0.153495	0.15350	$797,038.40	1.00000	0.15350	0.00000	$797,038.40	53.0719
** 016 LIBRARY	725,000	0.15000	0.139626	0.13963	$725,019.36	0.97207	0.13573	0.00000	$704,768.87	46.9281
Totals (Capped)	**725,000**		**0.139626**	**0.13963**	**$725,019.36**		**0.13573**	**0.00000**	**$704,768.87**	**46.9281**
Totals (Not Capped)	**797,012**		**0.153495**	**0.15350**	**$797,038.40**		**0.15350**	**0.00000**	**$797,038.40**	**53.0719**
Totals (All)	**1,522,012**		**0.293121**	**0.29313**	**$1,522,057.76**		**0.28923**	**0.00000**	**$1,501,807.27**	**100.0000**

*** Subject to PTELL*

Given under my hand and the official seal of my office this 25th day of April, 2019

Debbie Gillette

Debbie Gillette, County Clerk

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Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Human Resources	☐
Community Development	■
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2019-22 and EDC 2019-75

Agenda Item Summary Memo

Title: Grande Reserve Units 26 & 27 – Final Plat of Subdivision

Meeting and Date: City Council – October 22, 2019

Synopsis: Proposed Plat of Subdivision of Units 26 & 27 in the Grande Reserve Development

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development

Name Department

Agenda Item Notes:

See attached memorandum.

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: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: October 10, 2019
Subject: **PZC 2019-22 Grande Reserve – Units 26-27 (Final Plat)**
Proposed Approval of 171 lots in 2 New Units of Grande Reserve

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Proposed Request:

The petitioner, Dean Edmeier, on behalf of Grande Reserve (Chicago) ASLV VI, LLLP, owner/developer, is seeking Final Plat approval for an approximately 52-acre site consisting of 171 new residential lots located in the northeast quadrant of Galena Road and Mill Road in Yorkville. The subject property was originally annexed as a part of a larger multi-unit residential development approved by the City of Yorkville in 2003. Currently, Units 26 and 27 (Neighborhood 1) are vacant and utilized for agricultural purposes, as permitted by the annexation agreement. Both units are zoned R-2 Single Family Traditional Residence District Planned Unit Development (PUD) and part of "The Colonies", a villa-style, age-targeted housing product offered in Grande Reserve. Additionally, a recent amendment to the Grande Reserve Annexation Agreement permits the developer to construct an unlimited number of three (3) bedroom ranch or two-story homes in the remaining lots to be built within these units.

The petitioner proposes to development Units 26 and 27 of Grande Reserve in four (4) phases with roughly 45 lots per phase. As requested by staff, the water main in Phase 1 will be looped and connected to the adjacent Unit 23 water main just south of Gains Ct. The water main in Phase 2 will be looped and connected back to the existing water main on E. Millbrook Circle. While staff supports the phasing of the development, bonding will be required by unit and not by phase, as required by the City's Subdivision Control Ordinance.

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated August 13, 2019 were provided to the applicant (see attached). These comments were addressed in a revised Final Plat for Units 26 and 27 submitted by the petitioner on 09-03-19. Additional review comments were provided by the City Engineer in a letter dated September 27, 2019 (attached). Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Unit 26-27, staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations.

Planning & Zoning Commission Action:

The Planning and Zoning Commission reviewed the request for final plat approval at a meeting held on October 9, 2019 and made the following action on the motion below:

In consideration of the proposed Final Plat of Subdivision of Grande Reserve Units 26 and 27, the Planning and Zoning Commission recommends approval of the plats to the City Council as presented by the Petitioner in plans prepared by Manhard Consulting, Ltd. dated last revised 09-03-19, subject to review comments provided by the City Engineer, EEI, Inc. dated August 13, 2019 and September 27, 2019.

Action:

Olson – aye; Williams – aye; Marcum – aye; Vinyard – aye; Horaz – aye; **5 ayes; 0 no.**

Attachments:

1. Draft Ordinance
2. Planning and Zoning Commission Memo dated October 1, 2019
3. Copy of Petitioner's Application
4. Final Plat of Subdivision of Grande Reserve Unit 26 and 27 prepared by Manhard Consulting Ltd., dated 07-31-19.
5. Proposed Watermain Phasing Exhibit prepared by Manhard Consulting Ltd., dated 07/11/2019.
6. EEI Letter to the City dated August 13, 2019.
7. EEI Letter to the City dated September 27, 2019.

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ORDINANCE No. 2019-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE FINAL PLAT OF SUBDIVISION FOR *GRANDE RESERVE UNITS 26 AND 27*

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, Grande Reserve (Chicago) ASLV VI, LLLP, (the "Petitioner") has filed an application and petition for approval of the Final Plat of Subdivision for Units 26 and 27 of the Grande Reserve development, generally located in the northeast quadrant of Galena Road and Mill Road, for a total of 171 new residential lots on approximately 52-acres; and,

WHEREAS, the Planning and Zoning Commission convened and held a public meeting on October 9, 2019, to consider the Final Plat of Subdivision for Grande Reserve Units 26 and 27; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Chapter 3 and 4 of Title 11 of the Yorkville Subdivision Control Ordinance and made a recommendation to the Mayor and City Council ("the Corporate Authorities") for approval of the Final Plat of Subdivision for Grande Reserve Units 26 and 27 subject to the review comments provided by the City Engineer, EEI, Inc. dated August 13, 2019 and September 27, 2019.

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 the Final Plat of Subdivision for Grande Reserve Units 26 and 27, for the property legally described and attached hereto and made a part hereof by reference as *Exhibit A*.

Section 3: That the Corporate Authorities hereby approve the Final Plat of Subdivision for Grande Reserve Units 26 and 27 as prepared by Manhard Consulting, Ltd, Lombard, Illinois, dated last revised September 3, 2019 attached hereto and made a part hereof as *Exhibit B* and authorize the Mayor, City Clerk, City Administrator and City Engineer to execute said Plat, subject to the review comments provided in letters from the City Engineer, EEI, INC. dated August 13, 2019 and September 27, 2019 attached hereto and made a part hereof as *Exhibit C.*

Section 4: That the City Clerk is hereby authorized pursuant to Section 11-2-3.H of the Yorkville Subdivision Control Ordinance to file a copy of this ordinance and the Final Plat of Subdivision for Grande Reserve Units 26 and 27 with the Kendall County Recorder of Deeds.

Section 5: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2019.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____

MAYOR

EXHIBIT A
Legal Description

EXHIBIT B
Final Plat

EXHIBIT C

LEGAL DESCRIPTION FOR
PROPOSED UNIT 26 AND 27 IN GRANDE RESERVE
YORKVILLE, ILLINOIS

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3030 IN GRANDE RESERVE UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 200600035289; THENCE NORTH 01 DEGREES 21 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200500001028, 808.51 FEET, TO THE SOUTHEAST CORNER OF LOT 42 IN STORYBROOK HIGHLANDS UNIT 2 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1974 AS DOCUMENT NUMBER 74-3985; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG EAST LINE OF SAID SUBDIVISION, 1,029.69 FEET, TO A 1 INCH IRON PIPE ON THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200400024625; THENCE NORTH 88 DEGREES 02 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH LINE, 248.73 FEET, TO A 1 1/4 INCH PINCHED IRON PIPE ON THE EAST LINE OF SAID LAND; THENCE NORTH 01 DEGREES 18 MINUTES 04 SECONDS WEST, ALONG SAID EAST LINE, 808.81 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GELENA ROAD (ALSO KNOWN AS COUNTY HIGHWAY 9 AND CANNONBALL TRAIL) AS DEDICATED BY DOCUMENT NUMBER 200600040560; THENCE NORTH 63 DEGREES 46 MINUTES 24 SECONDS EAST, ALONG SAID SOUTH LINE, 806.93 FEET (807.42 FEET RECORD), TO THE WEST LINE OF GRANDE RESERVE UNIT 23, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT NUMBER 200600040560, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BLACKHAWK BOULEVARD AS DEDICATED BY SAID UNIT 23; THENCE ALONG WEST LINE OF SAID UNIT 23 FOR THE FOLLOWING 39 COURSES; 1) THENCE SOUTH 26 DEGREES 13 MINUTES 36 SECONDS EAST, 283.50 FEET; 2) THENCE SOUTH 63 DEGREES 46 MINUTES 24 SECONDS WEST, 25.99 FEET; 3) THENCE SOUTH 26 DEGREES 13 MINUTES 36 SECONDS EAST, 66.00 FEET; 4) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 70.22 FEET; 5) THENCE NORTH 55 DEGREES 14 MINUTES 47 SECONDS EAST, 26.00 FEET; 6) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 120.00 FEET; 7) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 41.00 FEET; 8) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 95.00 FEET; 9) THENCE SOUTH 55

LEGAL DESCRIPTION FOR PROPOSED UNIT 26 AND 27 IN GRANDE RESERVE YORKVILLE, ILLINOIS

DEGREES 14 MINUTES 47 SECONDS WEST, 60.00 FEET; 10) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 36.00 FEET; 11) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 120.00 FEET; 12) THENCE SOUTH 36 DEGREES 18 MINUTES 44 SECONDS WEST, 28.73 FEET; 13) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 14) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 36.00 FEET; 15) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 120.00 FEET; 16) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 31.00 FEET; 17) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 18) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 100.00 FEET; 19) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 41.00 FEET; 20) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 38.65 FEET; 21) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 41.00 FEET; 22) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 100.00 FEET; 23) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 24) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 31.00 FEET; 25) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 164.53 FEET; 26) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 98.08 FEET; 27) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 36.00 FEET; 28) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 60.00 FEET; 29) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 95.00 FEET; 30) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 41.00 FEET; 31) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 120.00 FEET; 32) THENCE SOUTH 88 DEGREES 42 MINUTES 03 SECONDS WEST, 26.00 FEET; 33) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 60.00 FEET; 34) THENCE SOUTH 11 DEGREES 03 MINUTES 49 SECONDS EAST, 50.60 FEET; 35) THENCE SOUTH 28 DEGREES 13 MINUTES 56 SECONDS EAST, 73.98 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF MILLBROOK CIRCLE AS DEDICATED BY AFORESAID SAID UNIT 23; 36) THENCE SOUTH 61 DEGREES 46 MINUTES 04 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 10.20 FEET; 37) THENCE SOUTH 28 DEGREES 13 MINUTES 56 SECONDS EAST, 188.75 FEET, TO A POINT OF CURVATURE; 38) THENCE SOUTHEASTERLY, 81.76 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEAST, HAVING A

LEGAL DESCRIPTION FOR
PROPOSED UNIT 26 AND 27 IN GRANDE RESERVE
YORKVILLE, ILLINOIS

RADIUS OF 350.00 FEET, A CHORD BEARING SOUTH 34 DEGREES 55 MINUTES 27 SECONDS EAST, AND A CHORD DISTANCE OF 81.57 FEET, TO A POINT OF TANGENCY; 39) THENCE SOUTH 41 DEGREES 37 MINUTES 26 SECONDS EAST, 22.23 FEET (22.30 FEET RECORD), TO A 1 INCH IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY LINE OF TUSCANY TRAIL AS DEDICATED BY DOCUMENT NUMBER 200600035289; THENCE ALONG SAID NORTHERLY LINE FOR THE FOLLOWING 3 COURSES; 1) SOUTH 48 DEGREES 21 MINUTES 51 SECONDS WEST, 146.12 FEET, TO A POINT OF CURVATURE; 2) THENCE SOUTHWESTERLY, 358.07 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 435.00 FEET, A CHORD BEARING SOUTH 24 DEGREES 46 MINUTES 58 SECONDS WEST, AND A CHORD DISTANCE OF 348.05 FEET, TO A POINT OF TANGENCY; 3) THENCE SOUTH 01 DEGREES 12 MINUTES 04 SECONDS WEST, 14.26 FEET (14.59 FEET RECORD), TO THE NORTHERLY LINE OF AFORESAID GRANDE RESERVE UNIT 20; THENCE ALONG NORTHERLY AND WESTERLY LINE OF SAID SUBDIVISION FOR THE FOLLOWING 20 COURSES; 1) THENCE NORTH 88 DEGREES 58 MINUTES 59 SECONDS WEST, 30.23 FEET (30.00 FEET RECORD), TO A 1 INCH IRON PIPE; 2) THENCE NORTH 81 DEGREES 36 MINUTES 50 SECONDS WEST, 74.01 FEET (74.02 FEET RECORD), TO A 1 INCH IRON PIPE; 3) THENCE NORTH 68 DEGREES 38 MINUTES 07 SECONDS WEST, 167.47 FEET (167.50 FEET RECORD), TO 1 INCH IRON PIPE; 4) THENCE SOUTH 21 DEGREES 22 MINUTES 30 SECONDS WEST, 185.96 FEET (186.00 FEET RECORD), TO A 1 INCH IRON PIPE; 5) THENCE SOUTH 68 DEGREES 31 MINUTES 07 SECONDS EAST, 23.47 FEET (22.36 FEET RECORD), TO A 1 INCH IRON PIPE; 6) THENCE SOUTH 21 DEGREES 17 MINUTES 24 SECONDS WEST, 120.00 FEET; 7) THENCE SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST, 78.14 FEET, TO A 1 INCH IRON PIPE; 8) THENCE NORTH 51 DEGREES 56 MINUTES 39 SECONDS WEST, 99.59 FEET (99.54 FEET RECORD); 9) THENCE NORTH 70 DEGREES 41 MINUTES 59 SECONDS WEST, 78.16 FEET; 10) THENCE NORTH 88 DEGREES 08 MINUTES 28 SECONDS WEST, 78.84 FEET; 11) THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST, 168.36 FEET; 12) THENCE SOUTH 31 DEGREES 05 MINUTES 04 SECONDS WEST, 89.64 FEET, TO A 1 INCH IRON PIPE; 13) THENCE SOUTH 01 DEGREES 21 MINUTES 18 SECONDS EAST, 158.00 FEET; 14) THENCE SOUTH 59 DEGREES 40 MINUTES 13 SECONDS EAST, 57.67 FEET; 15) THENCE SOUTH 37 DEGREES 12 MINUTES 58 SECONDS WEST, 148.98 FEET, TO A 1 INCH IRON PIPE; 16) THENCE SOUTH 14

LEGAL DESCRIPTION FOR
PROPOSED UNIT 26 AND 27 IN GRANDE RESERVE
YORKVILLE, ILLINOIS

DEGREES 40 MINUTES 46 SECONDS WEST, 66.00 FEET (66.12 FEET RECORD), TO A 1 INCH IRON PIPE AND A POINT ON A NON-TANGENT CURVE; 17) THENCE EASTERLY, 8.88 FEET (8.94 FEET RECORD), ALONG SAID NON-TANGENT CURVE, CONCAVE NORTH, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING SOUTH 73 DEGREES 52 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 8.88 FEET, TO A 1 INCH IRON PIPE; 18) THENCE SOUTH 75 DEGREES 34 MINUTES 47 SECONDS EAST, 20.30 FEET (20.47 FEET RECORD), TO A 1 INCH IRON PIPE; 19) THENCE SOUTH 14 DEGREES 34 MINUTES 25 SECONDS WEST, 120.10 FEET (120.00 FEET RECORD), TO A 1 INCH IRON PIPE; 20) THENCE NORTH 75 DEGREES 18 MINUTES 58 SECONDS WEST, 248.70 FEET (248.68 FEET RECORD), TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS EXCEPT THAT PART IN THE SOUTHEAST QUARTER IN SAID SECTION 11.

CONTAINING 2,186,349 SQUARE FEET, (50.192 ACRES) MORE OR LESS.

PREPARED BY:
MANHARD CONSULTING LTD.
900 WOODLANDS PARKWAY
VERNON HILLS, IL 60061

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 26

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

SURVEY PREPARED FOR

GRAND RESERVE (CHICAGO) ASLI VI, L.L.L.P.
C/O AVANTI PROPERTIES GROUP
923 N. PENNSYLVANIA AVE.
WINTER PARK, FLORIDA 32789

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
———	LOT LINE	———
— — —	EASEMENT LINE	— — —
——— ———	SETBACK LINE	——— ———
	B.S.L.	BUILDING SETBACK LINE
	P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION

AREA SUMMARY

LOTS 1–42 & 140–171:	(13.011 AC±)	566,755 SQUARE FEET
LOT 3037:	(7.600 AC±)	331,046 SQUARE FEET
OUTLOTS S–1 – S–7:	(3.264 AC±)	142,202 SQUARE FEET
DEDICATED R.O.W.:	(1.770 AC±)	77,095 SQUARE FEET
TOTAL:	(26.645 AC±)	1,117,098 SQUARE FEET

PIN'S

02–11–276–005
02–11–400–011
02–11–228–086

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

BASIS OF BEARINGS

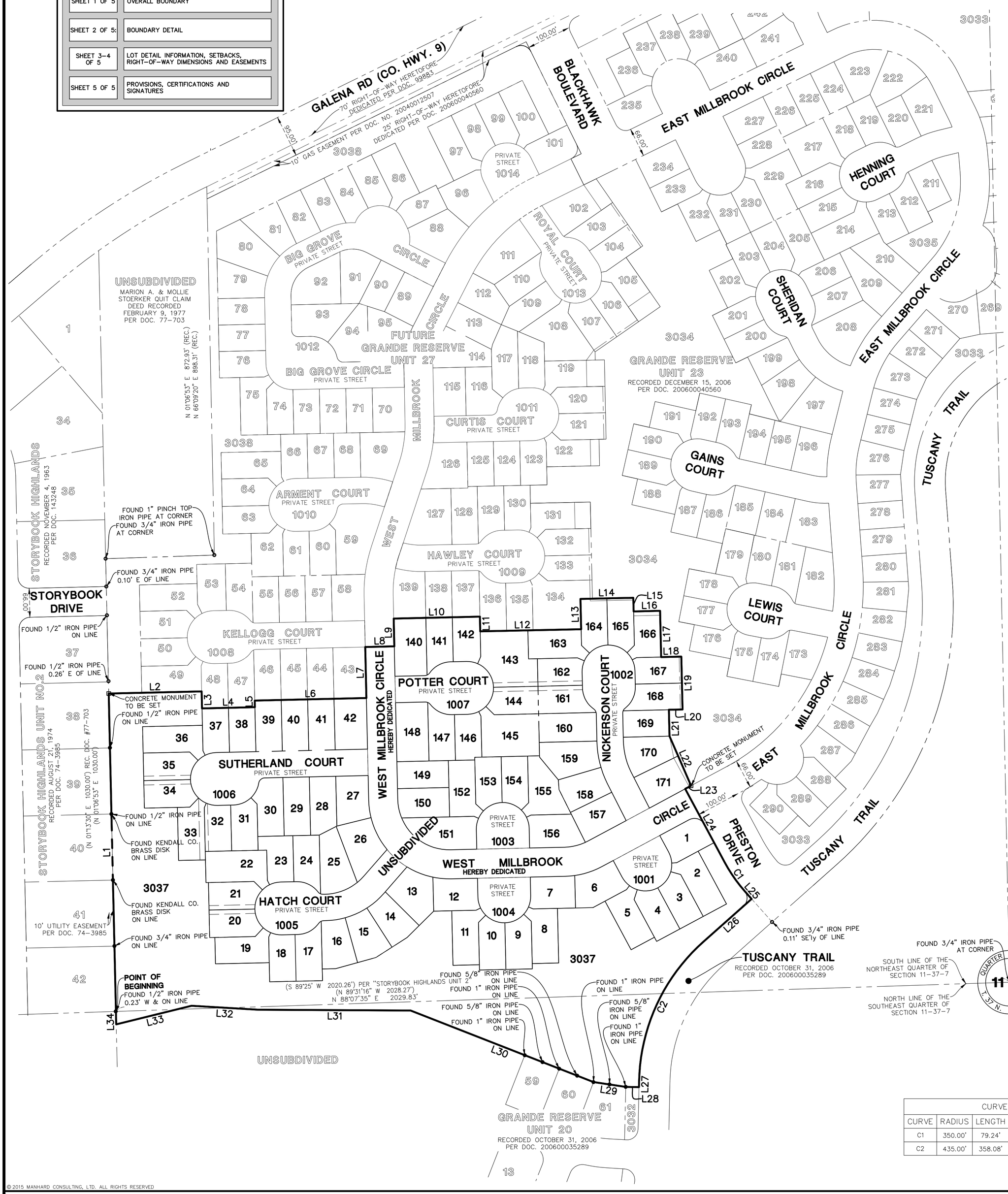
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEYOR'S NOTES

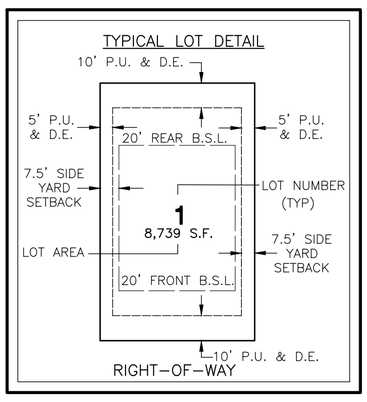
1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. ⊡ DENOTES CONCRETE MONUMENTS.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.
7. THERE SHALL BE NO DIRECT VEHICLE ACCESS ONTO STORYBOOK DRIVE FROM THE PROPOSED SUBDIVISION.
8. STORMWATER MANAGEMENT EASEMENT, AND A PUBLIC UTILITY AND DRAINAGE EASEMENT ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOT 3037.
9. ALL COURTS AND PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. PUBLIC UTILITIES AND DRAINAGE EASEMENTS, AND INGRESS AND EGRESS EASEMENTS ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOTS 1001 THROUGH 1007.
11. LOT 3037, INCLUSIVE, SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

SHEET INDEX

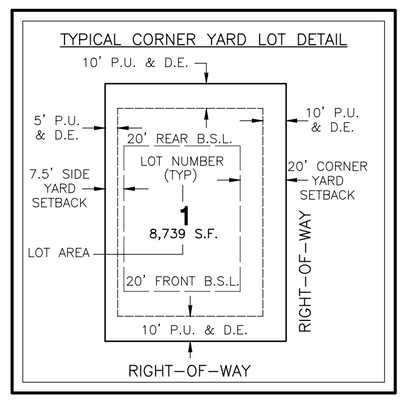
SHEET 1 OF 5	OVERALL BOUNDARY
SHEET 2 OF 5:	BOUNDARY DETAIL
SHEET 3–4 OF 5	LOT DETAIL INFORMATION, SETBACKS, RIGHT–OF–WAY DIMENSIONS AND EASEMENTS
SHEET 5 OF 5	PROVISIONS, CERTIFICATIONS AND SIGNATURES



TYPICAL LOT DETAIL



TYPICAL CORNER YARD LOT DETAIL



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°17'53"W	722.03'
L2	N88°42'28"E	211.11'
L3	S01°17'32"E	38.50'
L4	N88°42'28"E	120.00'
L5	N01°17'32"W	15.00'
L6	N88°42'28"E	253.50'
L7	N01°17'32"W	116.00'
L8	N88°42'28"E	66.00'
L9	N01°17'32"W	62.99'
L10	N88°42'37"E	195.90'
L11	S01°11'13"E	33.39'
L12	N88°48'47"E	229.20'
L13	N01°17'32"W	68.82'
L14	N88°42'28"E	120.00'
L15	S01°17'32"E	31.00'
L16	N88°42'28"E	60.00'
L17	S01°17'32"E	105.00'
L18	N88°42'28"E	46.00'
L19	S01°17'32"E	120.00'
L20	S88°42'28"W	31.00'
L21	S01°17'32"E	60.00'
L22	S23°34'54"E	122.73'
L23	S61°46'30"W	15.20'
L24	S28°13'30"E	188.75'
L25	S41°35'17"E	24.82'
L26	S48°23'27"W	146.12'
L27	S01°15'13"W	14.53'
L28	N88°45'03"W	30.00'
L29	N81°34'25"W	74.17'
L30	N68°37'33"W	445.81'
L31	N89°42'05"W	344.84'
L32	N86°36'11"W	152.80'
L33	S76°07'45"W	176.09'
L34	N01°19'43"W	29.30'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	350.00'	79.24'	S34°42'39"E	79.07'
C2	435.00'	358.08'	S24°50'08"W	348.05'

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SHEET 1 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07–31–19
SCALE: 1"=120'

GRANDE RESERVE UNIT - 26
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Westewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2	09–03–19 REVISED PER CITY COMMENTS	MGS
1	08–15–19 REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 26

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

N

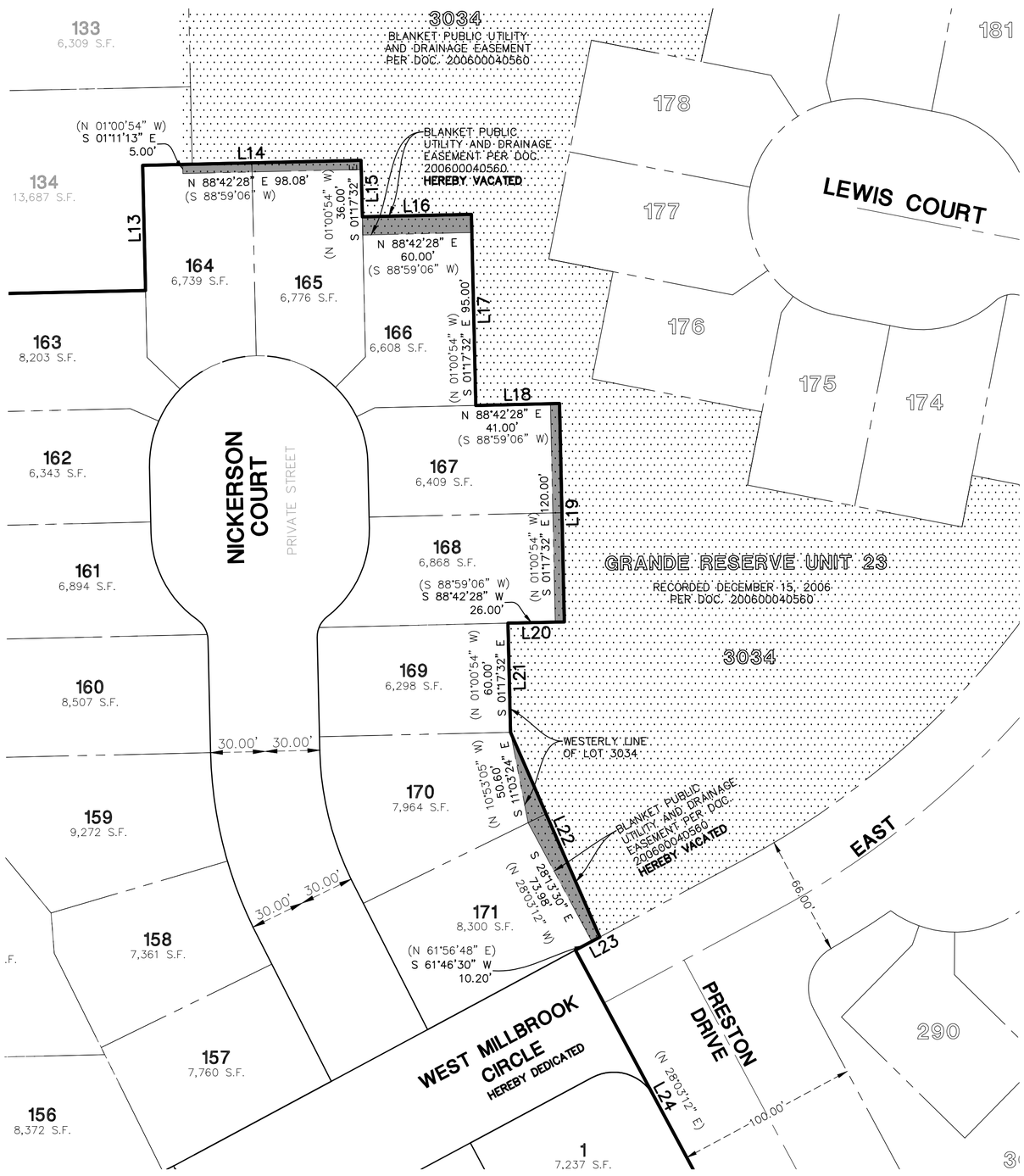
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

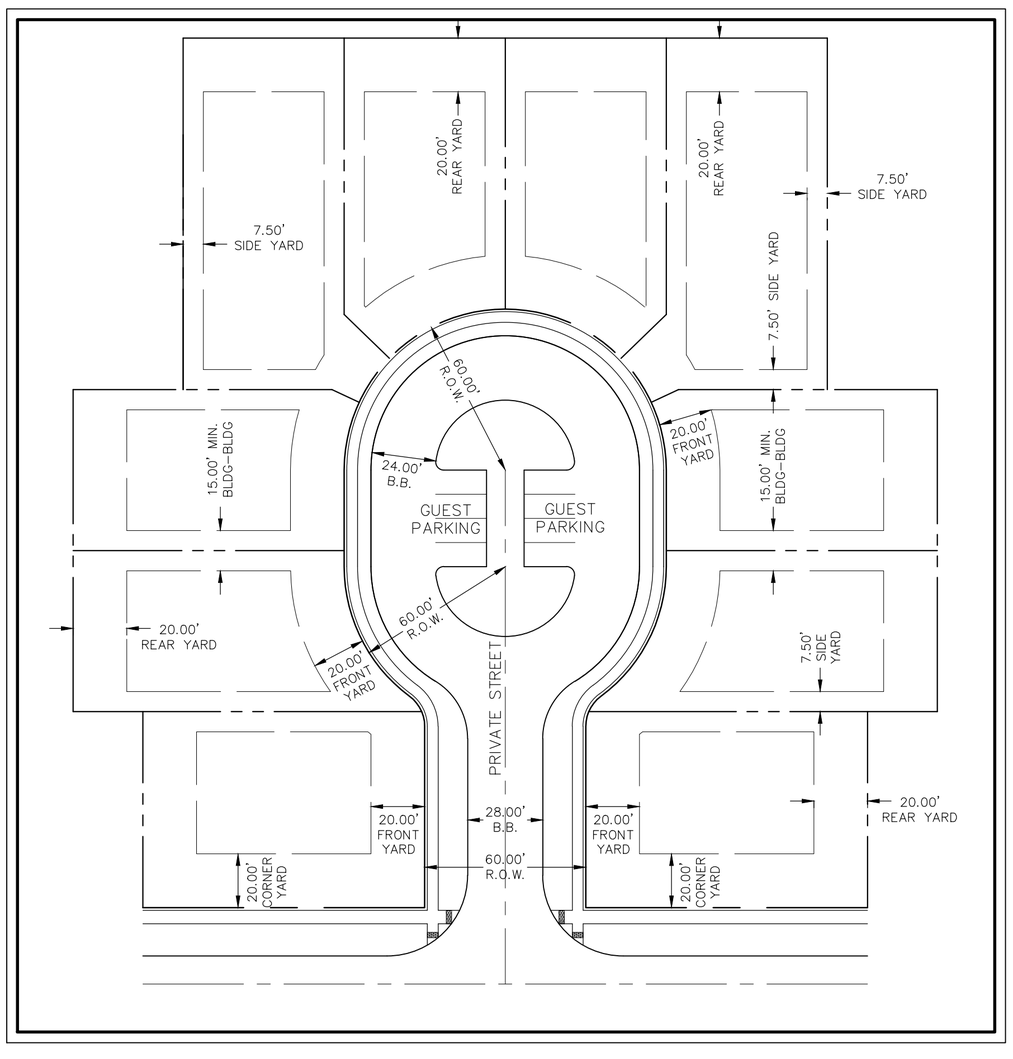
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°48'47"E	229.20'
L13	N01°17'32"W	68.82'
L14	N88°42'28"E	120.00'
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L18	N88°42'28"E	46.00'
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L21	S01°17'32"E	60.00'
L22	S23°34'54"E	122.73'
L23	S61°46'30"W	15.20'
L24	S28°13'30"E	188.75'

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
— - —	LOT LINE	———
— — —	EASEMENT LINE	— — —
	SETBACK LINE	— — —
	B.S.L. BUILDING SETBACK LINE	
	S.W.M.E. STORMWATER MANAGEMENT EASEMENT	
	XXX.XX MEASURED INFORMATION	
	(XXX.XX) RECORD INFORMATION	
	LOT 3034	
	BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 200600040560 HEREBY VACATED	



TYPICAL CLUSTER SINGLE FAMILY DETAIL

SCALE: 1"=40'

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SHEET 2 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=50'

GRANDE RESERVE UNIT - 26

UNITED CITY OF YORKVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2	09-03-19 REVISED PER CITY COMMENTS	MGS
1	08-15-19 REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	350.10'	81.76'	S34°55'02"E	81.57'
C2	435.00'	358.08'	S24°50'08"W	348.05'
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C4	14.00'	13.08'	S28°03'01"E	12.61'
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C6	60.00'	56.04'	N25°27'58"E	54.03'
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C8	14.00'	13.08'	S61°56'59"W	12.61'
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C10	60.00'	56.04'	S64°32'02"E	54.03'
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C12	14.00'	13.08'	S61°56'59"W	12.61'
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C14	60.00'	56.04'	S64°32'02"E	54.03'
C15	14.00'	13.08'	S64°32'02"E	12.61'
C16	14.00'	19.33'	S49°09'38"W	17.83'
C17	60.00'	82.83'	S49°09'38"W	76.41'

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
—— - - ——	LOT LINE	———
— —— —	EASEMENT LINE	— —— —
——— ———	SETBACK LINE	——— ———
	B.S.L.	BUILDING SETBACK LINE
	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION
	PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT **HEREBY GRANTED**	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

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L35	N86°42'19"E	11.17'
L36	N74°11'46"W	23.45'
L37	S17°44'45"W	23.45'
L38	N36°50'40"E	11.17'
L39	S66°21'42"E	17.10'
L40	S46°03'16"E	25.21'
L41	S44°40'44"W	23.45'
L42	N63°46'39"E	11.17'
L43	S66°21'42"E	11.17'
L44	N47°15'47"W	23.45'
L45	S44°40'44"W	23.45'
L46	N63°46'39"E	11.17'
L47	S47°15'47"E	23.45'
L48	S44°40'44"W	23.45'
L49	S26°13'21"E	11.17'
L50	N23°38'18"E	11.17'
L51	N42°44'13"E	26.93'
L52	S45°19'16"E	26.93'
L53	S26°13'21"E	11.17'
L54	S43°44'47"E	20.00'
L55	S23°38'18"W	11.17'
L56	N43°56'10"E	28.74'
L57	S45°19'16"E	26.93'
L58	N26°13'21"W	11.17'

MATCHLINE - SEE SHEET 04

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SHEET 3 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-12
SCALE: 1"=50'

GRANDE RESERVE UNIT - 26
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2 09-03-19	REVISED PER CITY COMMENTS	MGS
1 08-15-19	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

CURVE TABLE				
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C7	14.00'	13.08'	N25°27'58"E	12.61'
C8	14.00'	13.08'	S61°56'59"W	12.61'
C9	60.00'	56.04'	S61°56'59"W	54.03'
C10	60.00'	56.04'	S64°32'02"E	54.03'
C11	14.00'	13.08'	S64°32'02"E	12.61'
C12	14.00'	13.08'	S61°56'59"W	12.61'
C13	60.00'	56.04'	S61°56'59"W	54.03'
C14	60.00'	56.04'	S64°32'02"E	54.03'
C15	14.00'	13.08'	S64°32'02"E	12.61'
C16	14.00'	19.33'	S49°09'38"W	17.83'
C17	60.00'	82.83'	S49°09'38"W	76.41'

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
—— - - ——	LOT LINE	———
— — — —	EASEMENT LINE	— — — —
——— ———	SETBACK LINE	——— ———
	B.S.L. BUILDING SETBACK LINE	
	S.W.M.E. STORMWATER MANAGEMENT EASEMENT	
	XXX.XX MEASURED INFORMATION	
	(XXX.XX) RECORD INFORMATION	
▨	PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT **HEREBY GRANTED**	

N

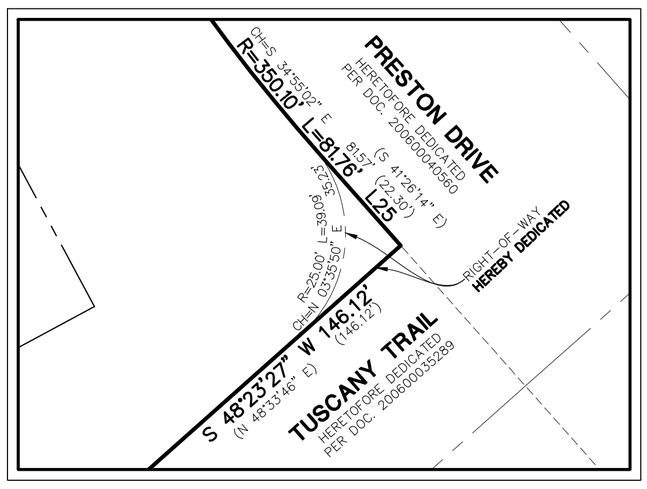
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

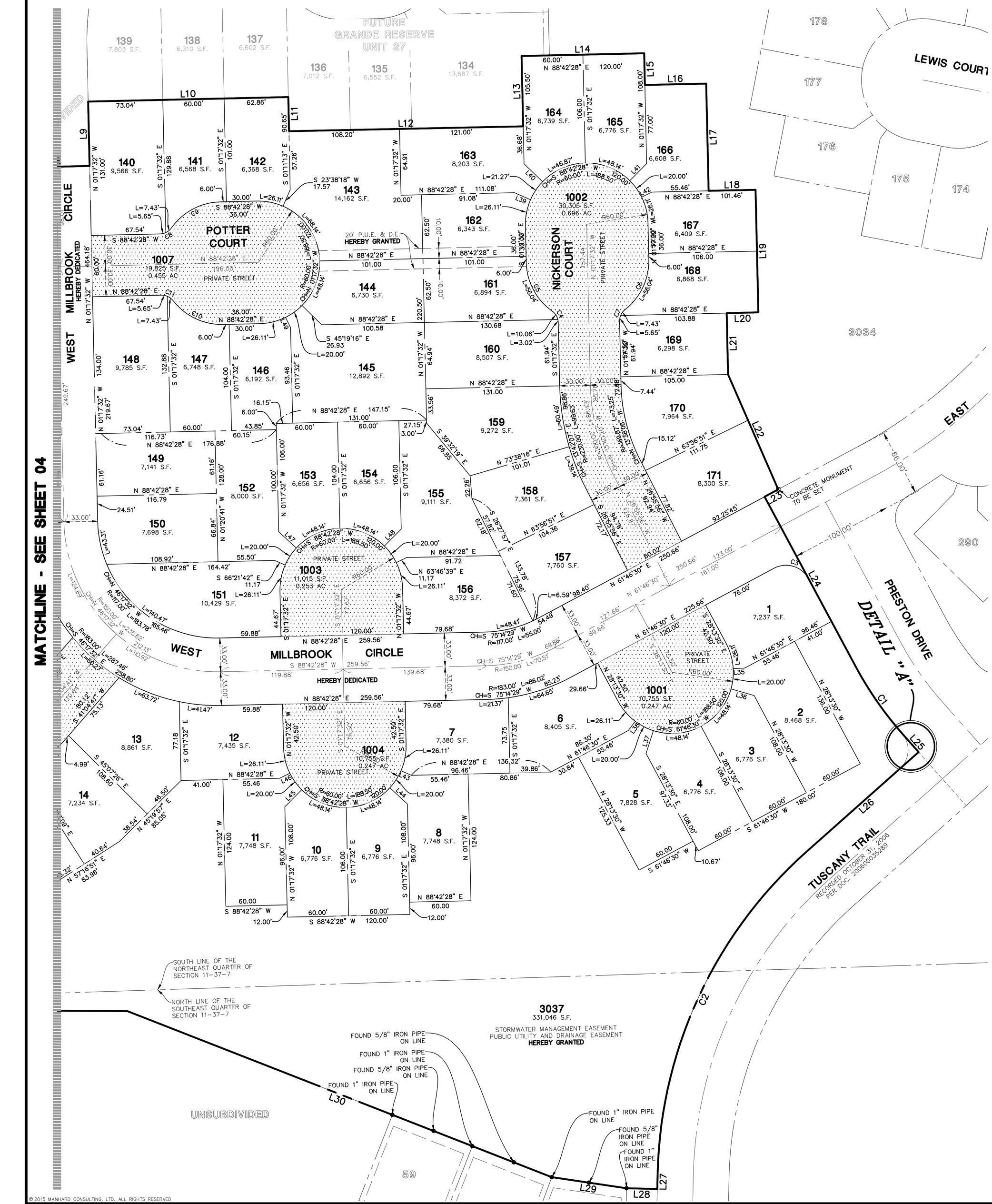
BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



DETAIL "A"

SCALE: 1"=20'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°17'53"W	722.03'
L2	N88°42'28"E	211.11'
L3	S01°17'32"E	38.50'
L4	N88°42'28"E	120.00'
L5	N01°17'32"W	15.00'
L6	N88°42'28"E	253.50'
L7	N01°17'32"W	116.00'
L8	N88°42'28"E	66.00'
L9	N01°17'32"W	62.99'
L10	N88°42'37"E	195.90'
L11	S01°11'13"E	33.39'
L12	N88°48'47"E	229.20'
L13	N01°17'32"W	68.82'
L14	N88°42'28"E	120.00'
L15	S01°17'32"E	31.00'
L16	N88°42'28"E	60.00'
L17	S01°17'32"E	105.00'
L18	N88°42'28"E	46.00'
L19	S01°17'32"E	120.00'
L20	S88°42'28"W	31.00'
L21	S01°17'32"E	60.00'
L22	S23°34'54"E	122.73'
L23	S61°46'30"W	15.20'
L24	S28°13'30"E	188.75'
L25	S41°36'33"E	22.30'
L26	S48°23'27"W	146.12'
L27	S01°15'13"W	14.53'
L28	N88°45'03"W	30.00'
L29	N81°34'25"W	74.17'
L30	N68°37'33"W	445.81'
L31	N89°42'05"W	344.84'
L32	N86°36'11"W	152.80'
L33	S76°07'45"W	176.09'
L34	N01°19'43"W	29.30'
L35	N86°42'19"E	11.17'
L36	N74°11'46"W	23.45'
L37	S17°44'45"W	23.45'
L38	N36°50'40"E	11.17'
L39	S66°21'42"E	17.10'
L40	S46°03'16"E	25.21'
L41	S44°40'44"W	23.45'
L42	N63°46'39"E	11.17'
L43	S66°21'42"E	11.17'
L44	N47°15'47"W	23.45'
L45	S44°40'44"W	23.45'
L46	N63°46'39"E	11.17'
L47	S47°15'47"E	23.45'
L48	S44°40'44"W	23.45'
L49	S26°13'21"E	11.17'
L50	N23°38'18"E	11.17'
L51	N42°44'13"E	26.93'
L52	S45°19'16"E	26.93'
L53	S26°13'21"E	11.17'
L54	S43°44'47"E	20.00'
L55	S23°38'18"W	11.17'
L56	N43°56'10"E	28.74'
L57	S45°19'16"E	26.93'
L58	N26°13'21"W	11.17'

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SHEET 4 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=50'

GRANDE RESERVE UNIT - 26

UNITED CITY OF YORKVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2 09-03-19	REVISED PER CITY COMMENTS	MGS
1 08-15-19	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

WITNESS MY (OUR) HAND AND SEAL AT _____, _____
(TOWN) (STATE)

THIS _____ DAY OF _____, 20___.

_____ _____
OWNER (PRINTED NAME) OWNER (PRINTED NAME)

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I,_____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____

AND _____, PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, 20 _____.

_____
NOTARY PUBLIC

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CITY ADMINISTRATOR

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
MAYOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No._____ AT A MEETING HELD THIS ___ DAY OF_____, 20__.

_____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS ___ DAY OF_____, 20__.

_____
CITY ENGINEER

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATERMAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE CITY OF YORKVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE UNITED CITY OF YORKVILLE.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

INGRESS/EGRESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS (I.E.E.) IS HEREBY GRANTED AND RESERVED FOR ALL PRESENT AND FUTURE OWNERS OF LOTS 1 THROUGH 42 AND 140 THROUGH 171 TOGETHER WITH THEIR GUESTS, SUCCESSORS AND ASSIGNS FOR THE RIGHT OF ACCESS TO WEST MILLBROOK CIRCLE, A PUBLICLY DEDICATED STREET, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES AND HATCHING ON THE PLAT AND MARKED WITH THE WORDS "PRIVATE STREET".

PRIVATE STREETS WITHIN THE DEVELOPMENT SHALL REMAIN PRIVATE STREETS AND RESPONSIBILITY FOR THE MAINTENANCE OF THE ROADS SHALL REST SOLELY UPON THE OWNERS WITHIN THE DEVELOPMENT IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONJUNCTION WITH THE RECORDING OF THIS PLAT.

KENDALL COUNTY CLERK'S CERTIFICATE

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

I,_____,COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 20_____.

_____
COUNTY CLERK

KENDALL COUNTY RECORDER'S CERTIFICATE

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

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____,

A.D., 20_____, AT_____O'CLOCK_____.M., AND WAS RECORDED IN BOOK_____OF PLATS

ON PAGE_____.

BY:_____
RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, _____.

_____
JOSEPH M. IOVINELLI
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2019

OWNER: _____ ATTORNEY: _____

VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT APPROVED AND ACCEPTED:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOC. 200600040560 AS SHOWN HEREON:

ACCEPTED: _____ DATE: _____
AT & T

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
NORTHERN ILLINOIS GAS COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMCAST CABLE COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
UNITED CITY OF YORKVILLE

_____
PRINTED NAME AND TITLE

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, SAMUEL J. PHILLIPPE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 IN STORYBOOK HIGHLANDS UNIT NO. 2 SUBDIVISION, RECORDED AUGUST 21, 1974 PER DOCUMENT 74-3985; THENCE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID STORYBOOK HIGHLANDS UNIT NO. 2, A DISTANCE OF 722.03 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 211.11 FEET; THENCE SOUTH 01 DEGREE 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 38.50 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 253.50 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 116.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 62.99 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 195.90 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 33.39 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 229.20 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 68.82 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 31.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 105.00 FEET; 2) THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE EASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1)THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 31.00 FEET; 2) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23 DEGREES 34 MINUTES 54 SECONDS EAST, A DISTANCE OF 122.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MILLBROOK CIRCLE; THENCE SOUTH 61 DEGREES 46 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.20 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF PRESTON DRIVE AS DEDICATED PER DOCUMENT 20060040560; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 28 DEGREES 13 MINUTES 30 SECONDS EAST, A DISTANCE OF 188.75 FEET TO A TANGENT CURVE 2) THENCE SOUTHERLY ALONG SAID TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 350.00 FEET SUBTENDING A CHORD BEARING SOUTH 34 DEGREES 55 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 81.57 FEET AND AN ARC DISTANCE OF 81.76 FEET TO A TANGENT LINE; 3) THENCE SOUTH 41 DEGREES 36 MINUTES 33 SECONDS EAST, A DISTANCE OF 22.30 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TUSCANY TRAIL AS DEDICATED PER DOCUMENT 200600035289; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 48 DEGREES 23 MINUTES 27 SECONDS WEST, A DISTANCE OF 146.12 FEET TO A TANGENT CURVE; 2) THENCE SOUTHERLY ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 435.00 FEET SUBTENDING A CHORD BEARING SOUTH 24 DEGREES 50 MINUTES 08 SECONDS WEST, A CHORD DISTANCE OF 348.05 FEET AND AN ARC DISTANCE OF 358.08 FEET, TO A TANGENT LINE; 3) THENCE SOUTH 01 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 14.53 FEET TO THE NORTHEAST CORNER OF LOT 3032 IN GRANDE RESERVE – UNIT 20 RECORDED OCTOBER 31, 2006 PER DOCUMENT 20060035289; THENCE ALONG THE NORTHERLY LINE OF SAID GRANDE RESERVE – UNIT 20 FOR THE FOLLOWING 3 COURSES. 1) THENCE NORTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, A DISTANCE OF 30.00 FEET; 2) THENCE NORTH 81 DEGREES 34 MINUTES 25 SECONDS WEST, A DISTANCE OF 74.17 FEET; 3) THENCE NORTH 68 DEGREES 37 MINUTES 33 SECONDS WEST, A DISTANCE OF 445.81 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 05 SECONDS WEST, A DISTANCE OF 344.84 FEET; THENCE NORTH 86 DEGREES 36 MINUTES 11 SECONDS WEST, A DISTANCE OF 152.80 FEET; THENCE SOUTH 76 DEGREES 07 MINUTES 45 SECONDS WEST, A DISTANCE OF 176.09 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 01 DEGREES 19 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 29.30 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17093C0039H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

DATED THIS _____ DAY OF _____, _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2021

DATE OF FIELD SURVEY: APRIL 25, 2019

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

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SHEET 5 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-12-19
SCALE: NTS

GRANDE RESERVE UNIT - 26
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2. 09-03-19	REVISED PER CITY COMMENTS	MGS
1. 08-15-19	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

SURVEY PREPARED FOR

GRAND RESERVE (CHICAGO) ASLI VI, L.L.L.P.
C/O AVANTI PROPERTIES GROUP
923 N. PENNSYLVANIA AVE.
WINTER PARK, FLORIDA 32789

LEGEND

EXISTING		PROPOSED
————	PROPERTY LINE	————
————	LOT LINE	————
— — —	EASEMENT LINE	— — —
——— ———	SETBACK LINE	——— ———
	B.S.L.	BUILDING SETBACK LINE
	P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION

AREA SUMMARY

LOTS 43–139:	(16.889 AC±)	735,690 SQUARE FEET
LOT 3038:	(3.245 AC±)	141,372 SQUARE FEET
OUTLOTS S–8 – S–14:	(4.616 AC±)	201,070 SQUARE FEET
DEDICATED R.O.W.:	(1.897 AC±)	82,629 SQUARE FEET
TOTAL:	(26.647 AC±)	1,160,761 SQUARE FEET

PIN'S

02–11–276–005
02–11–228–086

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEYOR'S NOTES

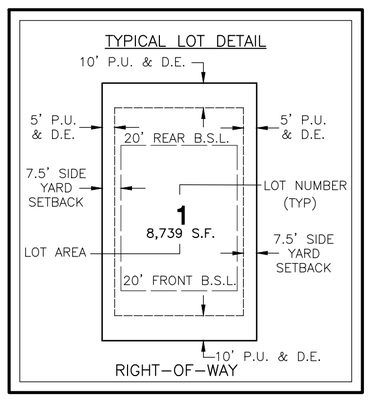
1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. ⊡ DENOTES CONCRETE MONUMENTS.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.
7. THERE SHALL BE NO DIRECT VEHICLE ACCESS ONTO STORYBOOK DRIVE FROM THE PROPOSED SUBDIVISION.
8. STORMWATER MANAGEMENT EASEMENT, AND A PUBLIC UTILITY AND DRAINAGE EASEMENT ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOT 3036.
9. ALL COURTS AND PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. PUBLIC UTILITIES AND DRAINAGE EASEMENTS, AND INGRESS AND EGRESS EASEMENTS ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOTS 1008 THROUGH 1014.
11. LOT 3038, INCLUSIVE, SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

SHEET INDEX

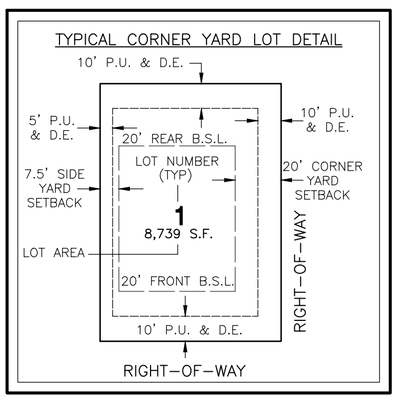
SHEET 1 OF 5	OVERALL BOUNDARY
SHEET 2 OF 5:	BOUNDARY DETAIL
SHEET 3–4 OF 5	LOT DETAIL INFORMATION, SETBACKS, RIGHT–OF–WAY DIMENSIONS AND EASEMENTS
SHEET 5 OF 5	PROVISIONS, CERTIFICATIONS AND SIGNATURES



TYPICAL LOT DETAIL



TYPICAL CORNER YARD LOT DETAIL



LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°46'49"W	25.99'
L2	S26°13'11"E	66.00'
L3	N63°46'49"E	31.35'
L4	S34°44'48"E	185.58'
L5	S55°15'12"W	46.00'
L6	S34°44'48"E	136.00'
L7	S55°15'12"W	180.00'
L8	S01°11'13"E	18.62'
L9	N88°48'47"E	20.74'
L10	S01°11'13"E	180.00'
L11	S88°48'47"W	16.00'
L12	S01°11'13"E	60.00'
L14	S01°11'13"E	41.00'
L15	S88°48'47"W	38.65'
L16	S01°11'13"E	41.00'
L17	N88°48'47"E	135.89'
L18	S01°17'32"E	219.52'
L19	S88°42'28"W	27.22'
L20	S01°17'32"E	68.82'
L21	S88°48'47"W	229.20'
L22	N01°11'13"W	33.39'
L23	S88°42'37"W	195.90'
L24	S01°17'32"E	62.99'
L25	S88°42'28"W	66.00'
L26	S01°17'32"E	116.00'
L27	S88°42'28"W	253.50'
L28	S01°17'32"E	15.00'
L29	S88°42'28"W	120.00'
L30	N01°17'32"W	38.50'
L31	S88°42'28"W	211.11'

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SHEET 1 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07–31–19
SCALE: 1"=120'

GRANDE RESERVE UNIT - 27
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2	09–03–19 REVISED PER CITY COMMENTS	MGS
1	08–15–19 REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

N

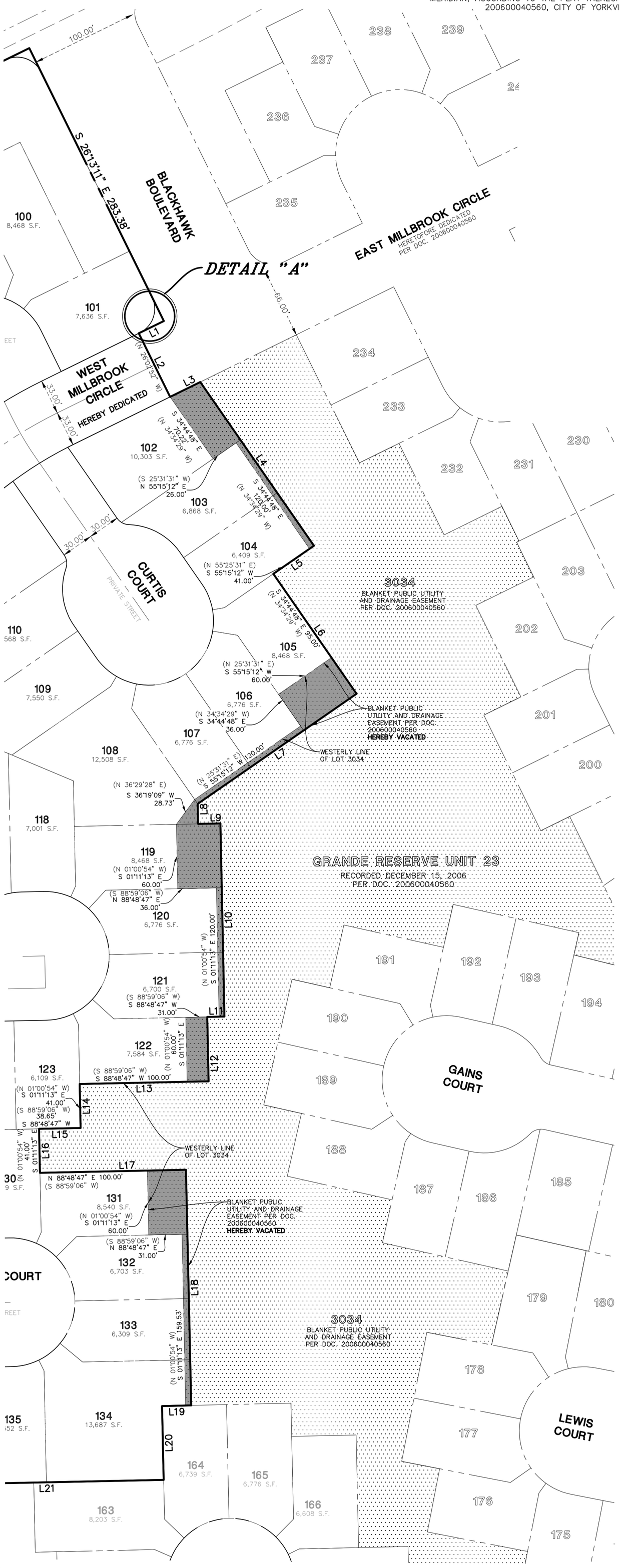
GRAPHIC SCALE

50 0 25 50 100 200

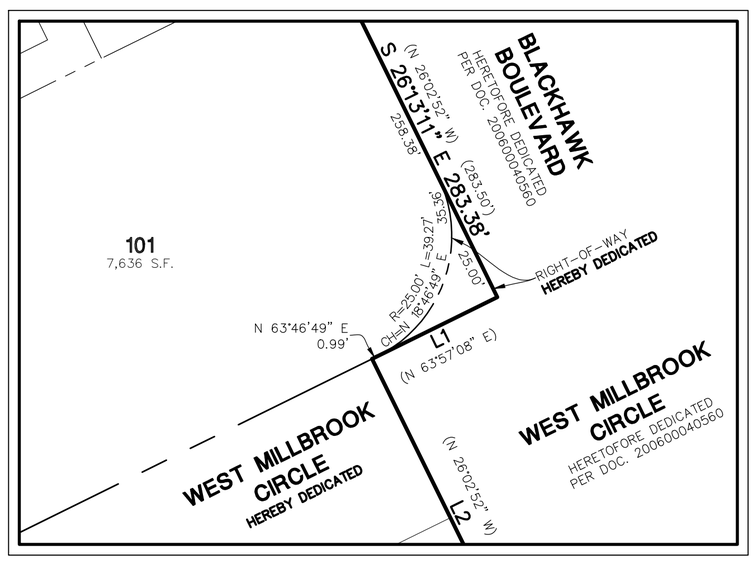
(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°46'49"W	25.99'
L2	S26°13'11"E	66.00'
L3	N63°46'49"E	31.35'
L4	S34°44'48"E	185.58'
L5	S55°15'12"W	46.00'
L6	S34°44'48"E	136.00'
L7	S55°15'12"W	180.00'
L8	S01°11'13"E	18.62'
L9	N88°48'47"E	20.74'
L10	S01°11'13"E	180.00'
L11	S88°48'47"W	16.00'
L12	S01°11'13"E	60.00'
L14	S01°11'13"E	41.00'
L15	S88°48'47"W	38.65'
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L19	S88°42'28"W	27.22'
L20	S01°17'32"E	68.82'
L21	S88°48'47"W	229.20'
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L23	S88°42'37"W	195.90'

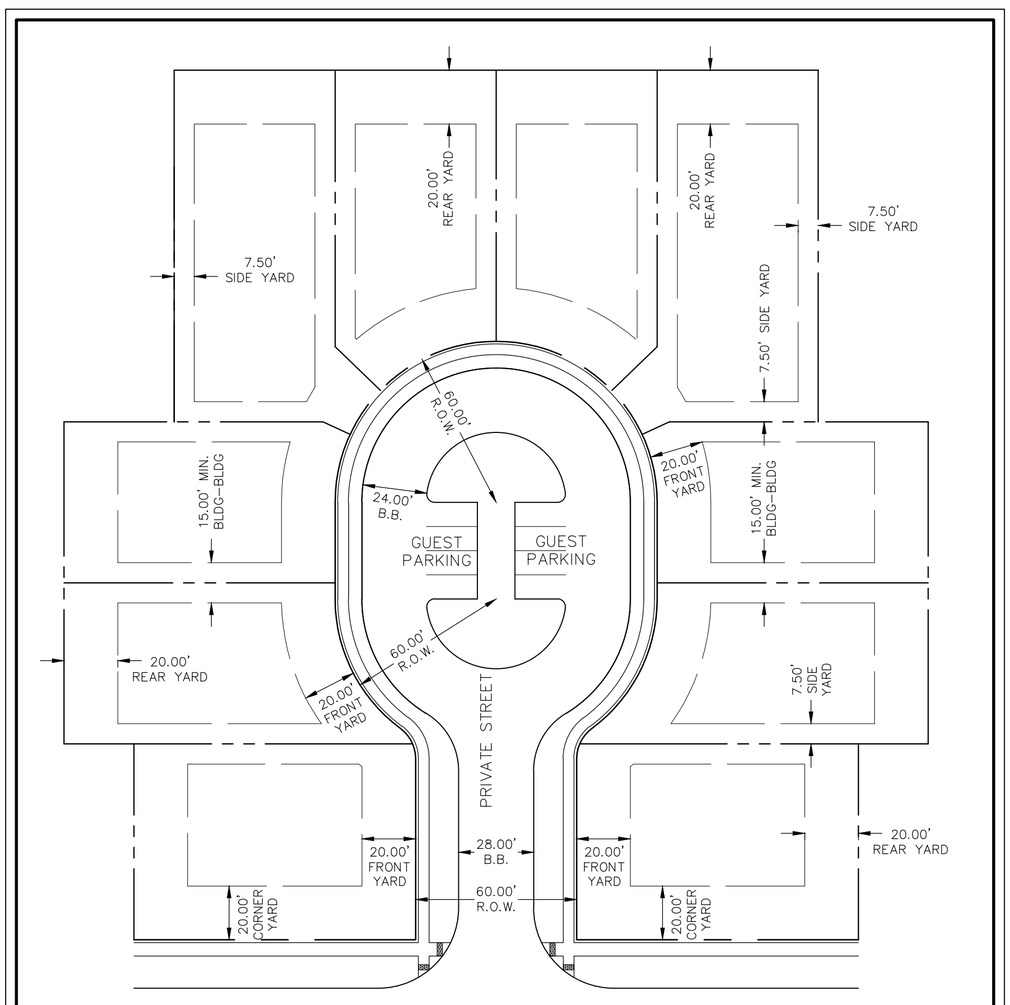


DETAIL "A"

SCALE: 1"=20'

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
— — —	LOT LINE	— — —
— — —	EASEMENT LINE	— — —
——— ———	SETBACK LINE	——— ———
B.S.L.	BUILDING SETBACK LINE	
S.W.M.E.	STORMWATER MANAGEMENT EASEMENT	
XXX.XX	MEASURED INFORMATION	
(XXX.XX)	RECORD INFORMATION	
	LOT 3034	
	BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 200600040560 HEREBY VACATED	



TYPICAL CLUSTER SINGLE FAMILY DETAIL

SCALE: 1"=40'

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SHEET 2 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=50'

GRANDE RESERVE UNIT - 27

UNITED CITY OF YORKVILLE, ILLINOIS

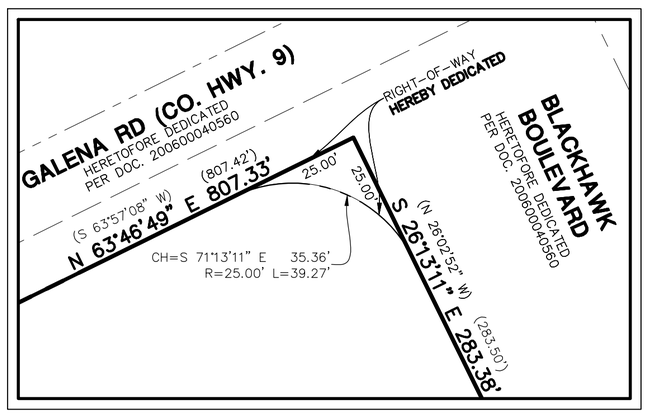
FINAL PLAT OF SUBDIVISION

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FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



DETAIL "B"
SCALE: 1"=20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°46'49"W	25.99'
L2	S26°13'11"E	66.00'
L3	N63°46'49"E	31.35'
L4	S34°44'48"E	185.58'
L5	S55°15'12"W	46.00'
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L29	S88°42'28"W	120.00'
L30	N01°17'32"W	38.50'
L31	S88°42'28"W	211.11'

LINE TABLE		
LINE	BEARING	LENGTH
L32	S23°38'18"W	11.17'
L33	N42°44'13"E	26.93'
L34	S45°19'16"E	26.93'
L35	S26°13'21"E	23.03'
L36	N23°44'37"E	11.17'
L37	S26°07'02"E	11.17'
L38	N23°44'37"E	11.17'
L39	N42°50'32"E	26.93'
L40	S45°12'57"E	26.93'
L41	N26°07'02"W	11.17'
L42	N44°47'03"E	23.45'
L43	N63°52'58"E	11.17'
L44	N50°49'47"W	31.15'
L45	N23°44'37"E	11.17'
L46	S26°07'02"E	11.17'
L47	N12°51'18"E	12.08'
L48	N37°33'30"E	29.18'
L49	N88°42'39"E	11.17'
L50	S72°11'26"E	23.45'
L51	N19°45'05"E	23.45'
L52	S38°51'00"W	11.17'
L53	N80°11'01"E	11.17'
L54	S80°43'04"E	23.45'
L55	S11°13'27"W	23.45'
L56	N30°19'22"E	11.17'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14.00'	13.08'	S61°56'59"W	12.61'
C2	60.00'	56.04'	S61°56'59"W	54.03'
C3	60.00'	56.04'	S64°32'02"E	54.03'
C4	14.00'	13.08'	S64°32'02"E	12.61'
C5	170.00'	44.98'	S83°36'27"E	44.85'
C6	14.00'	13.08'	N62°03'18"E	12.61'
C7	60.00'	56.04'	N62°03'18"E	54.03'
C8	60.00'	56.04'	N64°25'43"W	54.03'
C9	14.00'	13.08'	N64°25'43"W	12.61'
C10	230.00'	63.66'	N83°15'27"W	63.46'
C11	165.00'	53.26'	N81°56'25"W	53.03'
C12	14.00'	19.33'	S49°15'57"W	17.83'
C13	60.00'	82.83'	S49°15'57"W	76.41'
C14	225.00'	73.62'	S81°48'47"E	73.29'
C15	30.00'	47.12'	N46°11'13"W	42.43'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C16	14.00'	21.99'	N46°11'13"W	19.80'
C17	60.00'	82.83'	N51°38'23"W	76.41'
C18	14.00'	19.33'	N51°38'23"W	17.83'
C19	14.00'	19.33'	N49°15'57"E	17.83'
C20	60.00'	82.83'	N49°15'57"E	76.41'
C21	121.50'	57.66'	S12°56'28"W	57.12'
C22	130.00'	65.71'	N78°15'39"E	65.01'
C23	60.00'	37.50'	S05°50'09"E	36.89'
C24	70.00'	65.10'	S89°34'31"E	62.78'
C25	367.00'	5.41'	N63°21'29"E	5.41'
C26	14.00'	13.08'	S61°30'17"E	12.61'
C27	60.00'	56.04'	S61°30'17"E	54.03'
C28	60.00'	56.04'	N07°59'19"W	54.03'
C29	14.00'	13.08'	N07°59'19"W	12.61'



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
—— - - ——	LOT LINE	———
— — —	EASEMENT LINE	— — —
—— ——	SETBACK LINE	—— ——
	B.S.L.	BUILDING SETBACK LINE
	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION
	PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT HEREBY GRANTED	

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MATCHLINE - SEE SHEET 04

SHEET 3 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=50'

GRANDE RESERVE UNIT - 27
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2	09-03-19 REVISED PER CITY COMMENTS	MGS
1	08-15-19 REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
—— - - ——	LOT LINE	———
— —— —	EASEMENT LINE	— — —
——— ———	SETBACK LINE	——— ———
	B.S.L. BUILDING SETBACK LINE	
	S.W.M.E. STORMWATER MANAGEMENT EASEMENT	
	XXX.XX MEASURED INFORMATION	
	(XXX.XX) RECORD INFORMATION	
	PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT **HEREBY GRANTED**	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°46'49"W	25.99'
L2	S26°13'11"E	66.00'
L3	N63°46'49"E	31.35'
L4	S34°44'48"E	185.58'
L5	S55°15'12"W	46.00'
L6	S34°44'48"E	136.00'
L7	S55°15'12"W	180.00'
L8	S01°11'13"E	18.62'
L9	N88°48'47"E	20.74'
L10	S01°11'13"E	180.00'
L11	S88°48'47"W	16.00'
L12	S01°11'13"E	60.00'
L14	S01°11'13"E	41.00'
L15	S88°48'47"W	38.65'
L16	S01°11'13"E	41.00'
L17	N88°48'47"E	135.89'
L18	S01°17'32"E	219.52'
L19	S88°42'28"W	27.22'
L20	S01°17'32"E	68.82'
L21	S88°48'47"W	229.20'
L22	N01°11'13"W	33.39'
L23	S88°42'37"W	195.90'
L24	S01°17'32"E	62.99'
L25	S88°42'28"W	66.00'
L26	S01°17'32"E	116.00'
L27	S88°42'28"W	253.50'
L28	S01°17'32"E	15.00'
L29	S88°42'28"W	120.00'
L30	N01°17'32"W	38.50'
L31	S88°42'28"W	211.11'

LINE TABLE		
LINE	BEARING	LENGTH
L32	S23°38'18"W	11.17'
L33	N42°44'13"E	26.93'
L34	S45°19'16"E	26.93'
L35	S26°13'21"E	23.03'
L36	N23°44'37"E	11.17'
L37	S26°07'02"E	11.17'
L38	N23°44'37"E	11.17'
L39	N42°50'32"E	26.93'
L40	S45°12'57"E	26.93'
L41	N26°07'02"W	11.17'
L42	N44°47'03"E	23.45'
L43	N63°52'58"E	11.17'
L44	N50°49'47"W	31.15'
L45	N23°44'37"E	11.17'
L46	S26°07'02"E	11.17'
L47	N12°51'18"E	12.08'
L48	N37°33'30"E	29.18'
L49	N88°42'39"E	11.17'
L50	S72°11'26"E	23.45'
L51	N19°45'05"E	23.45'
L52	S38°51'00"W	11.17'
L53	N80°11'01"E	11.17'
L54	S80°43'04"E	23.45'
L55	S11°13'27"W	23.45'
L56	N30°19'22"E	11.17'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14.00'	13.08'	S61°56'59"W	12.61'
C2	60.00'	56.04'	S61°56'59"W	54.03'
C3	60.00'	56.04'	S64°32'02"E	54.03'
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C11	165.00'	53.26'	N81°56'25"W	53.03'
C12	14.00'	19.33'	S49°15'57"W	17.83'
C13	60.00'	82.83'	S49°15'57"W	76.41'
C14	225.00'	73.62'	S81°48'47"E	73.29'
C15	30.00'	47.12'	N46°11'13"W	42.43'

CURVE TABLE				
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C21	121.50'	57.66'	S12°56'28"W	57.12'
C22	130.00'	65.71'	N78°15'39"E	65.01'
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C24	70.00'	65.10'	S89°34'31"E	62.78'
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C26	14.00'	13.08'	S61°30'17"E	12.61'
C27	60.00'	56.04'	S61°30'17"E	54.03'
C28	60.00'	56.04'	N07°59'19"W	54.03'
C29	14.00'	13.08'	N07°59'19"W	12.61'

MATCHLINE - SEE SHEET 03


3038
141,372 S.F.
STORMWATER MANAGEMENT EASEMENT
PUBLIC UTILITY AND DRAINAGE EASEMENT
HEREBY GRANTED
UNSUBDIVIDED
FOUND 3/4" IRON PIPE AT CORNER
246.98'
N 88°06'08" E
246.98'
FOUND 1" PINCH TOP IRON PIPE AT CORNER
FOUND 3/4" IRON PIPE 0.10' E OF LINE
FOUND 1/2" IRON PIPE ON LINE
N 01°17'53" W 306.20'
FOUND 1/2" IRON PIPE 0.26' E OF LINE
FOUND 1/2" IRON PIPE ON LINE
N 01°10'
ARMENT COURT
1010
23,479 S.F.
0.539 AC.
PRIVATE STREET
KELLOGG COURT
1008
30,652 S.F.
0.704 AC
PRIVATE STREET
CURTIS COURT
1011
23,204 S.F.
0.533 AC.
PRIVATE STREET
HAWLEY COURT
1009
24,535 S.F.
0.604 AC
PRIVATE STREET
MILLBROOK CIRCLE
HERETOFORE DEDICATED PER DOC.
POTTER COURT
NICKERSON COURT
WEST
SUTHERLAND COURT
GRANDE RESERVE UNIT 26
RECORDED _____ ___, _____
PER DOC. _____
75 8,168 S.F.
74 6,476 S.F.
73 6,060 S.F.
72 6,060 S.F.
71 6,060 S.F.
70 7,368 S.F.
69 9,608 S.F.
68 6,060 S.F.
67 6,060 S.F.
66 6,109 S.F.
65 8,541 S.F.
64 7,043 S.F.
63 7,043 S.F.
62 7,461 S.F.
61 6,105 S.F.
60 6,363 S.F.
59 14,030 S.F.
58 7,775 S.F.
57 6,300 S.F.
56 6,300 S.F.
55 6,298 S.F.
54 6,868 S.F.
53 6,889 S.F.
52 8,278 S.F.
51 7.043 S.F.
50 7,043 S.F.
49 8,541 S.F.
48 6,109 S.F.
47 6,568 S.F.
46 6,958 S.F.
45 6,960 S.F.
44 6,960 S.F.
43 8,526 S.F.
42 8,526 S.F.
41 6,960 S.F.
40 6,960 S.F.
39 6,960 S.F.
38 6,060 S.F.
37 6,109 S.F.
36 8,541 S.F.
35 7,043 S.F.
34
115 8,025 S.F.
116 7,402 S.F.
117 9,354 S.F.
118 6,109 S.F.
119 6,060 S.F.
120 6,776 S.F.
121 6,700 S.F.
122 7,584 S.F.
123 6,109 S.F.
124 6,060 S.F.
125 6,060 S.F.
126 9,354 S.F.
127 11,423 S.F.
128 7,723 S.F.
129 6,568 S.F.
130 6,109 S.F.
131 8,540 S.F.
132 6,703 S.F.
133 6,309 S.F.
134 13,687 S.F.
135 6,552 S.F.
136 7,012 S.F.
137 6,602 S.F.
138 6,310 S.F.
139 7,803 S.F.
140 9,566 S.F.
141 6,568 S.F.
142 6,368 S.F.
143 14,162 S.F.
144 6,730 S.F.
145 12,892 S.F.
146 6,192 S.F.
147 6,748 S.F.
148 9,785 S.F.
149 7,141 S.F.
150
151
152 8,000 S.F.
153 6,656 S.F.
154 6,656 S.F.
155 9,111 S.F.
158 7,361 S.F.
159 9,272 S.F.
160 8,507 S.F.
161 6,894 S.F.
162 6,343 S.F.
163 8,203 S.F.
164 6,739 S.F.
S 88°48'47" W 253.00'
N 88°48'47" E 372.27'
S 88°48'47" W 136.00
N 88°48'47" E 105.58
N 88°48'47" E 106.00
N 88°48'47" E 64.08'
N 88°42'28" E 125.00'
S 88°42'28" W 131.00
N 88°42'28" E 105.58
N 88°42'28" E 106.00
S 88°42'28" W 376.50'
N 88°42'28" E 248.00'
S 88°48'47" W 226.68'
N 88°48'47" E 180.00'
S 88°48'47" W 106.46'
N 88°48'47" E 106.11
N 88°48'47" E 106.00
N 88°48'47" E 108.00'
N 88°48'47" E 103.00'
N 88°48'47" E 100.26'
N 88°42'37" E 195.90'
N 88°48'47" E 229.20'
S 88°48'47" W 106.46'
S 88°48'47" W 67.82'
N 88°48'47" E 20.54'
S 88°48'47" W 20.54'
N 88°48'47" E 73.00'
N 88°48'47" E 130.30'
S 88°48'47" W 120.79'
N 88°48'47" E 120.79'
N 88°48'47" E 66.29'
N 88°48'47" E 216.29'
S 88°48'47" W 256.97'
N 88°48'47" E 256.97'
N 88°48'47" E 48.20'
N 88°48'47" E 109.20'
N 42°50'32" E 23.45
S 47°35'03" E 27.00
N 45°12'37" E 27.00
S 50°21'02" E 27.17
N 43°38'28" W 20.00
N 01°11'13" W 130.93'
S 01°11'13" E 131.00'
N 01°11'13" W 130.90'
S 01°11'13" E 109.93'
N 01°11'13" W 109.93'
S 01°11'13" E 111.29'
N 01°11'13" W 111.29'
N 01°17'32" W 134.88'
S 01°17'32" E 245.00'
N 01°17'32" W 202.51'
S 01°17'32" E 106.00'
N 01°17'32" W 113.09'
N 01°17'32" W 56.49'
S 01°17'32" E 104.50'
N 01°17'32" W 129.88'
S 01°17'32" E 127.50'
N 01°17'32" W 116.00'
S 01°17'32" E 116.00

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

WITNESS MY (OUR) HAND AND SEAL AT _____, _____
(TOWN) (STATE)

THIS _____ DAY OF _____, 20___.

_____ _____
OWNER (PRINTED NAME) OWNER (PRINTED NAME)

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I,_____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____

AND _____, PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

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

_____
NOTARY PUBLIC

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CITY ADMINISTRATOR

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
MAYOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No._____ AT A MEETING HELD THIS ___ DAY OF_____, 20__.

_____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS ___ DAY OF_____, 20__.

_____
CITY ENGINEER

KENDALL COUNTY HIGHWAY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

ACCEPTED AND APPROVED THIS ___ DAY OF_____, 20__.

_____
KENDALL COUNTY HIGHWAY DEPARTMENT

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATERMAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE CITY OF YORKVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE UNITED CITY OF YORKVILLE.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

INGRESS/EGRESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS (I.E.E.) IS HEREBY GRANTED AND RESERVED FOR ALL PRESENT AND FUTURE OWNERS OF LOTS 43 THROUGH 139 TOGETHER WITH THEIR GUESTS, SUCCESSORS AND ASSIGNS FOR THE RIGHT OF ACCESS TO WEST MILLBROOK CIRCLE, A PUBLICLY DEDICATED STREET, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES AND HATCHING ON THE PLAT AND MARKED WITH THE WORDS "PRIVATE STREET".

PRIVATE STREETS WITHIN THE DEVELOPMENT SHALL REMAIN PRIVATE STREETS AND RESPONSIBILITY FOR THE MAINTENANCE OF THE ROADS SHALL REST SOLELY UPON THE OWNERS WITHIN THE DEVELOPMENT IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONJUNCTION WITH THE RECORDING OF THIS PLAT.

KENDALL COUNTY CLERK'S CERTIFICATE

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

I,_____,COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 20_____.

_____
COUNTY CLERK

KENDALL COUNTY RECORDER'S CERTIFICATE

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

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____,

A.D., 20_____, AT_____O'CLOCK_____M., AND WAS RECORDED IN BOOK_____OF PLATS

ON PAGE_____.

BY: _____
RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, _____.

_____
JOSEPH M. IOVINELLI
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2019

OWNER: _____ ATTORNEY: _____

VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT APPROVED AND ACCEPTED:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOC. 200600040560 AS SHOWN HEREON:

ACCEPTED: _____ DATE: _____
AT & T

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
NORTHERN ILLINOIS GAS COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMCAST CABLE COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
UNITED CITY OF YORKVILLE

_____
PRINTED NAME AND TITLE

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, SAMUEL J. PHILLIPPE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3035 IN GRANDE RESERVE UNIT 26 SUBDIVISION, RECORDED _____ ____, ____ PER DOCUMENT _____; THENCE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF STORYBOOK HIGHLANDS UNIT NO. 2 SUBDIVISION, RECORDED AUGUST 21, 1974 PER DOCUMENT 74-3985, A DISTANCE OF 306.20 FEET TO THE SOUTH LINE OF PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED AS DOCUMENT 77-703; THENCE NORTH 88 DEGREES 06 MINUTES 08 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 246.98 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 809.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GALENA ROAD AS DEDICATED PER DOCUMENT 200600040560; THENCE NORTH 63 DEGREES 46 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 807.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BLACKHAWK BOULEVARD AS DEDICATED PER DOCUMENT 20060040560; THENCE SOUTH 26 DEGREES 13 MINUTES 11 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 283.38 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MILLBROOK CIRCLE AS DEDICATED PER DOCUMENT 20060040560; THENCE SOUTH 63 DEGREES 46 MINUTES 49 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.99 FEET; THENCE SOUTH 26 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST MILLBROOK CIRCLE; THENCE NORTH 63 DEGREES 46 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.35 FEET; THENCE SOUTH 34 DEGREES 44 MINUTES 48 SECONDS EAST, A DISTANCE OF 185.58 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1) THENCE SOUTH 55 DEGREES 15 MINUTES 12 SECONDS WEST, A DISTANCE OF 46.00 FEET; 2) THENCE SOUTH 34 DEGREES 44 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.00 FEET; THENCE SOUTH 55 DEGREES 15 MINUTES 12 SECONDS WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 18.62 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 20.74 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE EASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 16.00 FEET: THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE EASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 5 COURSES: 1) THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 120.00 FEET; 2) THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 41.00 FEET; 3) THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 38.65 FEET; 4) THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 41.00 FEET; 5) THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 135.89 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 219.52 FEET TO THE NORTH LINE OF LOT 164 IN SAID GRANDE RESERVE UNIT 26; THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 27.22 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID GRANDE RESERVE UNIT 26 FOR THE FOLLOWING 12 COURSES: 1) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 68.82 FEET; 2) THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 229.20 FEET; 3) THENCE NORTH 01 DEGREES 11 MINUTES 13 SECONDS WEST, A DISTANCE OF 33.39 FEET; 4) THENCE SOUTH 88 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 195.90 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST MILLBROOK CIRCLE AS DEDICATED PER DOCUMENT _____; 5) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 62.99 FEET; 6) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WEST MILLBROOK CIRCLE; 7) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.00 FEET; 8) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 253.50 FEET; 9) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.00 FEET; 10) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 120.00 FEET; 11) THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 38.50 FEET; 12) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 211.11 TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17093C0039H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

DATED THIS _____ DAY OF _____, _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2021

DATE OF FIELD SURVEY: APRIL 25, 2019

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

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SHEET 5 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: NTS

GRANDE RESERVE UNIT - 27
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2 09-03-19	REVISED PER CITY COMMENTS	MGS
1 08-15-19	REVISED PER CITY COMMENTS	MGS

August 13, 2019

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

Re: Grande Reserve-Units 26 and 27
United City of Yorkville, Kendall County, Illinois

Dear Krysti:

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

- Final Plat of Subdivision, dated July 12, 2019 prepared by Manhard.

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:

1. A reference to Lot 3034 in Grande Reserve Unit 23 needs to be added to the short legal description under the title.

2. All lots will need to be numbered. Letters and outlots will not be allowed.

3. The City Plan Commission Certificate needs to be changed to read "City Planning and Zoning Commission Certificate".

4. Easement provisions are needed for the ingress/egress easements.

5. We will need to review the plat against the engineering plans when they are submitted.

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

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)
Ms. Lisa Pickering, City Clerk (via e-mail)
Ms. Kathy Field-Orr, City Attorney (Via e-mail)
Mr. Dean Edmeier, North Branch Land Company, LLC (Via e-mail)
JAM, TNP, EEI (Via e-mail)

September 27, 2019

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

Re: Grande Reserve-Units 26 and 27
United City of Yorkville, Kendall County, Illinois

Dear Krysti:

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

- Final Plat of Subdivision, dated July 31, 2019 prepared by Manhard.

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:

1. A reference to Lot 3034 in Grande Reserve Unit 23 needs to be added to the short legal description under the title on pages 3-5 on the Unit 26 plat.

2. The area summary tables for both units need the outlot reference removed.

3. On sheet 4 of 5 in Unit 26 plat, move the callout for the Lot 1004 off of the radius callout and on sheet 4 of 5 in the Unit 27 plat, move the callout for Lot 1009 off of the private street text.

4. The text "UNSUBDIVIDED" should be removed from Lot 139.

5. The text "UNSUBDIVIDED" should be removed from West Millbrook Circle on page one of Unit 27.

6. The text "UNSUBDIVIDED" should be removed from West Millbrook Circle on page one of Unit 26.

7. The building setback lines for lot 1 in Unit 26 and Lot 101 in Unit 27 need to be shown on the plat.

8. We will need to review the plat against the engineering plans when they are submitted.

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

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)
Ms. Lisa Pickering, City Clerk (via e-mail)
Ms. Kathy Field-Orr, City Attorney (Via e-mail)
Mr. Dean Edmeier, North Branch Land Company, LLC (Via e-mail)
JAM, TNP, EEI (Via e-mail)

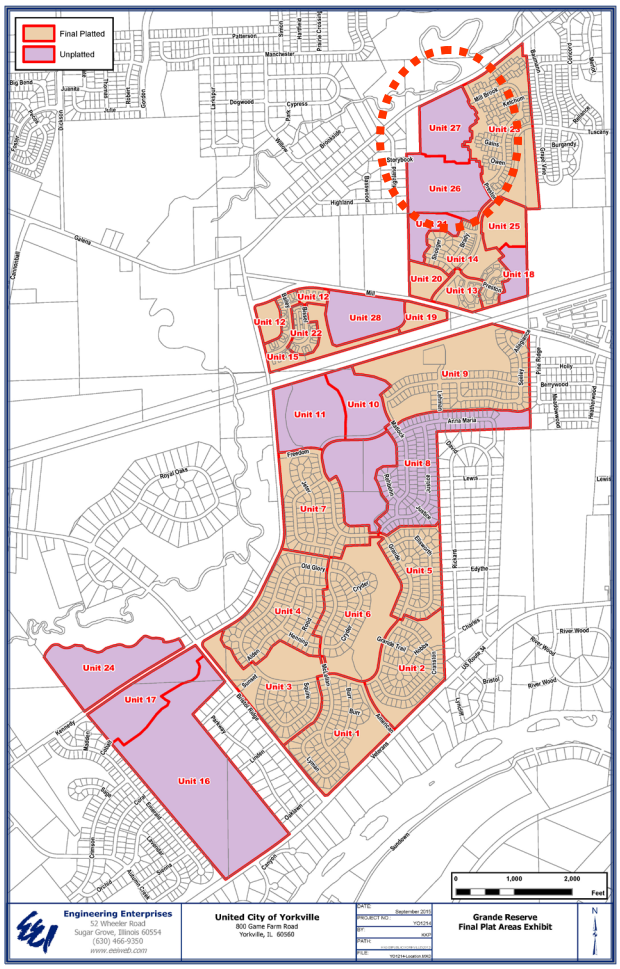
Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: October 1, 2019
Subject: **PZC 2019-22 Grande Reserve – Units 26-27 (Final Plat)**
Proposed Approval of 171 lots in 2 New Units of Grande Reserve

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Proposed Request:

The petitioner, Dean Edmeier, on behalf of Grande Reserve (Chicago) ASLV VI, LLLP, owner/developer, is seeking Final Plat approval for an approximately 52-acre site consisting of 171 new residential lots located in the northeast quadrant of Galena Road and Mill Road in Yorkville. The subject property was originally annexed as a part of a larger multi-unit residential development approved by the City of Yorkville in 2003. Currently, Units 26 and 27 (Neighborhood 1) are vacant and utilized for agricultural purposes, as permitted by the annexation agreement. Both units are zoned R-2 Single Family Traditional Residence District Planned Unit Development (PUD) and part of "The Colonies", a villa-style, age-targeted housing product offered in Grande Reserve. Additionally, a recent amendment to the Grande Reserve Annexation Agreement permits the developer to construct an unlimited number of three (3) bedroom ranch or two-story homes in the remaining lots to be built within these units.



Proposed Final Plat of Resubdivision:

Preliminary plans for both Units 26 and 27 were approved by the City Council in December 2006 but have since expired. The proposed Final Plat of Subdivision generally conforms to those originally approved plans. As proposed, the final plat illustrates lots a clustering of lots around private cul-de-sac streets along a main collector road, Millbrook Circle, a future dedicated public street. The area breakdown of the proposed final platted area is as follows:

AREA SUMMARY		
Land Type	***Acres***	***Square Feet***
Lots 1 - 171	29.900	1,302,445
Lot 3035 (Open Space)	10.848	472,552
Outlots S-1 – S-14 (Private Streets)	7.880	343,273
Dedicated R.O.W. (Public Streets)	3.664	159,589
TOTAL	**52.292 Acres**	**2,277,859 SF**

All cul-de-sacs proposed will be private and maintained by the homeowner's association. Per the original Annexation Agreement, the cul-de-sacs will also provide for on-street guest parking. In addition to city staff review, the Oswego Fire District (OFD) has reviewed the proposed Final Plat of Subdivision to

ensure their standards for truck turn around in the private cul-de-sacs is met, since this area of the Grande Reserve development is serviced by OFD.

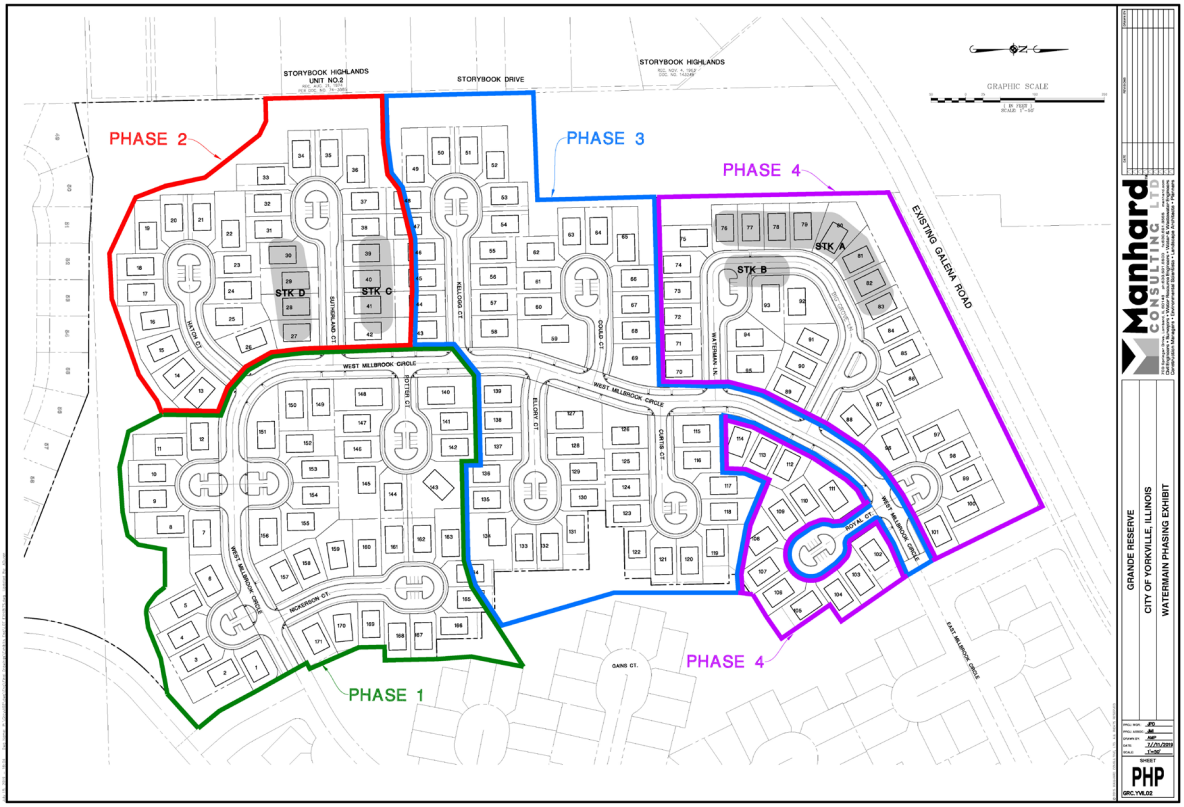
Building Setback:

Proposed lot setbacks for front yard, side yard and rear yard are consistent with the requirements set forth in Exhibit E-2 of the approved annexation agreement as detailed below:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Front	20’	20’
Side (Interior)	7.5’	7.5’
Side (Corner)	20’	20’
Rear	20’	20’
Rear Building to Rear Building Min.	40’	40’

Proposed Phasing of Development:

The petitioner proposes to development Units 26 and 27 of Grande Reserve in four (4) phases with roughly 45 lots per phase. As requested by staff, the water main in Phase 1 will be looped and connected to the adjacent Unit 23 water main just south of Gains Ct. The water main in Phase 2 will be looped and connected back to the existing water main on E. Millbrook Circle. While staff supports the phasing of the development, bonding will be required by unit and not by phase, as required by the City’s Subdivision Control Ordinance.



Staff Comments:

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated August 13, 2019 were provided to the applicant (see attached). These comments were addressed in a revised Final Plat for Units 26 and 27 submitted by the petitioner on 09-03-19. Additional review comments were provided by the City Engineer in a letter dated September 27, 2019 (attached).

Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Unit 26-27, staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations.

Proposed Motion:

In consideration of the proposed Final Plat of Subdivision of Grande Reserve Units 26 and 27, the Planning and Zoning Commission recommends approval of the plats to the City Council as presented by the Petitioner in plans prepared by Manhard Consulting, Ltd. dated last revised 09-03-19, subject to review comments provided by the City Engineer, EEI, Inc. dated August 13, 2019 and September 27, 2019, and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

Attachments:

1. Copy of Petitioner's Application
2. Final Plat of Subdivision of Grande Reserve Unit 26 and 27 prepared by Manhard Consulting Ltd., dated 07-31-19.
3. Proposed Watermain Phasing Exhibit prepared by Manhard Consulting Ltd., dated 07/11/2019.
4. EEI Letter to the City dated August 13, 2019.
5. EEI Letter to the City dated September 27, 2019.

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

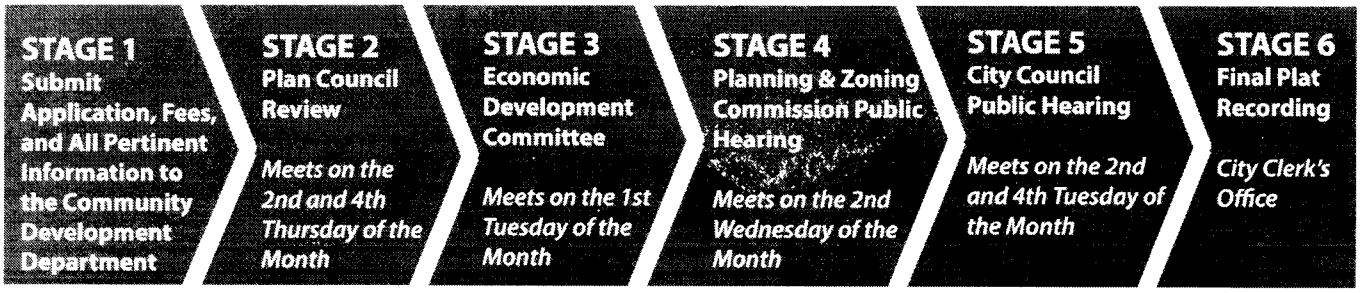
APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

INTENT AND PURPOSE:

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards and enhances the land's value. Preliminary Plans and Final Plats allow the City Staff and local government to review how land will be developed and if it is ideal for that location within the city. This application is used to submit new preliminary plans and final plats but may also be used to ammend either of those documents.

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

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Two (2) 11" x 17" copies each of the proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing an electronic copy (pdf) of each of the signed application (complete with exhibits), proposed drawings, location map, and site plan.
- Subdivision Plats: Three (3) full size copies and one (1) 11" by 17" copy depicting the originally platted lots, the proposed new lots, the proposed modifications and adjustments.

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

Applicant is responsible for making submittals to other review agencies such as Kendall County, Illinois Department of Transportation, Illinois Department of Natural Resources, U.S. Army Corps of Engineers, etc., to allow timely review by the City.

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

United City of Yorkville
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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

STAGE 2: PLAN COUNCIL REVIEW

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

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

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

STAGE 4: PLANNING & ZONING COMMISSION PUBLIC HEARING

Applicant will attend a meeting conducted by the Planning & Zoning Commission. The Planning & Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. The Planning & Zoning Commission will conduct a meeting on the request, discuss the request, and make a recommendation to City Council.

STAGE 5: CITY COUNCIL PUBLIC HEARING

Applicant must present the proposed subdivision replat to the City Council. The City Council meets the 2nd and 4th Tuesdays of every month at 7:00 p.m. in the Yorkville City Hall Council Chambers. The proposal will be discussed at the City Council hearing where formal voting takes place. City Council will make the final approval of the replatting.

STAGE 6: FINAL PLAT RECORDING

Once the final subdivision plat is approved by the City Council and all required documents, bonds, and letters of credit are submitted to the city, the final plat must be recorded with Kendall County. Submit the final plat mylar to the Deputy Clerk for signatures. When all city signatures are in place, the developer or his surveyor may take the mylar to the Kendall County Clerk for their signature. The next step is to have six (6) paper prints made and return to the Kendall County Recorder's office for recording. Kendall County requires the mylar and four (4) paper copies. The City of Yorkville requires that you submit two (2) recorded paper copies to the Deputy Clerk.

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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

DORMANT APPLICATIONS

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

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

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

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

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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
_____ - 5 = _____ x $10 = _____ + $200 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☑ $500.00		Total: $ 500.00
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$1,000.00	Total: $ 10,000.00
	☐ Over 1 acre, less than 10 acres	$2,500.00	
	☐ Over 10 acres, less than 40 acres	$5,000.00	
	☑ Over 40 acres, less than 100 acres	$10,000.00	
	☐ Over 100 acres	$20,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ 5,000.00
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☑ Over 10 acres	$5,000.00	
	TOTAL AMOUNT DUE:		15,500.00

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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

DATE: 7/8/19	PZC NUMBER:	DEVELOPMENT NAME: Grande Reserve-Units 26 &27
PETITIONER INFORMATION		
NAME: Grande Reserve (Chicago) ASLI VI LLLP		COMPANY:
MAILING ADDRESS: 923 N. Pennsylvania Ave.		
CITY, STATE, ZIP: Winter Park, FL 32789		TELEPHONE: 847-980-3279
EMAIL: dean4608@comcast.net		FAX:
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Grande Reserve (Chicago) ASLI VI, LLLP		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: nearest intersection= E. Millbrook Cir. and Blackhawk Blvd. - Yorkville		
TYPE OF REQUEST: ☐ PRELIMINARY PLAN ☑ FINAL PLAT ☐ AMENDED PREMILINARY PLAN ☐ AMENDED FINAL PLAT		
TOTAL LOT ACREAGE: 52.29		CURRENT ZONING CLASSIFICATION: R-2 PUD
ATTACHMENTS		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		

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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

ATTORNEY INFORMATION	
NAME: John H. Mays	COMPANY: Gould & Ratner
MAILING ADDRESS: 222 N. Lasalle St Ste 300	
CITY, STATE, ZIP: Chicago IL 60601	TELEPHONE: 312-236-3003
EMAIL: JMays@gouldratner.com	FAX:
ENGINEER INFORMATION	
NAME: Joe Iovinelli	COMPANY: Manhard Consulting
MAILING ADDRESS: 700 Springer Dr.	
CITY, STATE, ZIP: Lombard IL 60148	TELEPHONE: 630-925-1110
EMAIL: jiovinelli@manhard.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: see Manhard info above	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

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 _____ DATE 7/8/19

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

OWNER SIGNATURE _____ DATE 7/8/19

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PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: Grande Reserve (Chicago) ASL	FUND ACCOUNT NUMBER: same	PROPERTY ADDRESS: 923 N. Pennsylvania Ave

APPLICATION/APPROVAL TYPE (*check appropriate box(es) of approval requested*):

☐ CONCEPT PLAN REVIEW	☐ AMENDMENT (TEXT)	☐ ANNEXATION	☐ REZONING
☐ SPECIAL USE	☐ MILE AND 1/2 REVIEW	☐ ZONING VARIANCE	☑ PRELIMINARY PLAN
☐ FINAL PLANS	☐ PLANNED UNIT DEVELOPMENT	☑ FINAL PLAT	

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Grande Reserve (Chicago) ASLI VI LLLP	COMPANY: same
MAILING ADDRESS: 923 N. Pennsylvania Ave	
CITY, STATE, ZIP: Winter Park, FL 32789	TELEPHONE: 847-980-3279
EMAIL: dean4608@comcast.net	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.

Marvin Shapiro — PRINT NAME
President — TITLE
SIGNATURE
7/8/19 — DATE

ACCOUNT CLOSURE AUTHORIZATION

DATE REQUESTED: _____ ☐ COMPLETED ☐ INACTIVE

PRINT NAME: _____ ☐ WITHDRAWN ☐ COLLECTIONS

SIGNATURE: _____ ☐ OTHER

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ COM. DEV. ☐ BUILDING ☐ ENGINEERING ☐ FINANCE ☐ ADMIN.

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 26

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

SURVEY PREPARED FOR

GRAND RESERVE (CHICAGO) ASLI VI, L.L.L.P.
C/O AVANTI PROPERTIES GROUP
923 N. PENNSYLVANIA AVE.
WINTER PARK, FLORIDA 32789

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
———	LOT LINE	———
— — —	EASEMENT LINE	— — —
——— ———	SETBACK LINE	——— ———
	B.S.L.	BUILDING SETBACK LINE
	P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION

AREA SUMMARY

LOTS 1–42 & 140–171:	(13.011 AC±)	566,755 SQUARE FEET
LOT 3037:	(7.600 AC±)	331,046 SQUARE FEET
OUTLOTS S–1 – S–7:	(3.264 AC±)	142,202 SQUARE FEET
DEDICATED R.O.W.:	(1.770 AC±)	77,095 SQUARE FEET
TOTAL:	(26.645 AC±)	1,117,098 SQUARE FEET

PIN'S

02–11–276–005
02–11–400–011
02–11–228–086

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

BASIS OF BEARINGS

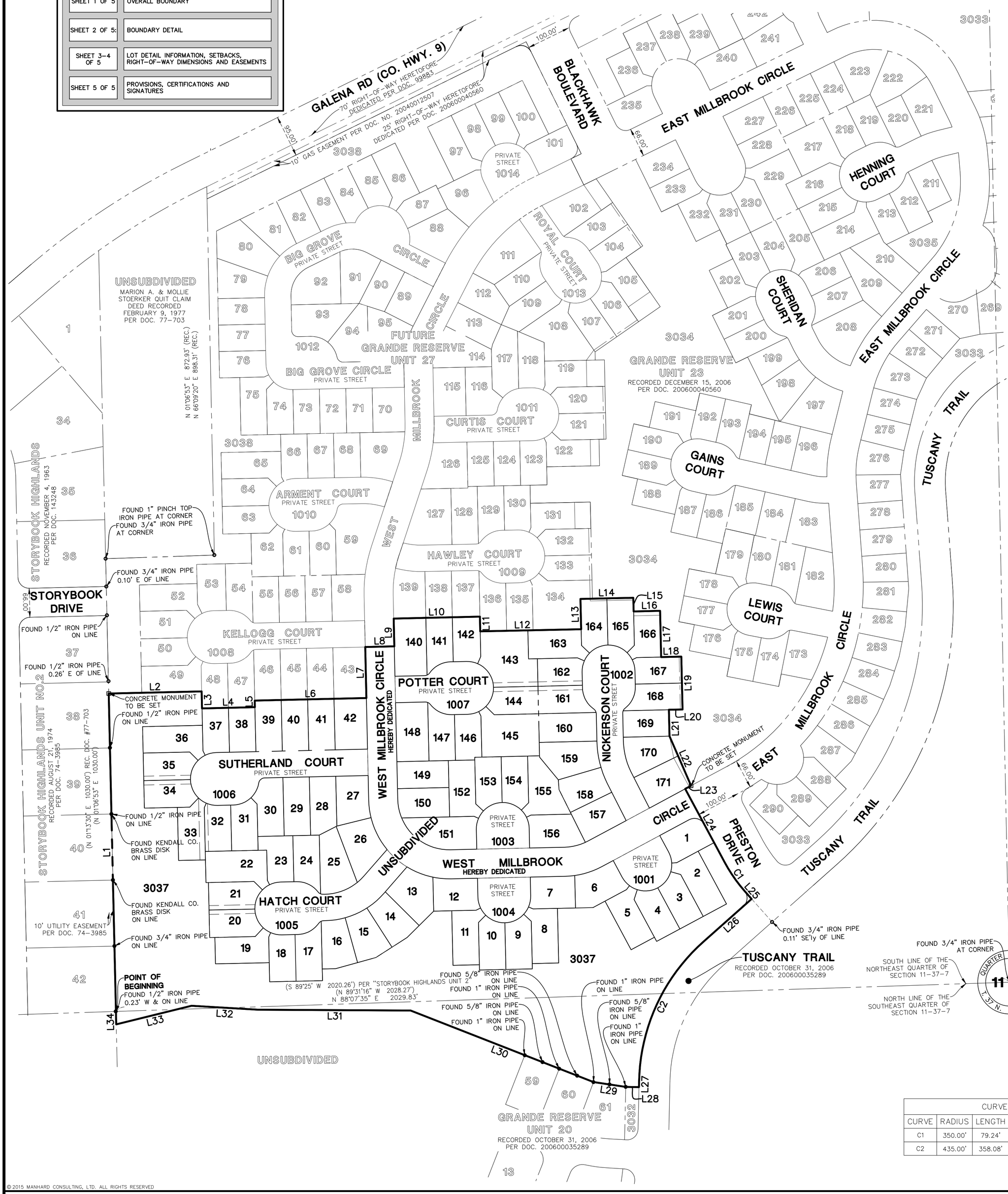
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEYOR'S NOTES

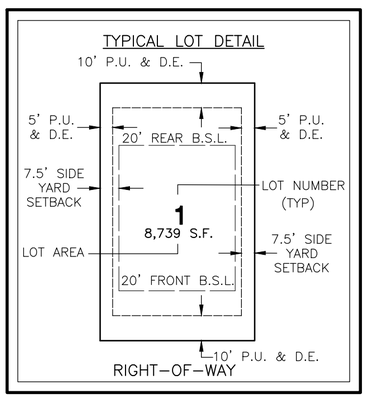
1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. ⊡ DENOTES CONCRETE MONUMENTS.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.
7. THERE SHALL BE NO DIRECT VEHICLE ACCESS ONTO STORYBOOK DRIVE FROM THE PROPOSED SUBDIVISION.
8. STORMWATER MANAGEMENT EASEMENT, AND A PUBLIC UTILITY AND DRAINAGE EASEMENT ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOT 3037.
9. ALL COURTS AND PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. PUBLIC UTILITIES AND DRAINAGE EASEMENTS, AND INGRESS AND EGRESS EASEMENTS ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOTS 1001 THROUGH 1007.
11. LOT 3037, INCLUSIVE, SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

SHEET INDEX

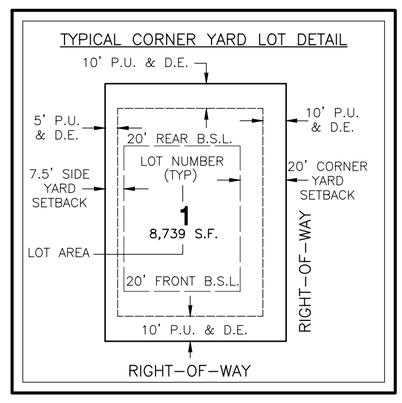
SHEET 1 OF 5	OVERALL BOUNDARY
SHEET 2 OF 5:	BOUNDARY DETAIL
SHEET 3–4 OF 5	LOT DETAIL INFORMATION, SETBACKS, RIGHT–OF–WAY DIMENSIONS AND EASEMENTS
SHEET 5 OF 5	PROVISIONS, CERTIFICATIONS AND SIGNATURES



TYPICAL LOT DETAIL



TYPICAL CORNER YARD LOT DETAIL



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°17'53"W	722.03'
L2	N88°42'28"E	211.11'
L3	S01°17'32"E	38.50'
L4	N88°42'28"E	120.00'
L5	N01°17'32"W	15.00'
L6	N88°42'28"E	253.50'
L7	N01°17'32"W	116.00'
L8	N88°42'28"E	66.00'
L9	N01°17'32"W	62.99'
L10	N88°42'37"E	195.90'
L11	S01°11'13"E	33.39'
L12	N88°48'47"E	229.20'
L13	N01°17'32"W	68.82'
L14	N88°42'28"E	120.00'
L15	S01°17'32"E	31.00'
L16	N88°42'28"E	60.00'
L17	S01°17'32"E	105.00'
L18	N88°42'28"E	46.00'
L19	S01°17'32"E	120.00'
L20	S88°42'28"W	31.00'
L21	S01°17'32"E	60.00'
L22	S23°34'54"E	122.73'
L23	S61°46'30"W	15.20'
L24	S28°13'30"E	188.75'
L25	S41°35'17"E	24.82'
L26	S48°23'27"W	146.12'
L27	S01°15'13"W	14.53'
L28	N88°45'03"W	30.00'
L29	N81°34'25"W	74.17'
L30	N68°37'33"W	445.81'
L31	N89°42'05"W	344.84'
L32	N86°36'11"W	152.80'
L33	S76°07'45"W	176.09'
L34	N01°19'43"W	29.30'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	350.00'	79.24'	S34°42'39"E	79.07'
C2	435.00'	358.08'	S24°50'08"W	348.05'

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SHEET 1 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07–31–19
SCALE: 1"=120'

GRANDE RESERVE UNIT - 26
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Westewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2	09–03–19 REVISED PER CITY COMMENTS	MGS
1	08–15–19 REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 26

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

N

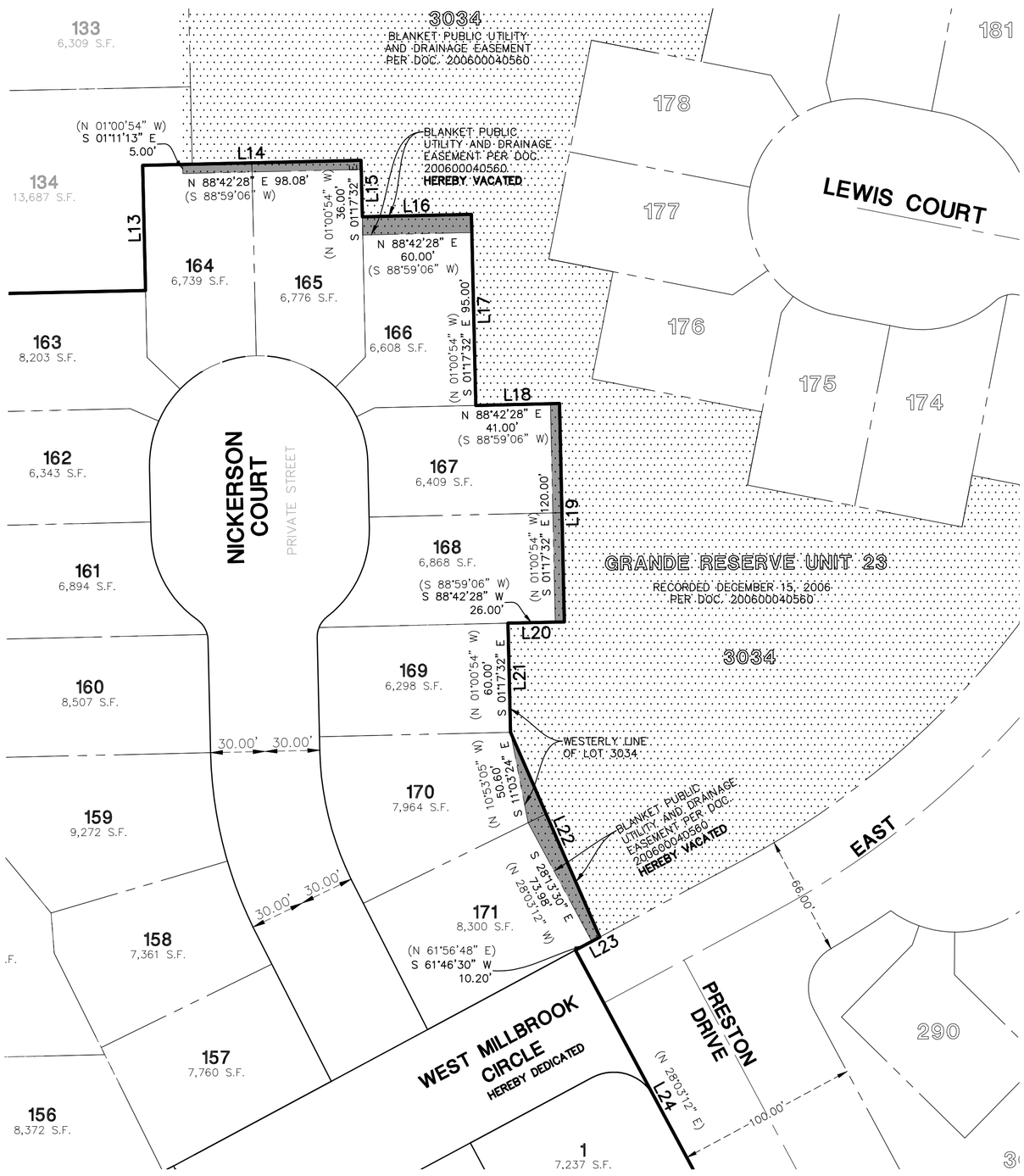
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

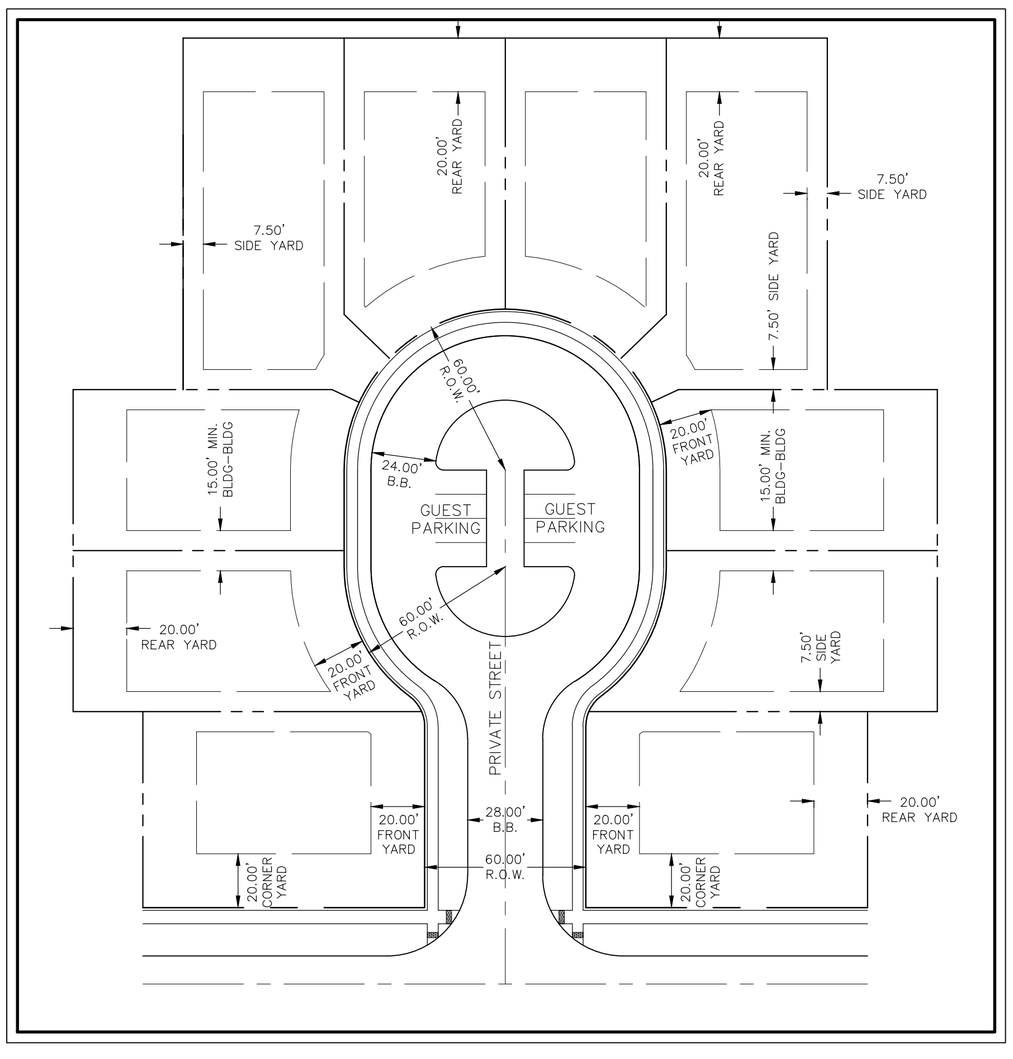
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°48'47"E	229.20'
L13	N01°17'32"W	68.82'
L14	N88°42'28"E	120.00'
L15	S01°17'32"E	31.00'
L16	N88°42'28"E	60.00'
L17	S01°17'32"E	105.00'
L18	N88°42'28"E	46.00'
L19	S01°17'32"E	120.00'
L20	S88°42'28"W	31.00'
L21	S01°17'32"E	60.00'
L22	S23°34'54"E	122.73'
L23	S61°46'30"W	15.20'
L24	S28°13'30"E	188.75'

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
— - —	LOT LINE	———
— — —	EASEMENT LINE	— — —
	SETBACK LINE	— — —
	B.S.L. BUILDING SETBACK LINE	
	S.W.M.E. STORMWATER MANAGEMENT EASEMENT	
	XXX.XX MEASURED INFORMATION	
	(XXX.XX) RECORD INFORMATION	
	LOT 3034	
	BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 200600040560 HEREBY VACATED	



TYPICAL CLUSTER SINGLE FAMILY DETAIL

SCALE: 1"=40'

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SHEET 2 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=50'

GRANDE RESERVE UNIT - 26

UNITED CITY OF YORKVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2	09-03-19 REVISED PER CITY COMMENTS	MGS
1	08-15-19 REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	350.10'	81.76'	S34°55'02"E	81.57'
C2	435.00'	358.08'	S24°50'08"W	348.05'
C3	25.00'	39.27'	N73°13'30"W	35.36'
C4	14.00'	13.08'	S28°03'01"E	12.61'
C5	60.00'	56.04'	S28°03'01"E	54.03'
C6	60.00'	56.04'	N25°27'58"E	54.03'
C7	14.00'	13.08'	N25°27'58"E	12.61'
C8	14.00'	13.08'	S61°56'59"W	12.61'
C9	60.00'	56.04'	S61°56'59"W	54.03'
C10	60.00'	56.04'	S64°32'02"E	54.03'
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C12	14.00'	13.08'	S61°56'59"W	12.61'
C13	60.00'	56.04'	S61°56'59"W	54.03'
C14	60.00'	56.04'	S64°32'02"E	54.03'
C15	14.00'	13.08'	S64°32'02"E	12.61'
C16	14.00'	19.33'	S49°09'38"W	17.83'
C17	60.00'	82.83'	S49°09'38"W	76.41'

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
—— - - ——	LOT LINE	———
— —— —	EASEMENT LINE	— —— —
——— ———	SETBACK LINE	——— ———
	B.S.L.	BUILDING SETBACK LINE
	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION
	PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT **HEREBY GRANTED**	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°17'53"W	722.03'
L2	N88°42'28"E	211.11'
L3	S01°17'32"E	38.50'
L4	N88°42'28"E	120.00'
L5	N01°17'32"W	15.00'
L6	N88°42'28"E	253.50'
L7	N01°17'32"W	116.00'
L8	N88°42'28"E	66.00'
L9	N01°17'32"W	62.99'
L10	N88°42'37"E	195.90'
L11	S01°11'13"E	33.39'
L12	N88°48'47"E	229.20'
L13	N01°17'32"W	68.82'
L14	N88°42'28"E	120.00'
L15	S01°17'32"E	31.00'
L16	N88°42'28"E	60.00'
L17	S01°17'32"E	105.00'
L18	N88°42'28"E	46.00'
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L20	S88°42'28"W	31.00'
L21	S01°17'32"E	60.00'
L22	S23°34'54"E	122.73'
L23	S61°46'30"W	15.20'
L24	S28°13'30"E	188.75'
L25	S41°36'33"E	22.30'
L26	S48°23'27"W	146.12'
L27	S01°15'13"W	14.53'
L28	N88°45'03"W	30.00'
L29	N81°34'25"W	74.17'
L30	N68°37'33"W	445.81'
L31	N89°42'05"W	344.84'
L32	N86°36'11"W	152.80'
L33	S76°07'45"W	176.09'
L34	N01°19'43"W	29.30'
L35	N86°42'19"E	11.17'
L36	N74°11'46"W	23.45'
L37	S17°44'45"W	23.45'
L38	N36°50'40"E	11.17'
L39	S66°21'42"E	17.10'
L40	S46°03'16"E	25.21'
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L48	S44°40'44"W	23.45'
L49	S26°13'21"E	11.17'
L50	N23°38'18"E	11.17'
L51	N42°44'13"E	26.93'
L52	S45°19'16"E	26.93'
L53	S26°13'21"E	11.17'
L54	S43°44'47"E	20.00'
L55	S23°38'18"W	11.17'
L56	N43°56'10"E	28.74'
L57	S45°19'16"E	26.93'
L58	N26°13'21"W	11.17'

MATCHLINE - SEE SHEET 04

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SHEET 3 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-12
SCALE: 1"=50'

GRANDE RESERVE UNIT - 26
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

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FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
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LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
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	XXX.XX MEASURED INFORMATION	
	(XXX.XX) RECORD INFORMATION	
▨	PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT **HEREBY GRANTED**	

N

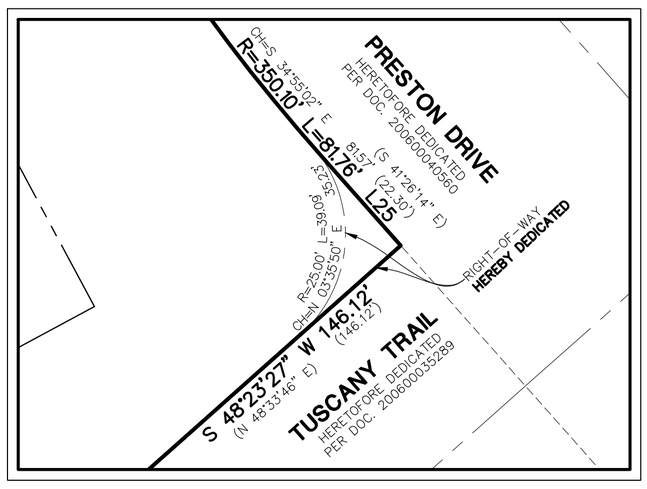
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

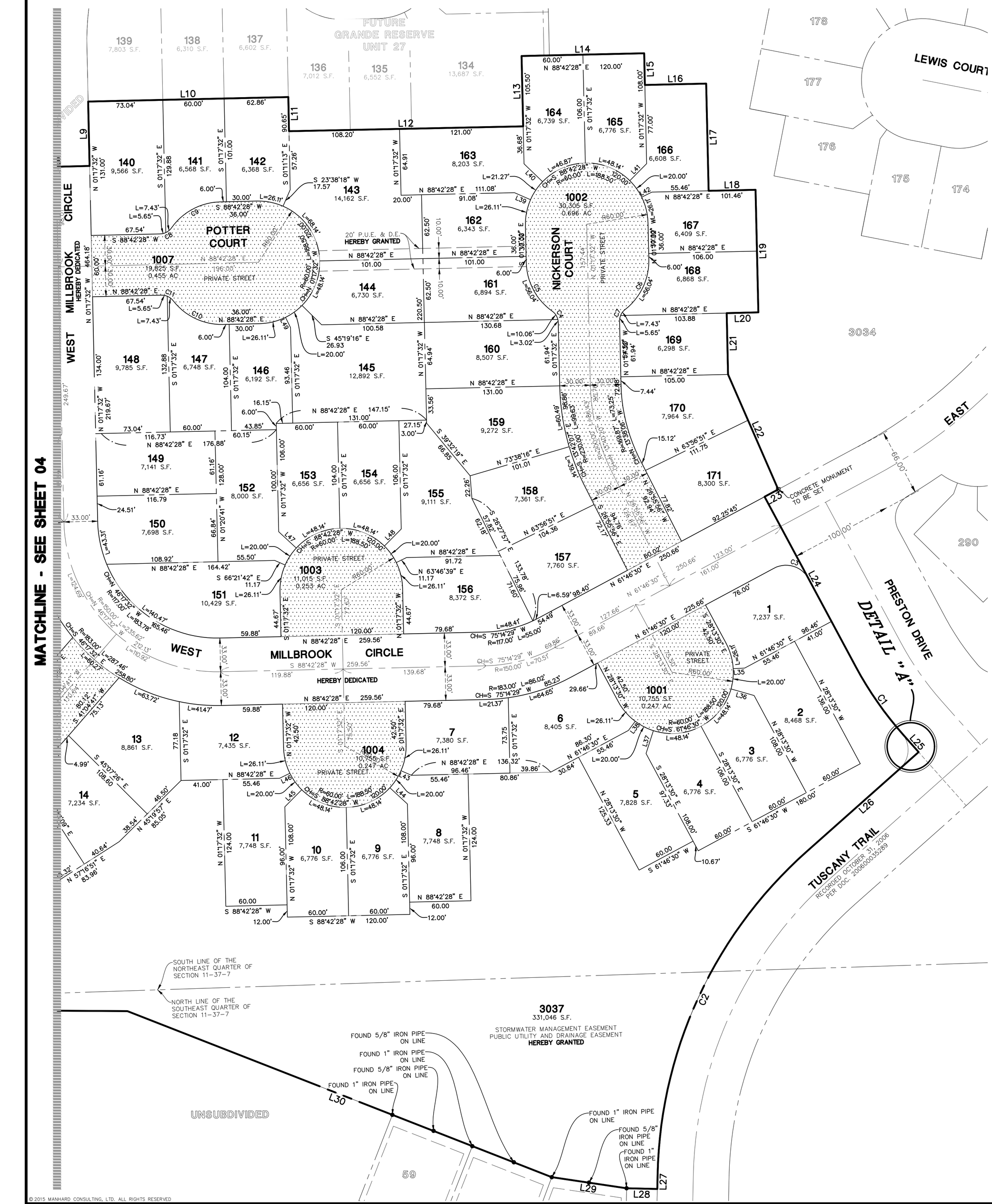
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DETAIL "A"

SCALE: 1"=20'



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SHEET 4 OF 5
GRCYVIL02

PROJ. MGR.: SJP
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DATE: 07-31-19
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GRANDE RESERVE UNIT - 26

UNITED CITY OF YORKVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION

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FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

WITNESS MY (OUR) HAND AND SEAL AT _____, _____
(TOWN) (STATE)

THIS _____ DAY OF _____, 20___.

_____ _____
OWNER (PRINTED NAME) OWNER (PRINTED NAME)

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I,_____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____

AND _____, PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, 20 _____.

_____
NOTARY PUBLIC

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CITY ADMINISTRATOR

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
MAYOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No._____ AT A MEETING HELD THIS ___ DAY OF_____, 20__.

_____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS ___ DAY OF_____, 20__.

_____
CITY ENGINEER

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATERMAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE CITY OF YORKVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE UNITED CITY OF YORKVILLE.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

INGRESS/EGRESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS (I.E.E.) IS HEREBY GRANTED AND RESERVED FOR ALL PRESENT AND FUTURE OWNERS OF LOTS 1 THROUGH 42 AND 140 THROUGH 171 TOGETHER WITH THEIR GUESTS, SUCCESSORS AND ASSIGNS FOR THE RIGHT OF ACCESS TO WEST MILLBROOK CIRCLE, A PUBLICLY DEDICATED STREET, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES AND HATCHING ON THE PLAT AND MARKED WITH THE WORDS "PRIVATE STREET".

PRIVATE STREETS WITHIN THE DEVELOPMENT SHALL REMAIN PRIVATE STREETS AND RESPONSIBILITY FOR THE MAINTENANCE OF THE ROADS SHALL REST SOLELY UPON THE OWNERS WITHIN THE DEVELOPMENT IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONJUNCTION WITH THE RECORDING OF THIS PLAT.

KENDALL COUNTY CLERK'S CERTIFICATE

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

I,_____,COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 20_____.

_____
COUNTY CLERK

KENDALL COUNTY RECORDER'S CERTIFICATE

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

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____,

A.D., 20_____, AT_____O'CLOCK_____.M., AND WAS RECORDED IN BOOK_____OF PLATS

ON PAGE_____.

BY:_____
RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, _____.

_____
JOSEPH M. IOVINELLI
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2019

OWNER: _____ ATTORNEY: _____

VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT APPROVED AND ACCEPTED:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOC. 200600040560 AS SHOWN HEREON:

ACCEPTED: _____ DATE: _____
AT & T

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
NORTHERN ILLINOIS GAS COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMCAST CABLE COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
UNITED CITY OF YORKVILLE

_____
PRINTED NAME AND TITLE

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, SAMUEL J. PHILLIPPE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 IN STORYBOOK HIGHLANDS UNIT NO. 2 SUBDIVISION, RECORDED AUGUST 21, 1974 PER DOCUMENT 74-3985; THENCE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID STORYBOOK HIGHLANDS UNIT NO. 2, A DISTANCE OF 722.03 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 211.11 FEET; THENCE SOUTH 01 DEGREE 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 38.50 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 253.50 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 116.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 62.99 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 195.90 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 33.39 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 229.20 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 68.82 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 31.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 105.00 FEET; 2) THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE EASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1)THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 31.00 FEET; 2) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23 DEGREES 34 MINUTES 54 SECONDS EAST, A DISTANCE OF 122.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MILLBROOK CIRCLE; THENCE SOUTH 61 DEGREES 46 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.20 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF PRESTON DRIVE AS DEDICATED PER DOCUMENT 20060040560; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 28 DEGREES 13 MINUTES 30 SECONDS EAST, A DISTANCE OF 188.75 FEET TO A TANGENT CURVE 2) THENCE SOUTHERLY ALONG SAID TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 350.00 FEET SUBTENDING A CHORD BEARING SOUTH 34 DEGREES 55 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 81.57 FEET AND AN ARC DISTANCE OF 81.76 FEET TO A TANGENT LINE; 3) THENCE SOUTH 41 DEGREES 36 MINUTES 33 SECONDS EAST, A DISTANCE OF 22.30 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TUSCANY TRAIL AS DEDICATED PER DOCUMENT 200600035289; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 48 DEGREES 23 MINUTES 27 SECONDS WEST, A DISTANCE OF 146.12 FEET TO A TANGENT CURVE; 2) THENCE SOUTHERLY ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 435.00 FEET SUBTENDING A CHORD BEARING SOUTH 24 DEGREES 50 MINUTES 08 SECONDS WEST, A CHORD DISTANCE OF 348.05 FEET AND AN ARC DISTANCE OF 358.08 FEET, TO A TANGENT LINE; 3) THENCE SOUTH 01 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 14.53 FEET TO THE NORTHEAST CORNER OF LOT 3032 IN GRANDE RESERVE – UNIT 20 RECORDED OCTOBER 31, 2006 PER DOCUMENT 20060035289; THENCE ALONG THE NORTHERLY LINE OF SAID GRANDE RESERVE – UNIT 20 FOR THE FOLLOWING 3 COURSES. 1) THENCE NORTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, A DISTANCE OF 30.00 FEET; 2) THENCE NORTH 81 DEGREES 34 MINUTES 25 SECONDS WEST, A DISTANCE OF 74.17 FEET; 3) THENCE NORTH 68 DEGREES 37 MINUTES 33 SECONDS WEST, A DISTANCE OF 445.81 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 05 SECONDS WEST, A DISTANCE OF 344.84 FEET; THENCE NORTH 86 DEGREES 36 MINUTES 11 SECONDS WEST, A DISTANCE OF 152.80 FEET; THENCE SOUTH 76 DEGREES 07 MINUTES 45 SECONDS WEST, A DISTANCE OF 176.09 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 01 DEGREES 19 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 29.30 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17093C0039H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

DATED THIS _____ DAY OF _____, _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2021

DATE OF FIELD SURVEY: APRIL 25, 2019

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

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SHEET 5 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-12-19
SCALE: NTS

GRANDE RESERVE UNIT - 26
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2. 09-03-19	REVISED PER CITY COMMENTS	MGS
1. 08-15-19	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

SURVEY PREPARED FOR

GRAND RESERVE (CHICAGO) ASLI VI, L.L.L.P.
C/O AVANTI PROPERTIES GROUP
923 N. PENNSYLVANIA AVE.
WINTER PARK, FLORIDA 32789

LEGEND

EXISTING		PROPOSED
————	PROPERTY LINE	————
————	LOT LINE	————
— — —	EASEMENT LINE	— — —
——— ———	SETBACK LINE	——— ———
	B.S.L.	BUILDING SETBACK LINE
	P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION

AREA SUMMARY

LOTS 43–139:	(16.889 AC±)	735,690 SQUARE FEET
LOT 3038:	(3.245 AC±)	141,372 SQUARE FEET
OUTLOTS S–8 – S–14:	(4.616 AC±)	201,070 SQUARE FEET
DEDICATED R.O.W.:	(1.897 AC±)	82,629 SQUARE FEET
TOTAL:	(26.647 AC±)	1,160,761 SQUARE FEET

PIN'S

02–11–276–005
02–11–228–086

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEYOR'S NOTES

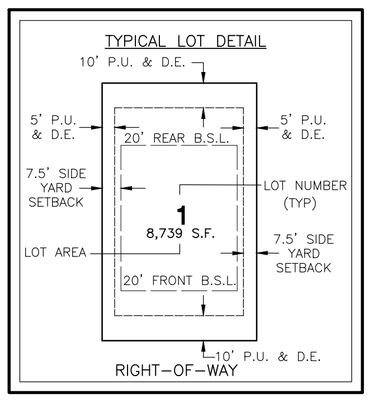
1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. ⊡ DENOTES CONCRETE MONUMENTS.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.
7. THERE SHALL BE NO DIRECT VEHICLE ACCESS ONTO STORYBOOK DRIVE FROM THE PROPOSED SUBDIVISION.
8. STORMWATER MANAGEMENT EASEMENT, AND A PUBLIC UTILITY AND DRAINAGE EASEMENT ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOT 3036.
9. ALL COURTS AND PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. PUBLIC UTILITIES AND DRAINAGE EASEMENTS, AND INGRESS AND EGRESS EASEMENTS ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOTS 1008 THROUGH 1014.
11. LOT 3038, INCLUSIVE, SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

SHEET INDEX

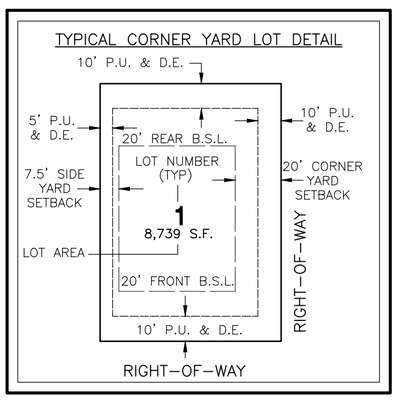
SHEET 1 OF 5	OVERALL BOUNDARY
SHEET 2 OF 5:	BOUNDARY DETAIL
SHEET 3–4 OF 5	LOT DETAIL INFORMATION, SETBACKS, RIGHT–OF–WAY DIMENSIONS AND EASEMENTS
SHEET 5 OF 5	PROVISIONS, CERTIFICATIONS AND SIGNATURES



TYPICAL LOT DETAIL



TYPICAL CORNER YARD LOT DETAIL



LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°46'49"W	25.99'
L2	S26°13'11"E	66.00'
L3	N63°46'49"E	31.35'
L4	S34°44'48"E	185.58'
L5	S55°15'12"W	46.00'
L6	S34°44'48"E	136.00'
L7	S55°15'12"W	180.00'
L8	S01°11'13"E	18.62'
L9	N88°48'47"E	20.74'
L10	S01°11'13"E	180.00'
L11	S88°48'47"W	16.00'
L12	S01°11'13"E	60.00'
L14	S01°11'13"E	41.00'
L15	S88°48'47"W	38.65'
L16	S01°11'13"E	41.00'
L17	N88°48'47"E	135.89'
L18	S01°17'32"E	219.52'
L19	S88°42'28"W	27.22'
L20	S01°17'32"E	68.82'
L21	S88°48'47"W	229.20'
L22	N01°11'13"W	33.39'
L23	S88°42'37"W	195.90'
L24	S01°17'32"E	62.99'
L25	S88°42'28"W	66.00'
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L27	S88°42'28"W	253.50'
L28	S01°17'32"E	15.00'
L29	S88°42'28"W	120.00'
L30	N01°17'32"W	38.50'
L31	S88°42'28"W	211.11'

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SHEET 1 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07–31–19
SCALE: 1"=120'

GRANDE RESERVE UNIT - 27
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2	09–03–19 REVISED PER CITY COMMENTS	MGS
1	08–15–19 REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

N

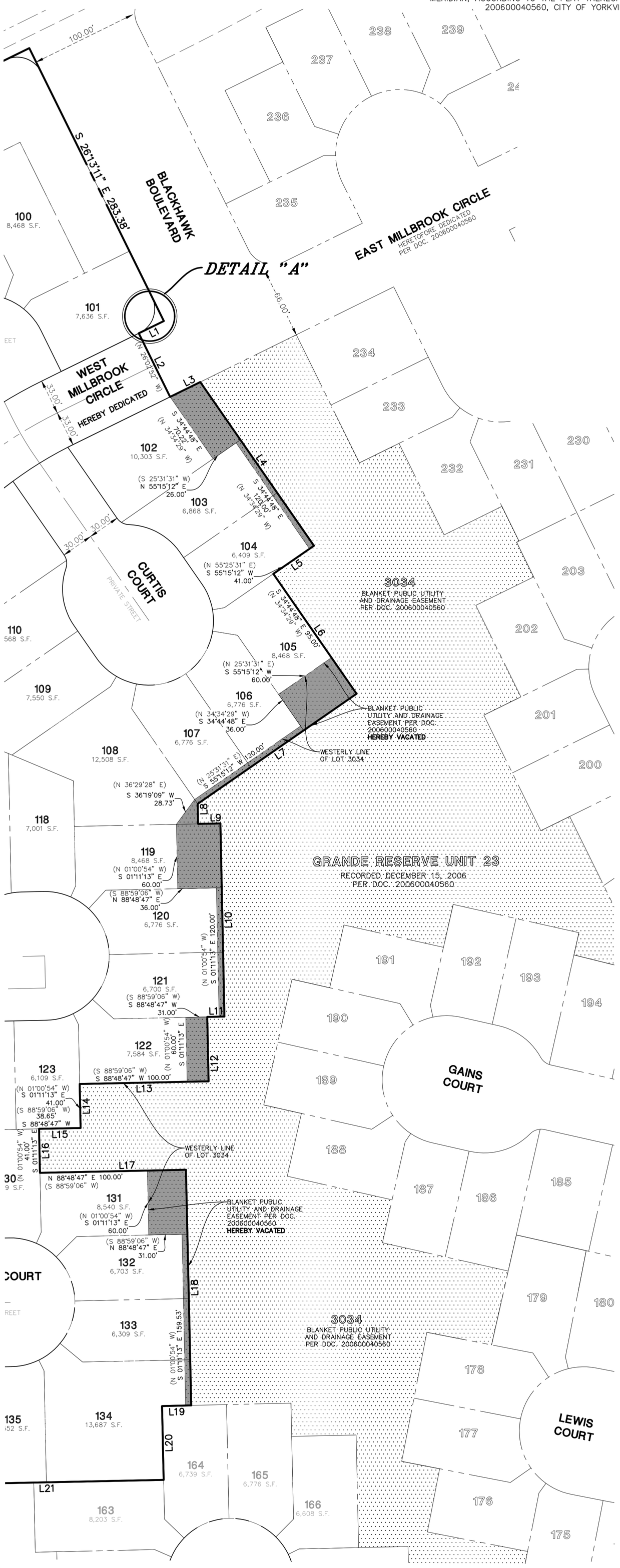
GRAPHIC SCALE

50 0 25 50 100 200

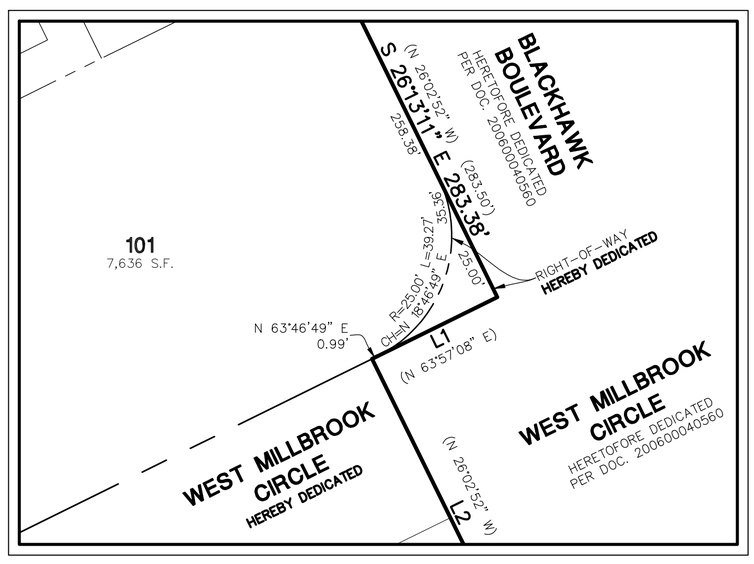
(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



LINE TABLE		
LINE	BEARING	LENGTH
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L9	N88°48'47"E	20.74'
L10	S01°11'13"E	180.00'
L11	S88°48'47"W	16.00'
L12	S01°11'13"E	60.00'
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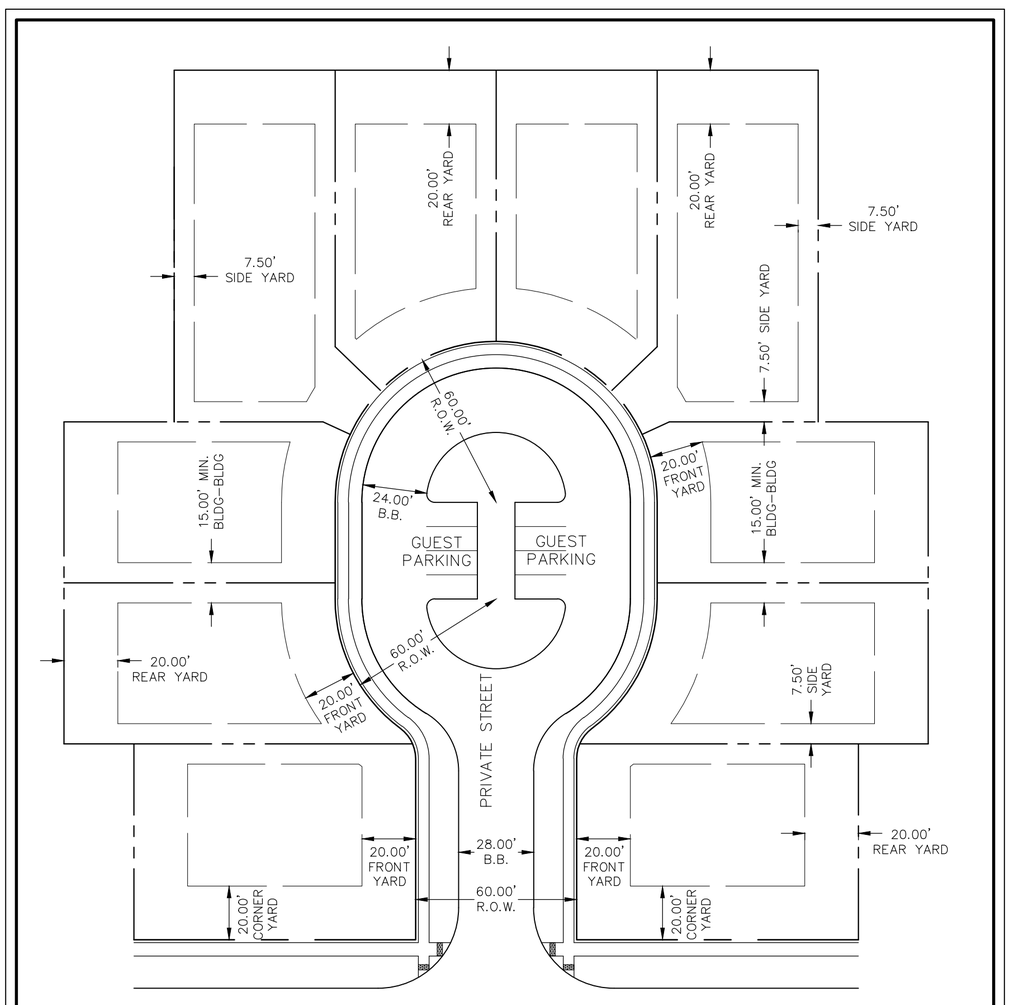


DETAIL "A"

SCALE: 1"=20'

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
— — —	LOT LINE	— — —
— — —	EASEMENT LINE	— — —
——— ———	SETBACK LINE	——— ———
B.S.L.	BUILDING SETBACK LINE	
S.W.M.E.	STORMWATER MANAGEMENT EASEMENT	
XXX.XX	MEASURED INFORMATION	
(XXX.XX)	RECORD INFORMATION	
	LOT 3034	
	BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 200600040560 HEREBY VACATED	



TYPICAL CLUSTER SINGLE FAMILY DETAIL

SCALE: 1"=40'

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SHEET 2 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=50'

GRANDE RESERVE UNIT - 27

UNITED CITY OF YORKVILLE, ILLINOIS

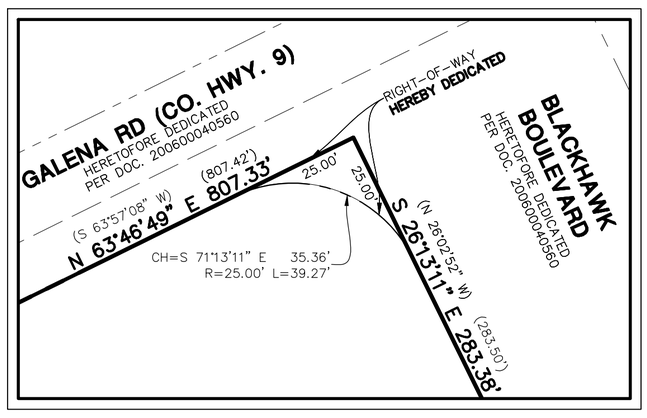
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2	09-03-19 REVISED PER CITY COMMENTS	MGS
1	08-15-19 REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



DETAIL "B"
SCALE: 1"=20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°46'49"W	25.99'
L2	S26°13'11"E	66.00'
L3	N63°46'49"E	31.35'
L4	S34°44'48"E	185.58'
L5	S55°15'12"W	46.00'
L6	S34°44'48"E	136.00'
L7	S55°15'12"W	180.00'
L8	S01°11'13"E	18.62'
L9	N88°48'47"E	20.74'
L10	S01°11'13"E	180.00'
L11	S88°48'47"W	16.00'
L12	S01°11'13"E	60.00'
L14	S01°11'13"E	41.00'
L15	S88°48'47"W	38.65'
L16	S01°11'13"E	41.00'
L17	N88°48'47"E	135.89'
L18	S01°17'32"E	219.52'
L19	S88°42'28"W	27.22'
L20	S01°17'32"E	68.82'
L21	S88°48'47"W	229.20'
L22	N01°11'13"W	33.39'
L23	S88°42'37"W	195.90'
L24	S01°17'32"E	62.99'
L25	S88°42'28"W	66.00'
L26	S01°17'32"E	116.00'
L27	S88°42'28"W	253.50'
L28	S01°17'32"E	15.00'
L29	S88°42'28"W	120.00'
L30	N01°17'32"W	38.50'
L31	S88°42'28"W	211.11'

LINE TABLE		
LINE	BEARING	LENGTH
L32	S23°38'18"W	11.17'
L33	N42°44'13"E	26.93'
L34	S45°19'16"E	26.93'
L35	S26°13'21"E	23.03'
L36	N23°44'37"E	11.17'
L37	S26°07'02"E	11.17'
L38	N23°44'37"E	11.17'
L39	N42°50'32"E	26.93'
L40	S45°12'57"E	26.93'
L41	N26°07'02"W	11.17'
L42	N44°47'03"E	23.45'
L43	N63°52'58"E	11.17'
L44	N50°49'47"W	31.15'
L45	N23°44'37"E	11.17'
L46	S26°07'02"E	11.17'
L47	N12°51'18"E	12.08'
L48	N37°33'30"E	29.18'
L49	N88°42'39"E	11.17'
L50	S72°11'26"E	23.45'
L51	N19°45'05"E	23.45'
L52	S38°51'00"W	11.17'
L53	N80°11'01"E	11.17'
L54	S80°43'04"E	23.45'
L55	S11°13'27"W	23.45'
L56	N30°19'22"E	11.17'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14.00'	13.08'	S61°56'59"W	12.61'
C2	60.00'	56.04'	S61°56'59"W	54.03'
C3	60.00'	56.04'	S64°32'02"E	54.03'
C4	14.00'	13.08'	S64°32'02"E	12.61'
C5	170.00'	44.98'	S83°36'27"E	44.85'
C6	14.00'	13.08'	N62°03'18"E	12.61'
C7	60.00'	56.04'	N62°03'18"E	54.03'
C8	60.00'	56.04'	N64°25'43"W	54.03'
C9	14.00'	13.08'	N64°25'43"W	12.61'
C10	230.00'	63.66'	N83°15'27"W	63.46'
C11	165.00'	53.26'	N81°56'25"W	53.03'
C12	14.00'	19.33'	S49°15'57"W	17.83'
C13	60.00'	82.83'	S49°15'57"W	76.41'
C14	225.00'	73.62'	S81°48'47"E	73.29'
C15	30.00'	47.12'	N46°11'13"W	42.43'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C16	14.00'	21.99'	N46°11'13"W	19.80'
C17	60.00'	82.83'	N51°38'23"W	76.41'
C18	14.00'	19.33'	N51°38'23"W	17.83'
C19	14.00'	19.33'	N49°15'57"E	17.83'
C20	60.00'	82.83'	N49°15'57"E	76.41'
C21	121.50'	57.66'	S12°56'28"W	57.12'
C22	130.00'	65.71'	N78°15'39"E	65.01'
C23	60.00'	37.50'	S05°50'09"E	36.89'
C24	70.00'	65.10'	S89°34'31"E	62.78'
C25	367.00'	5.41'	N63°21'29"E	5.41'
C26	14.00'	13.08'	S61°30'17"E	12.61'
C27	60.00'	56.04'	S61°30'17"E	54.03'
C28	60.00'	56.04'	N07°59'19"W	54.03'
C29	14.00'	13.08'	N07°59'19"W	12.61'



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
—— - - ——	LOT LINE	———
— — —	EASEMENT LINE	— — —
—— ——	SETBACK LINE	—— ——
	B.S.L.	BUILDING SETBACK LINE
	S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION
	PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT HEREBY GRANTED	

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MATCHLINE - SEE SHEET 04

SHEET 3 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=50'

GRANDE RESERVE UNIT - 27
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

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FINAL PLAT OF SUBDIVISION
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GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

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(IN FEET)
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LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
—— - - ——	LOT LINE	———
— —— —	EASEMENT LINE	— — —
——— ———	SETBACK LINE	——— ———
	B.S.L. BUILDING SETBACK LINE	
	S.W.M.E. STORMWATER MANAGEMENT EASEMENT	
	XXX.XX MEASURED INFORMATION	
	(XXX.XX) RECORD INFORMATION	
	PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT **HEREBY GRANTED**	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°46'49"W	25.99'
L2	S26°13'11"E	66.00'
L3	N63°46'49"E	31.35'
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C29	14.00'	13.08'	N07°59'19"W	12.61'

MATCHLINE - SEE SHEET 03


3038
141,372 S.F.
STORMWATER MANAGEMENT EASEMENT
PUBLIC UTILITY AND DRAINAGE EASEMENT
HEREBY GRANTED
UNSUBDIVIDED
FOUND 3/4" IRON PIPE AT CORNER
246.98'
N 88°06'08" E
246.98'
FOUND 1" PINCH TOP IRON PIPE AT CORNER
FOUND 3/4" IRON PIPE 0.10' E OF LINE
FOUND 1/2" IRON PIPE ON LINE
N 01°17'53" W 306.20'
FOUND 1/2" IRON PIPE 0.26' E OF LINE
FOUND 1/2" IRON PIPE ON LINE
N 01°10'
ARMENT COURT
1010
23,479 S.F.
0.539 AC.
PRIVATE STREET
KELLOGG COURT
1008
30,652 S.F.
0.704 AC
PRIVATE STREET
CURTIS COURT
1011
23,204 S.F.
0.533 AC.
PRIVATE STREET
HAWLEY COURT
1009
24,535 S.F.
0.604 AC
PRIVATE STREET
MILLBROOK CIRCLE
HERETOFORE DEDICATED PER DOC.
POTTER COURT
NICKERSON COURT
WEST
SUTHERLAND COURT
GRANDE RESERVE UNIT 26
RECORDED _____ ___, _____
PER DOC. _____
75 8,168 S.F.
74 6,476 S.F.
73 6,060 S.F.
72 6,060 S.F.
71 6,060 S.F.
70 7,368 S.F.
69 9,608 S.F.
68 6,060 S.F.
67 6,060 S.F.
66 6,109 S.F.
65 8,541 S.F.
64 7,043 S.F.
63 7,043 S.F.
62 7,461 S.F.
61 6,105 S.F.
60 6,363 S.F.
59 14,030 S.F.
58 7,775 S.F.
57 6,300 S.F.
56 6,300 S.F.
55 6,298 S.F.
54 6,868 S.F.
53 6,889 S.F.
52 8,278 S.F.
51 7.043 S.F.
50 7,043 S.F.
49 8,541 S.F.
48 6,109 S.F.
47 6,568 S.F.
46 6,958 S.F.
45 6,960 S.F.
44 6,960 S.F.
43 8,526 S.F.
42 8,526 S.F.
41 6,960 S.F.
40 6,960 S.F.
39 6,960 S.F.
38 6,060 S.F.
37 6,109 S.F.
36 8,541 S.F.
35 7,043 S.F.
34
115 8,025 S.F.
116 7,402 S.F.
117 9,354 S.F.
118 6,109 S.F.
119 6,060 S.F.
120 6,776 S.F.
121 6,700 S.F.
122 7,584 S.F.
123 6,109 S.F.
124 6,060 S.F.
125 6,060 S.F.
126 9,354 S.F.
127 11,423 S.F.
128 7,723 S.F.
129 6,568 S.F.
130 6,109 S.F.
131 8,540 S.F.
132 6,703 S.F.
133 6,309 S.F.
134 13,687 S.F.
135 6,552 S.F.
136 7,012 S.F.
137 6,602 S.F.
138 6,310 S.F.
139 7,803 S.F.
140 9,566 S.F.
141 6,568 S.F.
142 6,368 S.F.
143 14,162 S.F.
144 6,730 S.F.
145 12,892 S.F.
146 6,192 S.F.
147 6,748 S.F.
148 9,785 S.F.
149 7,141 S.F.
150
151
152 8,000 S.F.
153 6,656 S.F.
154 6,656 S.F.
155 9,111 S.F.
158 7,361 S.F.
159 9,272 S.F.
160 8,507 S.F.
161 6,894 S.F.
162 6,343 S.F.
163 8,203 S.F.
164 6,739 S.F.
S 88°48'47" W 253.00'
N 88°48'47" E 372.27'
S 88°48'47" W 136.00
N 88°48'47" E 105.58
N 88°48'47" E 106.00
N 88°48'47" E 64.08'
N 88°42'28" E 125.00'
S 88°42'28" W 131.00
N 88°42'28" E 105.58
N 88°42'28" E 106.00
S 88°42'28" W 376.50'
N 88°42'28" E 248.00'
S 88°48'47" W 226.68'
N 88°48'47" E 180.00'
S 88°48'47" W 106.46'
N 88°48'47" E 106.11
N 88°48'47" E 106.00
N 88°48'47" E 108.00'
N 88°48'47" E 103.00'
N 88°48'47" E 100.26'
N 88°42'37" E 195.90'
N 88°48'47" E 229.20'
S 88°48'47" W 106.46'
S 88°48'47" W 67.82'
N 88°48'47" E 20.54'
S 88°48'47" W 20.54'
N 88°48'47" E 73.00'
N 88°48'47" E 130.30'
S 88°48'47" W 120.79'
N 88°48'47" E 120.79'
N 88°48'47" E 66.29'
N 88°48'47" E 216.29'
S 88°48'47" W 256.97'
N 88°48'47" E 256.97'
N 88°48'47" E 48.20'
N 88°48'47" E 109.20'
N 42°50'32" E 23.45
S 47°35'03" E 27.00
N 45°12'37" E 27.00
S 50°21'02" E 27.17
N 43°38'28" W 20.00
N 01°11'13" W 130.93'
S 01°11'13" E 131.00'
N 01°11'13" W 130.90'
S 01°11'13" E 109.93'
N 01°11'13" W 109.93'
S 01°11'13" E 111.29'
N 01°11'13" W 111.29'
N 01°17'32" W 134.88'
S 01°17'32" E 245.00'
N 01°17'32" W 202.51'
S 01°17'32" E 106.00'
N 01°17'32" W 113.09'
N 01°17'32" W 56.49'
S 01°17'32" E 104.50'
N 01°17'32" W 129.88'
S 01°17'32" E 127.50'
N 01°17'32" W 116.00'
S 01°17'32" E 116.00

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE UNIT - 27

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

WITNESS MY (OUR) HAND AND SEAL AT _____, _____
(TOWN) (STATE)

THIS _____ DAY OF _____, 20___.

_____ _____
OWNER (PRINTED NAME) OWNER (PRINTED NAME)

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I,_____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____

AND _____, PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

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

_____
NOTARY PUBLIC

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CITY ADMINISTRATOR

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
MAYOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No._____ AT A MEETING HELD THIS ___ DAY OF_____, 20__.

_____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS ___ DAY OF_____, 20__.

_____
CITY ENGINEER

KENDALL COUNTY HIGHWAY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

ACCEPTED AND APPROVED THIS ___ DAY OF_____, 20__.

_____
KENDALL COUNTY HIGHWAY DEPARTMENT

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATERMAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE CITY OF YORKVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE UNITED CITY OF YORKVILLE.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

INGRESS/EGRESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS (I.E.E.) IS HEREBY GRANTED AND RESERVED FOR ALL PRESENT AND FUTURE OWNERS OF LOTS 43 THROUGH 139 TOGETHER WITH THEIR GUESTS, SUCCESSORS AND ASSIGNS FOR THE RIGHT OF ACCESS TO WEST MILLBROOK CIRCLE, A PUBLICLY DEDICATED STREET, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES AND HATCHING ON THE PLAT AND MARKED WITH THE WORDS "PRIVATE STREET".

PRIVATE STREETS WITHIN THE DEVELOPMENT SHALL REMAIN PRIVATE STREETS AND RESPONSIBILITY FOR THE MAINTENANCE OF THE ROADS SHALL REST SOLELY UPON THE OWNERS WITHIN THE DEVELOPMENT IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONJUNCTION WITH THE RECORDING OF THIS PLAT.

KENDALL COUNTY CLERK'S CERTIFICATE

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

I,_____,COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 20_____.

_____
COUNTY CLERK

KENDALL COUNTY RECORDER'S CERTIFICATE

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

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____,

A.D., 20_____, AT_____O'CLOCK_____M., AND WAS RECORDED IN BOOK_____OF PLATS

ON PAGE_____.

BY: _____
RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, _____.

_____
JOSEPH M. IOVINELLI
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2019

OWNER: _____ ATTORNEY: _____

VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT APPROVED AND ACCEPTED:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOC. 200600040560 AS SHOWN HEREON:

ACCEPTED: _____ DATE: _____
AT & T

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
NORTHERN ILLINOIS GAS COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMCAST CABLE COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
UNITED CITY OF YORKVILLE

_____
PRINTED NAME AND TITLE

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, SAMUEL J. PHILLIPPE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT – 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3035 IN GRANDE RESERVE UNIT 26 SUBDIVISION, RECORDED _____ ____, ____ PER DOCUMENT _____; THENCE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF STORYBOOK HIGHLANDS UNIT NO. 2 SUBDIVISION, RECORDED AUGUST 21, 1974 PER DOCUMENT 74-3985, A DISTANCE OF 306.20 FEET TO THE SOUTH LINE OF PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED AS DOCUMENT 77-703; THENCE NORTH 88 DEGREES 06 MINUTES 08 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 246.98 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 809.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GALENA ROAD AS DEDICATED PER DOCUMENT 200600040560; THENCE NORTH 63 DEGREES 46 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 807.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BLACKHAWK BOULEVARD AS DEDICATED PER DOCUMENT 20060040560; THENCE SOUTH 26 DEGREES 13 MINUTES 11 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 283.38 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MILLBROOK CIRCLE AS DEDICATED PER DOCUMENT 20060040560; THENCE SOUTH 63 DEGREES 46 MINUTES 49 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.99 FEET; THENCE SOUTH 26 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST MILLBROOK CIRCLE; THENCE NORTH 63 DEGREES 46 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.35 FEET; THENCE SOUTH 34 DEGREES 44 MINUTES 48 SECONDS EAST, A DISTANCE OF 185.58 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1) THENCE SOUTH 55 DEGREES 15 MINUTES 12 SECONDS WEST, A DISTANCE OF 46.00 FEET; 2) THENCE SOUTH 34 DEGREES 44 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.00 FEET; THENCE SOUTH 55 DEGREES 15 MINUTES 12 SECONDS WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 18.62 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 20.74 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE EASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 16.00 FEET: THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE EASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 5 COURSES: 1) THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 120.00 FEET; 2) THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 41.00 FEET; 3) THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 38.65 FEET; 4) THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 41.00 FEET; 5) THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 135.89 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 219.52 FEET TO THE NORTH LINE OF LOT 164 IN SAID GRANDE RESERVE UNIT 26; THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 27.22 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID GRANDE RESERVE UNIT 26 FOR THE FOLLOWING 12 COURSES: 1) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 68.82 FEET; 2) THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 229.20 FEET; 3) THENCE NORTH 01 DEGREES 11 MINUTES 13 SECONDS WEST, A DISTANCE OF 33.39 FEET; 4) THENCE SOUTH 88 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 195.90 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST MILLBROOK CIRCLE AS DEDICATED PER DOCUMENT _____; 5) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 62.99 FEET; 6) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WEST MILLBROOK CIRCLE; 7) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.00 FEET; 8) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 253.50 FEET; 9) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.00 FEET; 10) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 120.00 FEET; 11) THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 38.50 FEET; 12) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 211.11 TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17093C0039H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

DATED THIS _____ DAY OF _____, _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2021

DATE OF FIELD SURVEY: APRIL 25, 2019

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

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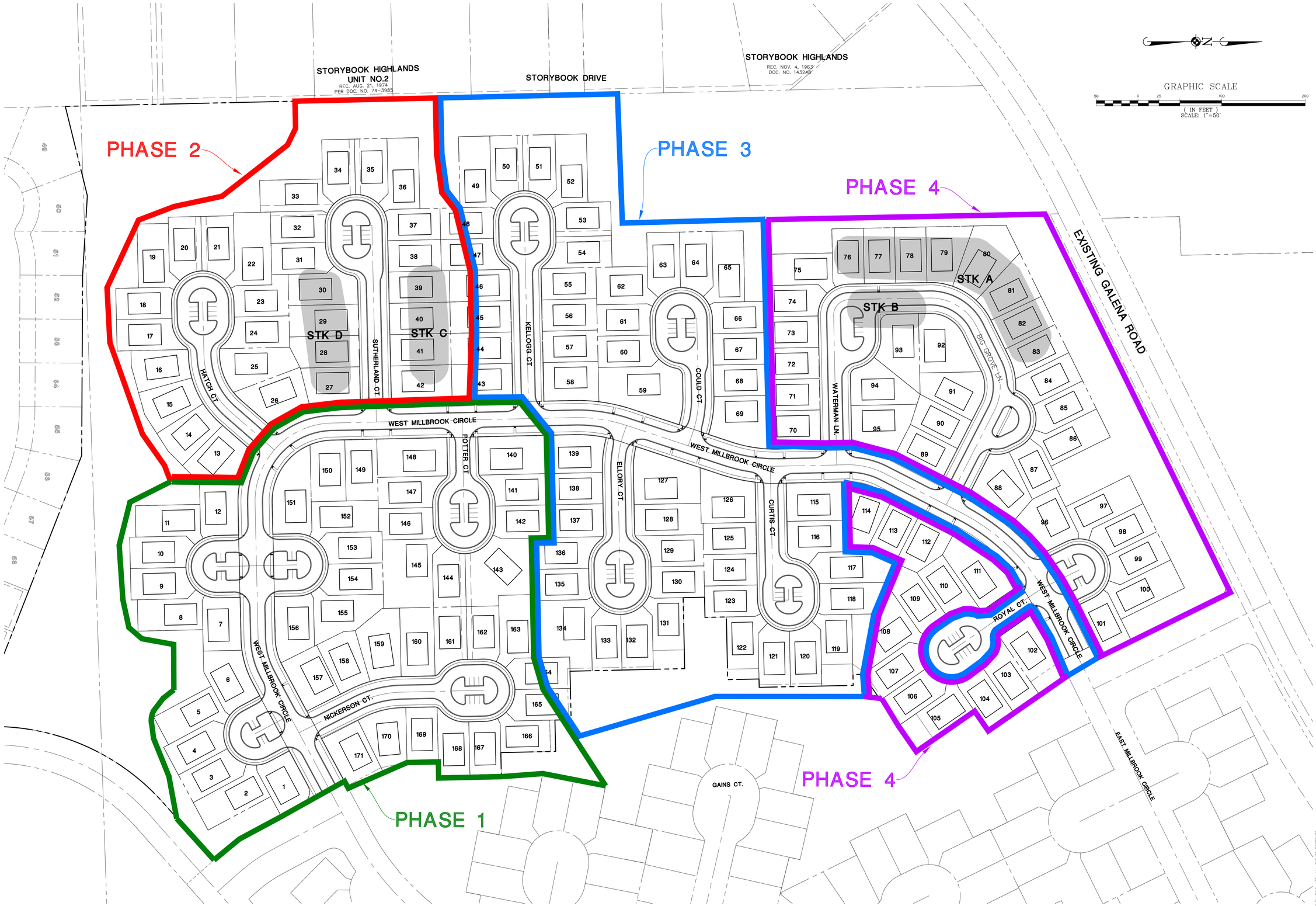
SHEET 5 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: NTS

GRANDE RESERVE UNIT - 27
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
2 09-03-19	REVISED PER CITY COMMENTS	MGS
1 08-15-19	REVISED PER CITY COMMENTS	MGS



Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.881.6500 fx:630.881.6588 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

GRANDE RESERVE
CITY OF YORKVILLE, ILLINOIS
WATERMAIN PHASING EXHIBIT

PROJ. MGR.:	JPD
PROJ. ASSOC.:	JMI
DRAWN BY:	AMP
DATE:	7//11/2019
SCALE:	1"=50'

SHEET
PHP
GRC.YVIL02

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July 15, 2019 - 16:04 Dwg Name: P:\Projects\2019\Grd\Final Engineering\Exhibits\Fin\GT Exhibits.dwg Updated By: dfoyen

August 13, 2019

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

Re: Grande Reserve-Units 26 and 27
United City of Yorkville, Kendall County, Illinois

Dear Krysti:

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

- Final Plat of Subdivision, dated July 12, 2019 prepared by Manhard.

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:

1. A reference to Lot 3034 in Grande Reserve Unit 23 needs to be added to the short legal description under the title.

2. All lots will need to be numbered. Letters and outlots will not be allowed.

3. The City Plan Commission Certificate needs to be changed to read "City Planning and Zoning Commission Certificate".

4. Easement provisions are needed for the ingress/egress easements.

5. We will need to review the plat against the engineering plans when they are submitted.

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

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)
Ms. Lisa Pickering, City Clerk (via e-mail)
Ms. Kathy Field-Orr, City Attorney (Via e-mail)
Mr. Dean Edmeier, North Branch Land Company, LLC (Via e-mail)
JAM, TNP, EEI (Via e-mail)

September 27, 2019

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

Re: Grande Reserve-Units 26 and 27
United City of Yorkville, Kendall County, Illinois

Dear Krysti:

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

- Final Plat of Subdivision, dated July 31, 2019 prepared by Manhard.

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:

1. A reference to Lot 3034 in Grande Reserve Unit 23 needs to be added to the short legal description under the title on pages 3-5 on the Unit 26 plat.

2. The area summary tables for both units need the outlot reference removed.

3. On sheet 4 of 5 in Unit 26 plat, move the callout for the Lot 1004 off of the radius callout and on sheet 4 of 5 in the Unit 27 plat, move the callout for Lot 1009 off of the private street text.

4. The text "UNSUBDIVIDED" should be removed from Lot 139.

5. The text "UNSUBDIVIDED" should be removed from West Millbrook Circle on page one of Unit 27.

6. The text "UNSUBDIVIDED" should be removed from West Millbrook Circle on page one of Unit 26.

7. The building setback lines for lot 1 in Unit 26 and Lot 101 in Unit 27 need to be shown on the plat.

8. We will need to review the plat against the engineering plans when they are submitted.

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

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)
Ms. Lisa Pickering, City Clerk (via e-mail)
Ms. Kathy Field-Orr, City Attorney (Via e-mail)
Mr. Dean Edmeier, North Branch Land Company, LLC (Via e-mail)
JAM, TNP, EEI (Via e-mail)

Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Human Resources	☐
Community Development	■
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2019-24 and EDC 2019-76

Agenda Item Summary Memo

Title: School for Expressive Arts & Learning (Special Use)

Meeting and Date: City Council – October 22, 2019

Synopsis: Request for Special Use Authorization for a Commercial/Trade School

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Jason Engberg, AICP (Name) Community Development (Department)

Agenda Item Notes:

See attached memo.

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

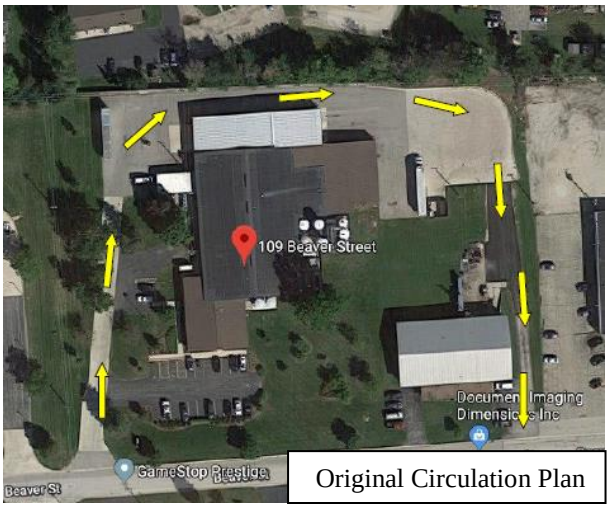
Memorandum

To: City Council
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: October 15, 2019
Subject: **PZC 2019-24 School for Expressive Arts & Learning (SEAL)**
Proposed Commercial/Trade School (Special Use)

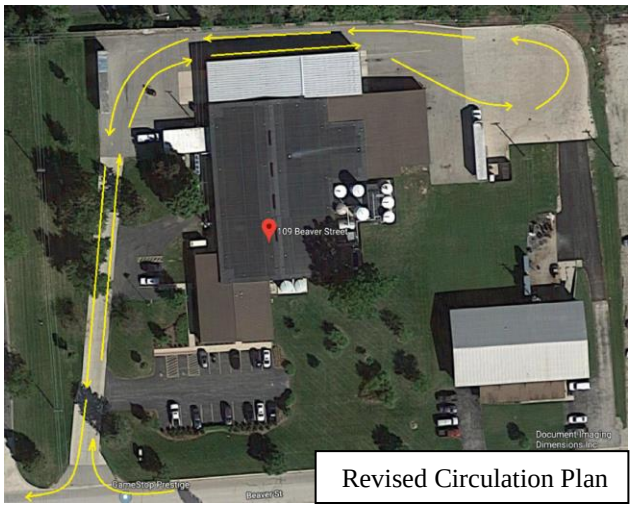
The petitioner, Karen Larson on behalf of SEAL South Incorporated, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Commercial/Trade School providing special education and therapeutic services in a day school setting for grades K-12 within the M-1 Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 109 Beaver Street with the Fox Industrial Park, in Yorkville, Illinois.

The petitioner is planning on remodeling the interior of the existing structure to allow for a for-profit school to function on site. The petitioner is only planning on interior renovations and does not plan to add any additional outside structures. The school will be attended by students from nearby public schools and will arrive all at once in the morning and leave all at once in the late afternoon. In its initial phase, the building will contain 3 classrooms at the front of the building and eventually contain a maximum of 9 classrooms in the future. Due to its curriculum, the school is planning on having a maximum of 10 students per classroom.

Initially the petitioner provided a traffic circulation plan which utilized the adjacent property's driveway. It was determined after the public hearing that the easement agreement between the two property owners only allowed for access onto the rear "turn-around" area of the property. Therefore, the petitioner has amended their circulation plans as follows (also attached):



Original Circulation Plan



Revised Circulation Plan

Finally, the proposed land use is consistent with the future land use designation of the current Comprehensive Plan. Staff is supportive of the proposed Special Use request.

PLANNING & ZONING COMMISSION ACTION:

The Planning and Zoning Commission reviewed the Petitioner's requests at a public hearing held on October 9, 2019 and made the following action on the motions below:

In consideration of testimony presented during a Public Hearing on October 9, 2019 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council for a request for Special Use authorization for the operation of a proposed new Commercial/Trade School in an existing building zoned M-1 Limited Manufacturing District at 109 Beaver Street in Fox Industrial Park.

Action Item:

Olson – aye; Vinyard – aye; Horaz– aye; Marcum- aye; Williams– aye; **5 ayes; 0 nay**

ATTACHMENTS:

1. Petitioner Application
2. Legal Description
3. Plat of Survey
4. Revised Traffic Circulation Plan
5. Interior Plans
6. Letter of Support from District 115
7. Draft 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
Submit Application, Fees, and All Pertinent Information to the Community Development Department

STAGE 2
Plan Council Review
Meets on the 2nd and 4th Thursday of the Month

STAGE 3
Economic Development Committee
Meets on the 1st Tuesday of the Month

STAGE 4
Planning and Zoning Commission Public Hearing
Meets on the 2nd Wednesday of the Month

STAGE 5
City Council Public Hearing
Meets on the 2nd and 4th Tuesday of the Month

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	☐ Engineering Plan Review deposit $500.00	Total: $
AMENDMENT	☐ Annexation $500.00 ☐ Plan $500.00 ☐ Plat $500.00 ☐ P.U.D. $500.00	Total: $
ANNEXATION	☐ $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 *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee*	☐ $200.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $200 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $ 0.00
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres 3 - 5 = (2) x $10 = 0 + $250 = $ 250 # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $ 250
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit	Total: $
PRELIMINARY PLAN FEE	☐ $500.00	Total: $
PUD FEE	☐ $500.00	Total: $
FINAL PLAT FEE	☐ $500.00	Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre $1,000.00 ☐ Over 1 acre, less than 10 acres $2,500.00 ☐ Over 10 acres, less than 40 acres $5,000.00 ☐ Over 40 acres, less than 100 acres $10,000.00 ☐ Over 100 acres $20,000.00	Total: $
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services* For Annexation, Subdivision, Rezoning, and Special Use:	☐ Less than 2 acres $1,000.00 ☑ Over 2 acres, less than 10 acres $2,500.00 ☐ Over 10 acres $5,000.00	Total: $ 2,500
TOTAL AMOUNT DUE:		2,750.00

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APPLICATION FOR SPECIAL USE

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: Karen Larson
COMPANY: SEAL SOUTH INCORPORATED
MAILING ADDRESS: 1265 Naperville Drive
CITY, STATE, ZIP: Romeoville, IL 60446
TELEPHONE: 630-440-5349
EMAIL: klarson@seal-il.com
FAX: 630-226-9083

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: MEADOWVALE, INC.

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:
n/a

PROPERTY STREET ADDRESS: 109 Beaver Street, Yorkville, IL 60560

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
northeast corner of Beaver St., & S. Bridge St. - East of the existing Firehouse

CURRENT ZONING CLASSIFICATION: M-1
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:

REQUESTED SPECIAL USE:
Commercial School - Therapeutic Day School

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: R-3 Multi-Family Attached Residence District
EAST: M-1 Limited Manufacturing
SOUTH: M-1 Limited Manufacturing (Medical & Industrial rental facility, Bobcat)
WEST: M-1 Limited Manufacturing (Bristol - Kendall Main Fire Station)

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-04-104-010	05-05-228-008		
05-04-104-049	05-04-104-057		

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APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION	
NAME: Theresa Dollinger	COMPANY: Castle Law
MAILING ADDRESS: 822 129th Infantry Drive Suite 104	
CITY, STATE, ZIP: Joliet, IL 60435	TELEPHONE: 815-744-6550
EMAIL: tdollinger@castlelaw.com	FAX: 815-744-4518
ENGINEER INFORMATION	
NAME: TBD	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: TBD	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:

The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed use of the building is to provide a therapeutic educational environment that facilitates communication between children, families, and the community through the encouragement of academic achievement and successful life experiences. The overall purpose and mission of the school is consistent with the goals of providing a safe and comfortable environment for the children and the surrounding Yorkville community.

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:

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted, nor will it substantially diminish or impair property values. The school will operate during normal, school-day hours and for school events. Educational facilities generally contribute positively to neighboring property values.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

The proposed use will not impede the normal and orderly development of surrounding property. The proposed use will involve the remodel and renovation of the existing facility. The building will remain within its current footprint, and not be expanded. All improvements will adhere to the permitted process as deemed necessary by the City of Yorkville.

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

The existing site will remain as-is. Any work will be minor and will not impede the existing drainage of the site as it exists today. The existing property has no issues with access and has adequate ingress and egress.

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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:

The property is self sustaining and will not impede traffic on main thoroughfares. Please see attached exhibit entitled "Transportation Circulation". The existing ingress and egress will be maintained as-is. The existing parking lot is large enough to accommodate the proposed use, parking for teachers, staff and visitors. A zoning review will document any additional requirements.

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:

The special use has every intention to conform to the applicable regulations of the district. Historically, the other locations of our special education programs have successfully adhered to the recommendations of planning and zoning commissions. There are no manufacturing or assembly processes. There is no on site storage of any type of chemicals or potentially injurious materials.

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 _____ DATE _____

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

OWNER SIGNATURE _____ DATE _____

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

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

PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: Karen Larson	FUND ACCOUNT NUMBER: SEAL SOUTH INCORPO	PROPERTY ADDRESS: 1265 Naperville Drive

PETITION/APPROVAL TYPE (*check appropriate box(es) of approval requested*):

☐ CONCEPT PLAN REVIEW	☐ AMENDMENT (TEXT)	☐ ANNEXATION	☐ REZONING
☑ SPECIAL USE	☐ MILE AND 1/2 REVIEW	☐ ZONING VARIANCE	☐ PRELIMINARY PLAN
☐ FINAL PLANS	☐ PLANNED UNIT DEVELOPMENT	☐ FINAL PLAT	

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Karen Larson	COMPANY SEAL SOUTH INCORPORATED
MAILING ADDRESS: 1265 Naperville Drive	
CITY, STATE, ZIP: Romeoville, IL 60446	TELEPHONE: 630-440-5349
EMAIL: klarson@seal-il.com	FAX: 630-226-9083

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.

Karen Larson	President
PRINT NAME	TITLE
SIGNATURE	DATE

ACCOUNT CLOSURE AUTHORIZATION

DATE REQUESTED: _____ ☐ COMPLETED ☐ INACTIVE

PRINT NAME: _____ ☐ WITHDRAWN ☐ COLLECTIONS

SIGNATURE: _____ ☐ OTHER

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ COM. DEV. ☐ BUILDING ☐ ENGINEERING ☐ FINANCE ☐ ADMIN.

Exhibit A

#05-04-104-049
PT LTS 6 & LT 7 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE

#05-04-104-010
LT 5 & W 21.30 LT 6 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE

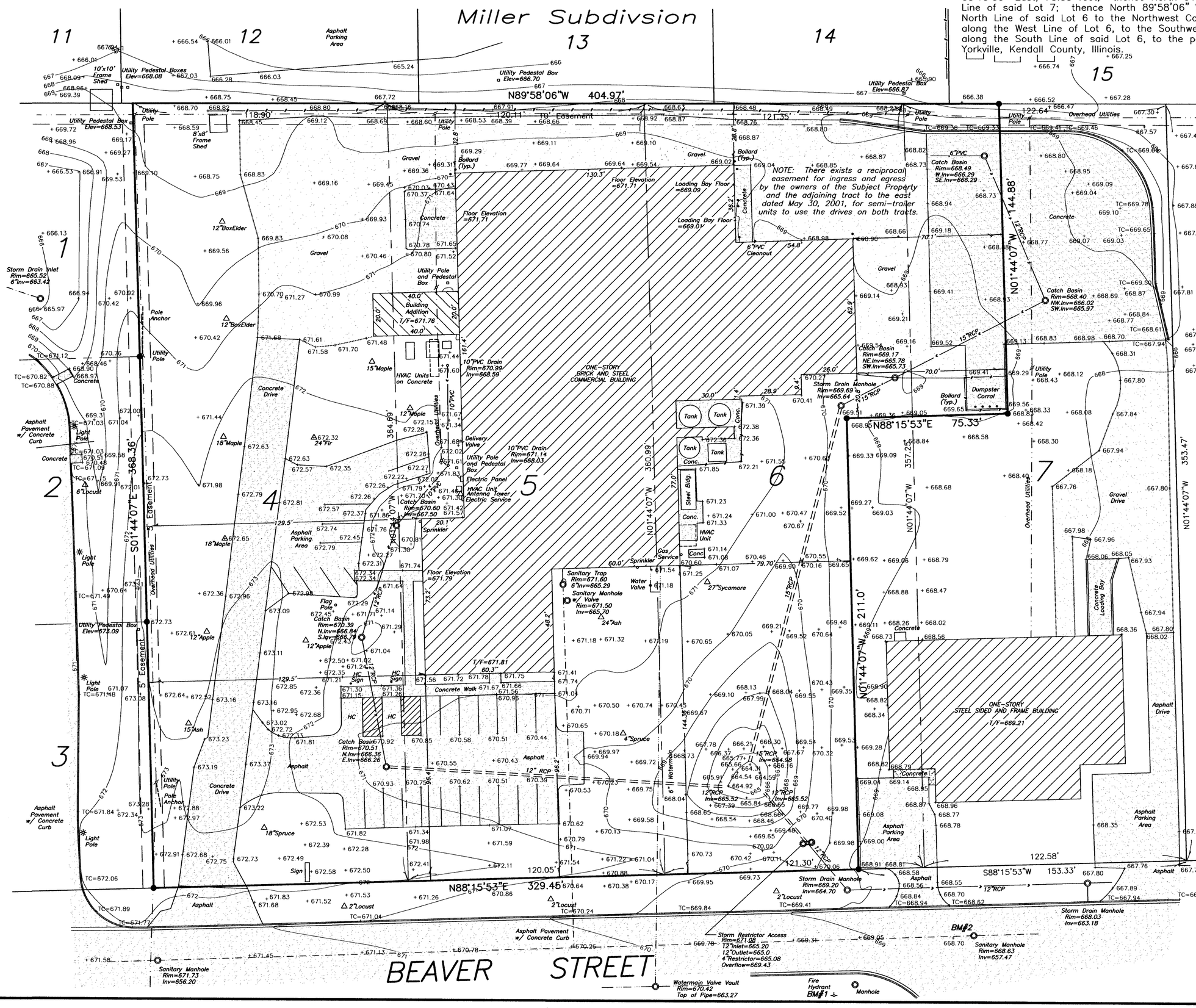
#05-05-228-008
LT 4 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE

#05-04-104-057
PT LT 7 BLK 1 FOX INDUSTRIAL PARK UNIT 1 COM SE COR SD LT W 153.33 N 211 NE 75.33 NW 32.47 TO POB NW 112.41 SE 78.04 SE 110 SW 78 TO POB CITY OF YORKVILLE

PLAT OF "AS-BUILT" FINAL GRADING OF
LOTS 4 AND 5 and PART OF LOTS 6 AND 7 BLOCK 1 FOX INDUSTRIAL PARK UNIT 1
CITY OF YORKVILLE KENDALL COUNTY ILLINOIS

LEGAL DESCRIPTION:

All of Lots 4 and 5 and that part of Lots 6 and 7, Block 1, Fox Industrial Park, Unit 1, Yorkville, Kendall County, Illinois, described as follows: Commencing at the Southeast Corner of said Lot 7; thence South 88°15'53" West, along the South Line of said Lot and the South Line of said Lot 6, a distance of 153.33 feet for the point of beginning; thence North 01°44'07" West, 211.0 feet; thence North 88°15'53" East, 75.33 feet; thence North 01°44'07" West, 144.88 feet to the North Line of said Lot 7; thence North 89°58'06" West, along said North Line and the North Line of said Lot 6 to the Northwest Corner of said Lot 6; thence Southerly, along the West Line of Lot 6, to the Southwest Corner thereof; thence Easterly, along the South Line of said Lot 6, to the point of beginning in the United City of Yorkville, Kendall County, Illinois.



N

SCALE 1"=30'

NOTE: This property commonly known as 109 Beaver Street.

- ● Indicates Iron Stake Found
- ○ Indicates Iron Stake Set
- —•— Indicates Line of Fence
- + 670.79 Indicates Spot Elevation
- —671— Indicates Contour Elevation

BENCHMARKS --

BM#1 – Southeast Tagged Bolt at Fire Hydrant at Southwest Corner of Beaver and Badger Streets. Elevation = 670.46

BM#2 – Top of Sanitary Manhole at Intersection of Beaver and Badger Streets. Elevation = 668.63

Note: Plat Revised July 14, 2009

State of Illinois } SS
County of Kendall }

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

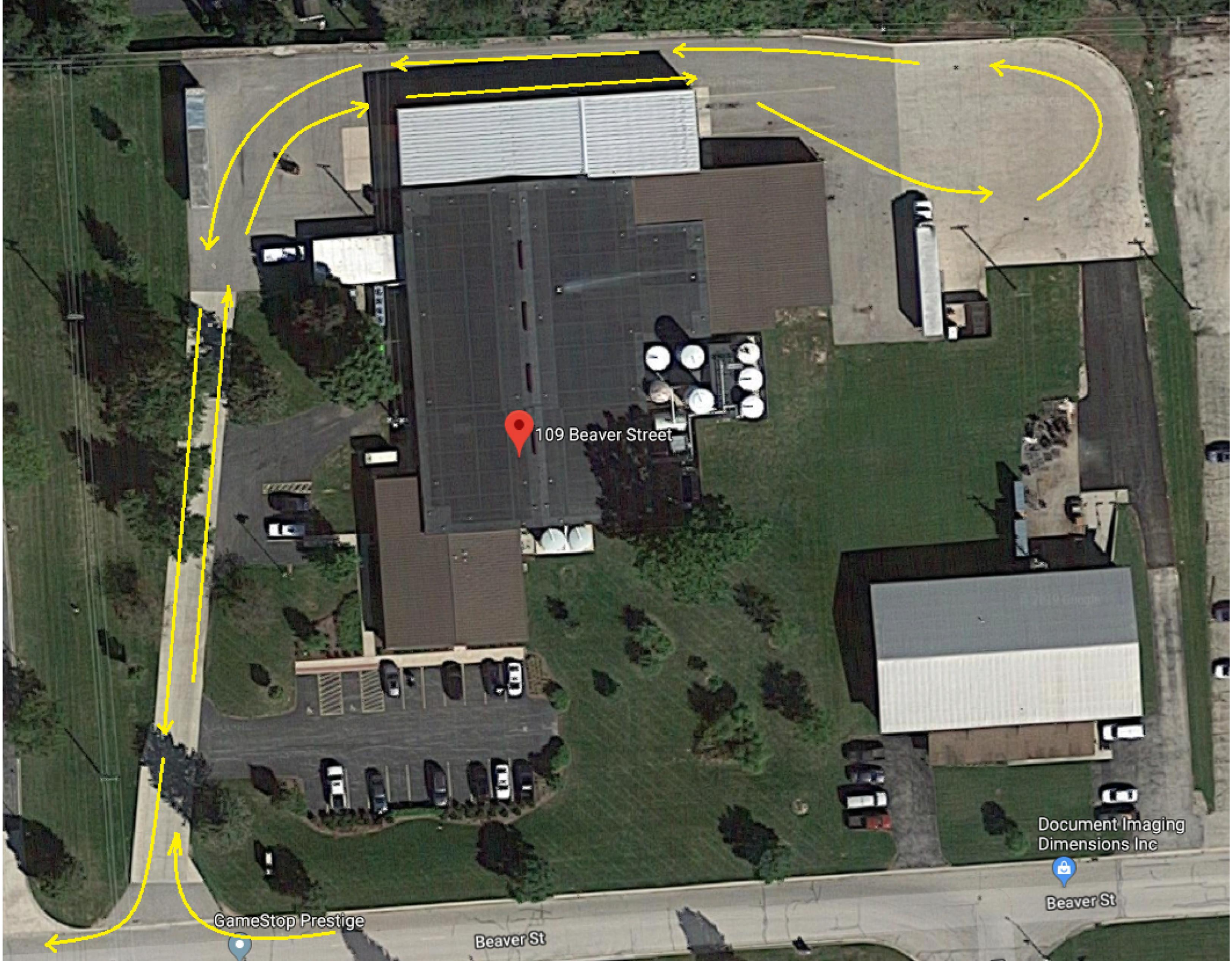
Dated July 7, 2009 at Yorkville, Illinois

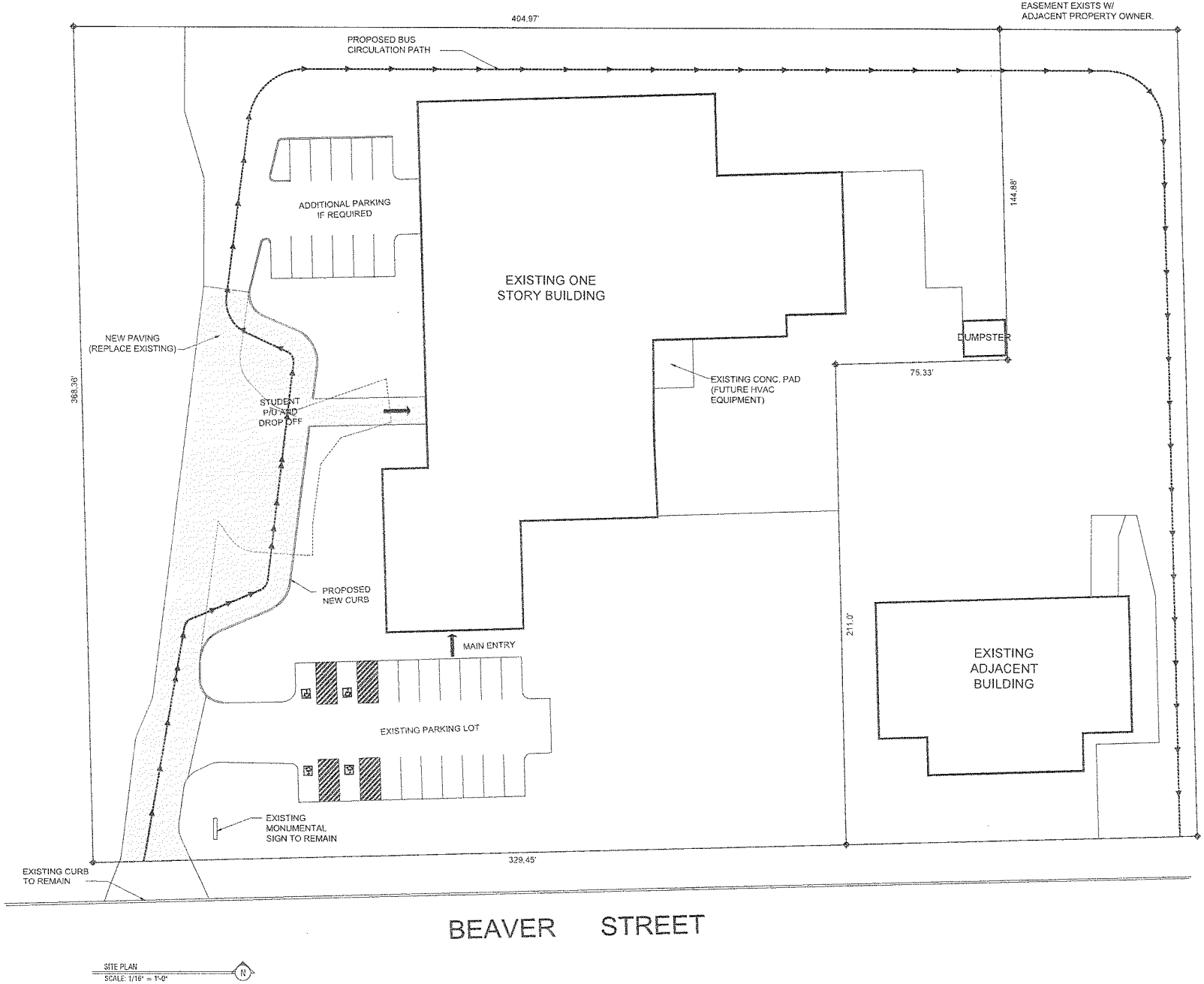
Phillip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/10)

PHILLIP D. YOUNG PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 2678 YORKVILLE ILLINOIS STATE OF ILLINOIS

Phillip D. Young and Associates, Inc.
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184-002775

JOB NO.	07068
JOB NAME	MEADOWVALE
DWG FILE	07068K


109 Beaver Street
Document Imaging Dimensions Inc
Beaver St
GameStop Prestige
Beaver St



SITE PLAN
SCALE: 1/16" = 1'-0"

sevan
DESIGN SOLUTIONS, P.C.

SEAL

School of Expressive Arts and Learning

NO.	DATE	REVISIONS

PROJECT REPRESENTATIVE

SITE PLAN

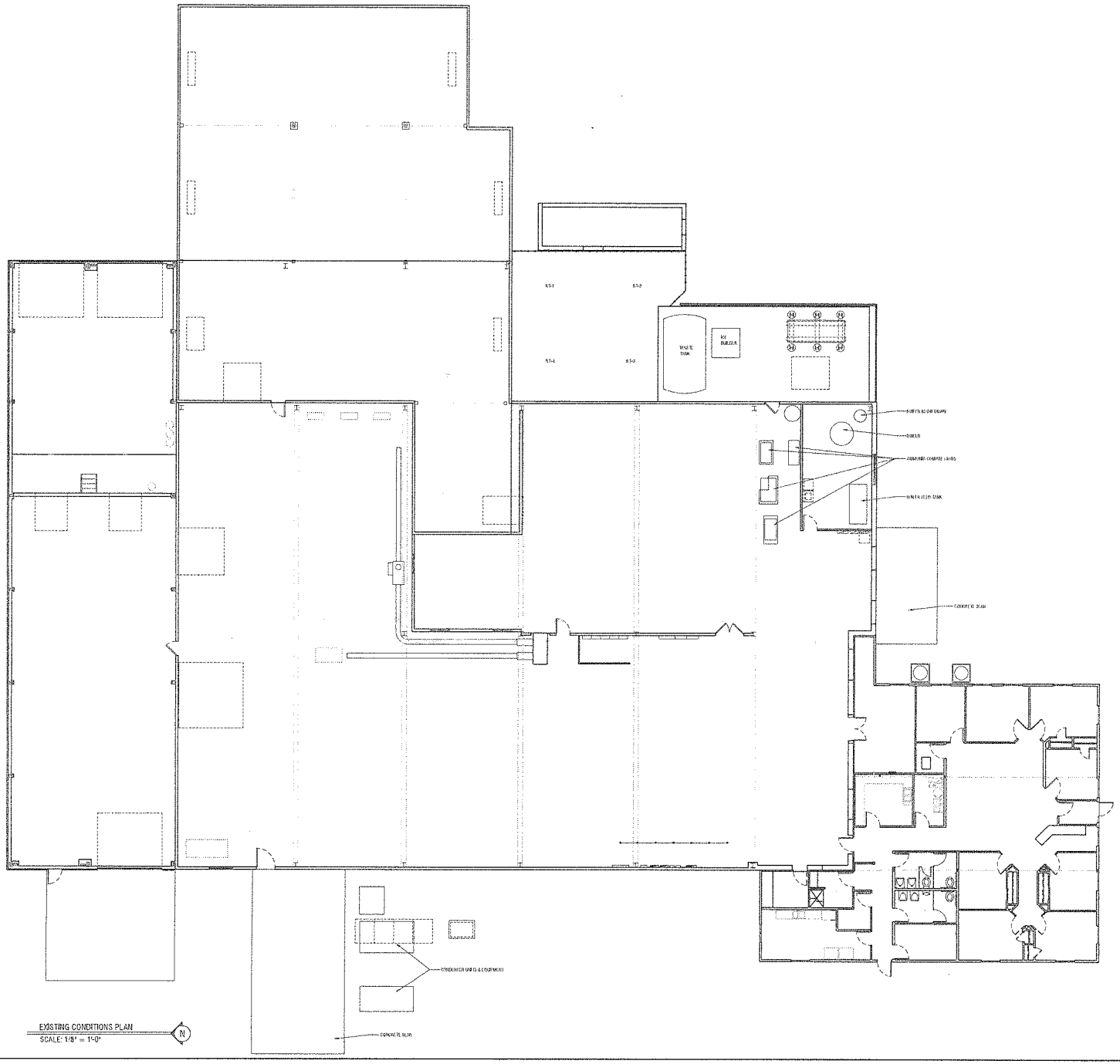
SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)
100 BEAVER STREET YORKVILLE, IL 60560

SHEET MANAGEMENT

PROJECT NO.:	2019-0341
DATE ISSUED:	06.14.2019
DRAWN BY:	
REVIEWED BY:	

SHEET NUMBER
C-1

I:\Shared\Clients\S.E.A.L\09 Beaver St - Yorkville, IL\03. Prelim Design\Phase 1\Site.dwg August 21, 2019 - 2:57pm ukenis\ukenis



EXISTING CONDITIONS PLAN
SCALE: 1/8" = 1'-0"

sevan
DESIGN SOLUTIONS, P.C.

INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | CHARITY

SEAL

School of Expressive Arts and Learning

No.	DATE	REVISIONS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT INFORMATION

EXISTING CONDITIONS PLAN

SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)
109 BEAVER STREET YORKVILLE, IL 60560

SHEET MANAGEMENT

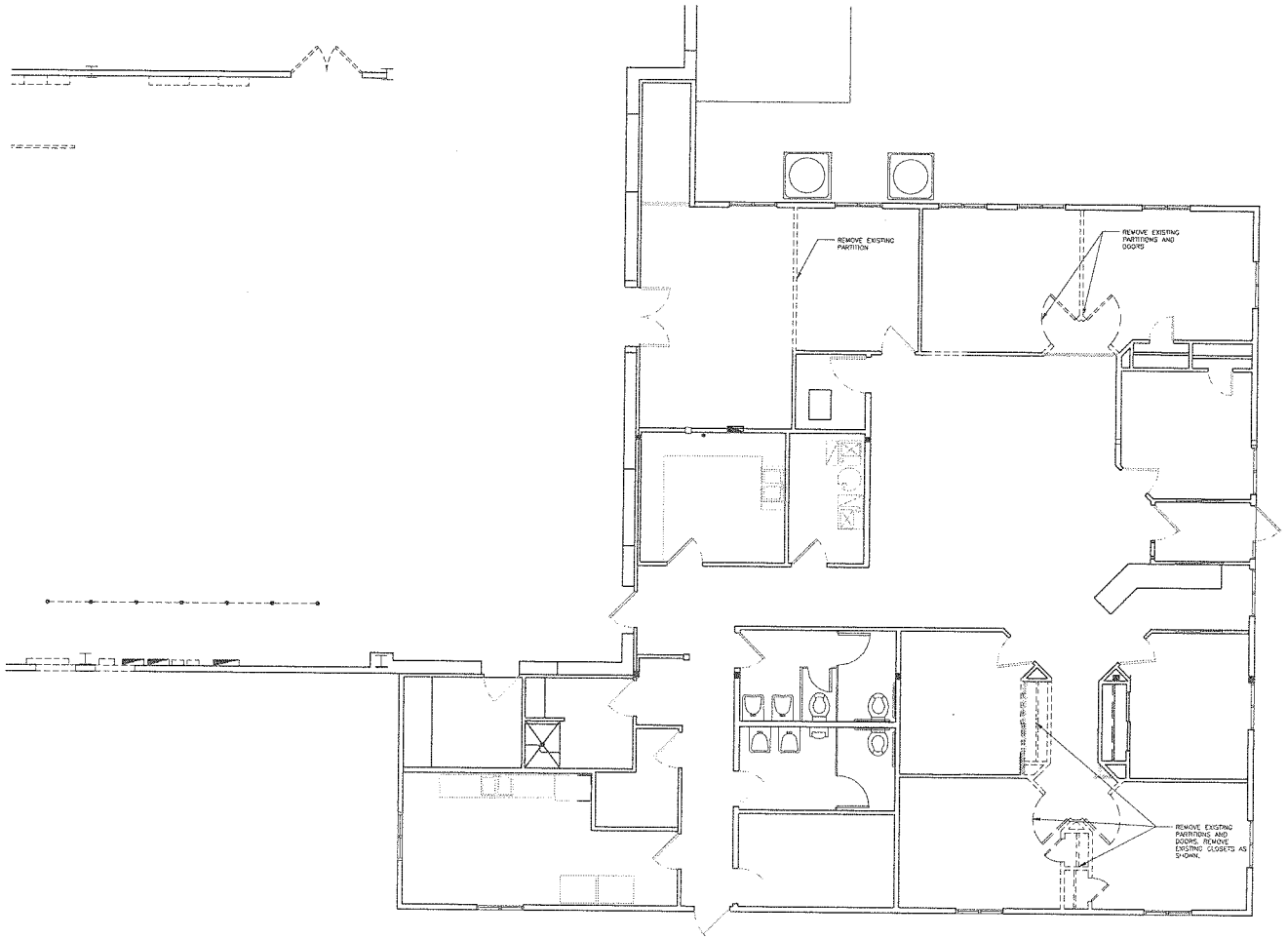
PROJECT NO.	0004002
DATE ISSUED	08/21/2019
DRAWN BY	RP
REVIEWED BY	JR

SHEET NUMBER

A-1

Architecture

Y:\Shared\Clients\S.E.A.L\109 Beaver St - Yorkville, IL\03 Prelim Design\Phase 1\Phase 1 Floor Plan.dwg August 21, 2019 - 2:52pm UlisesSvetkova



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

N

seven
DESIGN SOLUTIONS, P.C.

School of Expressive Arts and Learning

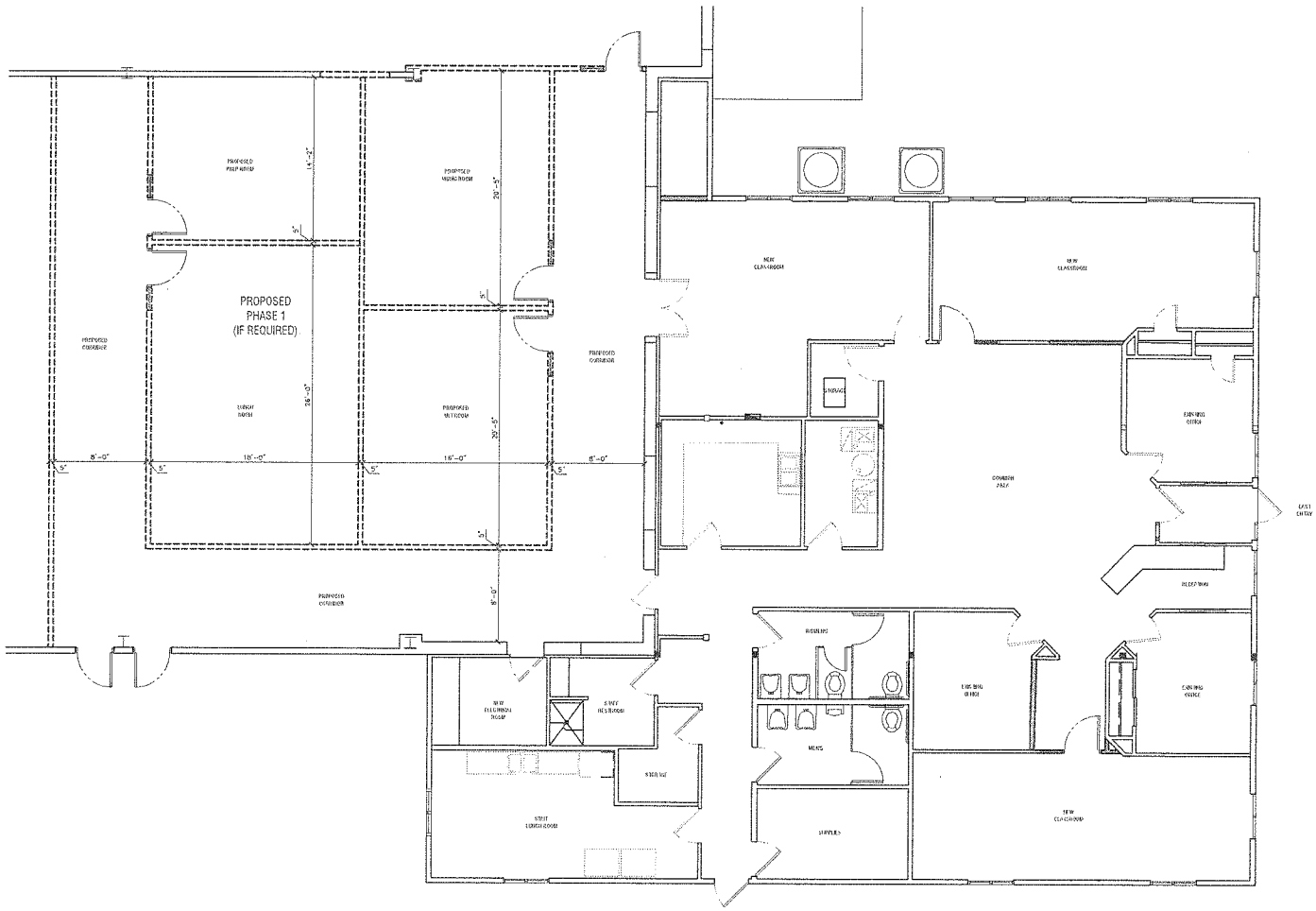
DEMOLITION PLAN

SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)
109 BEAVER STREET YORKVILLE, IL 60560

SHEET MANAGEMENT
PROJECT NO. 2019-0001
ISSUE DATE 08/21/2019
DRAWN BY KR
REVIEWED BY AD

SHEET NUMBER
A-2

P:\Shared\Clients\SEAL\109 Beaver St - Yorkville, IL\03 Prelim Design\Phase 1\Phase 1 Floor Planning August 21, 2019 - 2:55pm KKeres/Svitana



PARTIAL PLAN - PROPOSED PHASE 1
SCALE: 1/4" = 1'-0"

LEGEND

EXISTING PARTITION

NEW FULL HEIGHT PARTITION

EXISTING DOOR

NEW DOOR AND 2 HR RATED

NEW DOOR

sevan
DESIGN SOLUTIONS, P.C.

SEAL

School of Expressive Arts and Learning

No.	DATE	DESCRIPTION
1	9-6-19	PERMIT

PROJECT INFORMATION

PARTIAL PLAN - PROPOSED PHASE 1

SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)
160 BEAVER STREET YORKVILLE, IL 60560

SHEET MANAGEMENT

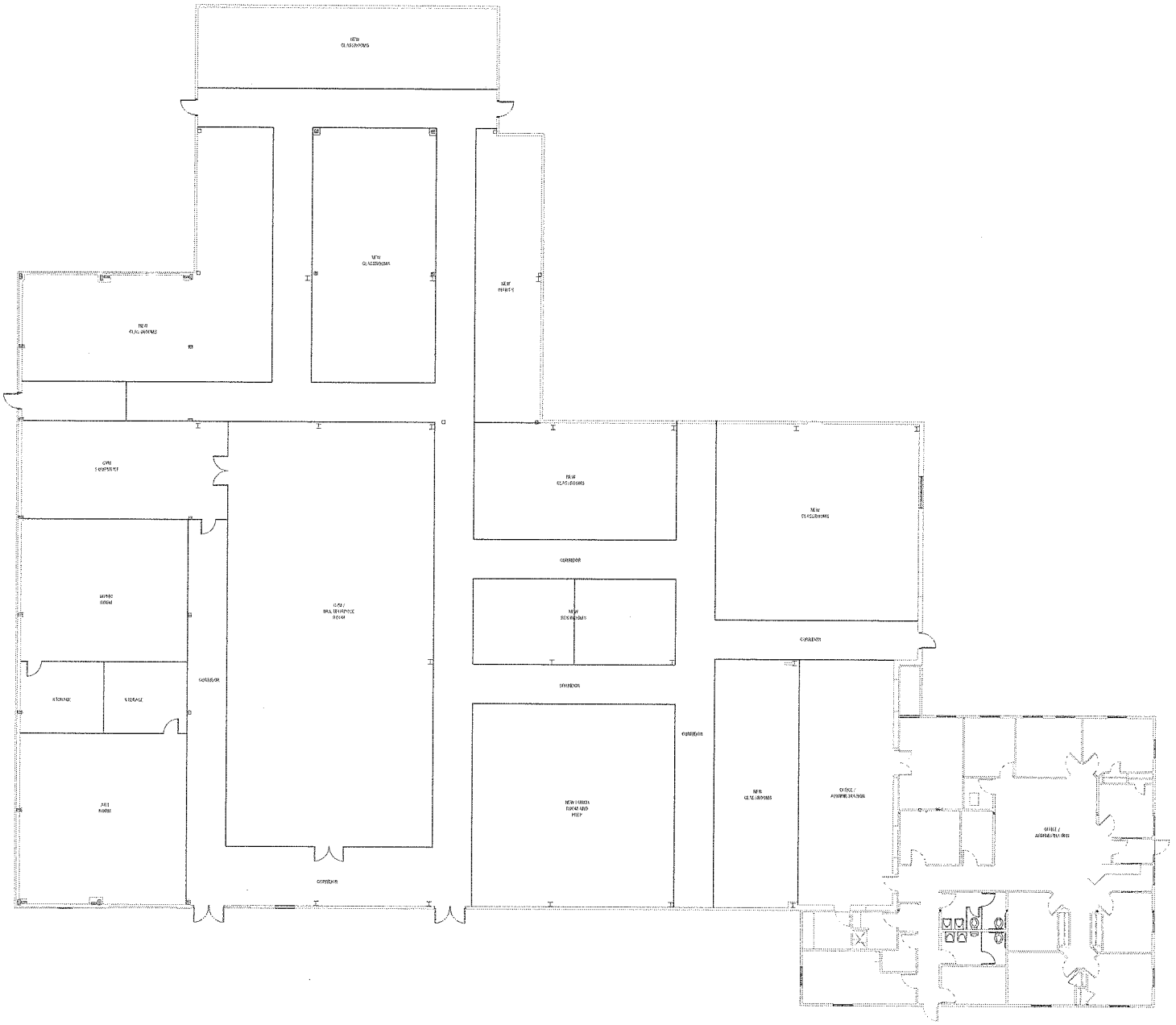
PROJECT NO.	2019-09-01
DATE ISSUED	AUGUST 2019
DRAWN BY	TK
REVISED BY	AS

SHEET NUMBER

A-3

Architecture

P:\Shared\Clients\S.E.A.L\160 Beaver St - Yorkville, IL\02. Prelim Design\Phase 1\Phase 1 Floor Plan.dwg August 21, 2019 - 2:52pm ddeans\ddeans



SCHEMATIC PLAN - PHASE 2
SCALE: 1/8" = 1'-0"

sevan
DESIGN SOLUTIONS, P.C.

3525 Highland Parkway | Suite 950
Downers Grove, IL 60515

INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | EQUITY

School of Expressive Arts and Learning

NO.	DATE	DESCRIPTION
1	8/21/2019	PRICE CONFIRMATION

SCHEMATIC PLAN - PHASE 2

SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)
109 BEAVER STREET YORKVILLE, IL 60560

SHEET MANAGEMENT
PROJECT NO: 19-04-002
DATE ISSUED: 08/21/2019
DRAWN BY: PF
REVIEWED BY: AS

SHEET NUMBER
A-4
Architecture

Y:\Shared\Clients\SEAL\109 Beaver St - Yorkville, IL\02. Prelim Design\Phase 1\Phase 2 Floor Plan.dwg August 21, 2019 - 7:53pm UserwelSevilano

District 115
YORKVILLE
Community Unit School District
Administrative Center · 602 Center Parkway · Yorkville, Illinois 60560 · 630-553-4382 · y115.org

June 15, 2019

To Whom It May Concern,

On behalf of Yorkville CUSD 115 Student Services Department, we are in support of the School of Expressive Arts and Learning opening a new location in the city of Yorkville.

Yorkville CUSD 115 currently has 18 students enrolled in the School of Expressive Arts and Learning at the Romeoville campus. The students that attend the School of Expressive Arts and Learning receive special education services, therapies, and related services necessary for them to learn skills in order to transition back into Yorkville CUSD 115 in their hometown. The students receive transportation provided by Yorkville CUSD 115 to and from Romeoville. Their bus ride is at least 2 hours per day. Many times, due to the distance and the length of the bus ride, the students are unable to participate in activities and athletics at their home school with their Yorkville peers.

The Yorkville students and families that receive educational services from the School of Expressive Arts and Learning in Romeoville would benefit from having a location closer to home. Student that currently receive services from the School of Expressive Arts and Learning would be able to learn functional, job, and life skills within the community they reside. Receiving these services in their hometown would result in a minimal transition upon graduation. When students have learned the skills in order to be successful at their home school, Yorkville CUSD 115 provides the students the opportunity to transition slowly to Yorkville CUSD 115 schools, with transportation provided during the school day. Having the School of Expressive Arts and Learning location in Yorkville, will increase the amount students that would be able to transition to Yorkville CUSD 115 and also allow more flexibility in the time of day and class period that the students are able to transition. Students will have the opporunity to participate in after school activities of their interest, clubs, and athletics.

Yorkville CUSD 115 Student Services Department has a positive and collaborative relationship with the staff and administration at the School of Expressive Arts and Learning. As we continue to provide services to our students and families that meet the diverse needs of our learners, we look forward to a continued relationship with the School of Expressive Arts and Learning in order to achieve the academic, functional, and transition related skills to benefit our students, families, and community.

Please feel free to contact me 630-553-4382 or mlasky@y115.org to answer any further questions about the benefits that School of Expressive Arts and Learning may provide to our students, families, and community.

Respectfully,

Melinda M. Lasky
Director of Student Services
Yorkville CUSD #115

(3)

200800014601
Filed for Record in
KENDALL COUNTY, ILLINOIS
RENNETTA S NICKELSON
06-16-2008 At 10:37 am.
AGREEMENT 42.00
RHSP Surcharge 10.00

SASS23157
CTIC

SHARED ACCESS EASEMENT AGREEMENT

THIS INDENTURE, made this 19th day of May, 2008, between MEADOWVALE, INC., of 109 Beaver Street, Yorkville, Illinois, Illinois, hereinafter referred to as "FIRST PARTY," and MARGARET E. KNELL, of 201 Beaver Street, Yorkville, Illinois, hereinafter referred to as "SECOND PARTY":

WITNESSETH:

WHEREAS, the FIRST PARTY is the owner in fee simple of a certain parcel of improved land, which is referred to herein as the "MEADOWVALE PARCEL," and is legally described as follows:

ALL OF LOTS 4 AND 5 AND THAT PART OF LOTS 6 AND 7, BLOCK 1, FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 153.33 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 144.88 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE NORTH 89°58'06" WEST, ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 6, TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUHT LINE OF SAID LOT 6, TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Commonly known as: 109 Beaver Street, Yorkville, Kendall County, Illinois 60560
Tax Parcel #: 05-05-228-008, 05-04-104-010, and 05-04-104-049

Unofficial

CHICAGO TITLE INSURANCE CO.

WHEREAS, the FIRST PARTY is also the owner in fee simple of a certain parcel of vacant land, which is referred to herein as the "MEADOWVALE SHARED ACCESS PARCEL, and is legally described as follows:

THAT PART OF LOT 7 IN BLOCK 1 OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 6 OF SAID BLOCK 1, A DISTANCE OF 153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 32.47 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88°15'53" WEST, 35.0 FEET; THENCE NORTH 01°44'07" WEST, 113.49 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST, ALONG SAID NORTH LINE, 35.01 FEET TO A LINE DRAWN NORTH 01°44'07" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 01°44'07" EAST, 112.41 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.
(containing 0.0908 acres)

Commonly known as: 109 Beaver Street, Yorkville, Kendall County, Illinois 60560
Tax Parcel #: 05-04-104-049 (affects land and other property)

WHEREAS, the SECOND PARTY is the owner in fee simple of a certain parcel of improved land, which is referred to herein as the "KNELL PARCEL, and is legally described as follows:

THAT PART OF LOTS 6 AND 7, BLOCK 1, FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST ALONG THE SOUTH LINE OF SAID LOTS, 153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 144.88 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST ALONG SAID NORTH LINE, 78.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01°44'07" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 353.47 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.
(containing 1.000 acres)

Commonly known as: 201 Beaver Street, Yorkville, Kendall County, Illinois 60560
Tax Parcel #: 05-04-104-050

WHEREAS, the SECOND PARTY is the owner in fee simple of a certain parcel of vacant land, which is referred to herein as the "KNELL SHARED ACCESS PARCEL, and is legally described as follows:

THAT PART OF LOT 7 IN BLOCK 1 OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 6 OF SAID BLOCK 1, A DISTANCE OF

Unofficial

153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 32.47 FEET FOR POINT OF BEGINNING; THENCE NORTH 01°44'07" WEST, 112.41 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST, ALONG SAID NORTH LINE, 78.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01°44'07" EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 110.0 FEET TO ALINE DRAWN NORTH 88°15'53" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°15'53West, 78.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. (containing 0.1991 acres)

Commonly known as: A Northerly portion of property at 201 Beaver St.,
Yorkville, Kendall County, Illinois 60560
Tax Parcel #: 05-04-104-050 (affects land and other property)

WHEREAS, FIRST PARTY is conveying a Fifty (50%) percent ownership interest to SECOND PARTY of the MEADOWVALE SHARED ACCESS PARCEL; and

WHEREAS, SECOND PARTY is conveying a Fifty (50%) percent ownership interest to FIRST PARTY of the KNELL SHARED ACCESS PARCEL; and

WHEREAS, after the above conveyances by and between FIRST PARTY and SECOND PARTY, a new legal description will be created, which is referred to herein as the JOINT SHARED ACCESS PARCEL and is legally described as follows:

THAT PART OF LOT 7 IN BLOCK 1 OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 6 OF SAID BLOCK 1, A DISTANCE OF 153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 32.47 FEET FOR POINT OF BEGINNING; ; THENCE SOUTH 88°15'53" WEST, 35.0 FEET; THENCE NORTH 01°44'07" WEST, 113.49 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST, ALONG SAID NORTH LINE, 113.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01°44'07" EAST , ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 110.0 FEET TO A LINE DRAWN NORTH 88°15'53" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°15'53" WEST, 78.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. (containing 0.2899 acres)

WHEREAS, the above properties are adjacent to each other and share a common boundary line, forming an approximate east-west division between the two properties.

WHEREAS, the parties desire to establish and maintain a mutually owned and maintained vehicle access drive adequately sized and constructed to allow turn-around access for a 53' semi-tractor and trailer combination.

WHEREAS, the parties mutually desire to set forth terms of access and maintenance thereof along with rights and responsibilities of the parties in relation thereto.

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NOW, THEREFORE, THIS INDENTURE WITNESSES that, pursuant to said agreement, and in consideration of the sum of TEN DOLLARS ($10.00), receipt whereof is hereby acknowledged, the parties hereto mutually covenant and agree as follows:

1. RECIPROCAL EASEMENT FOR INGRESS AND EGRESS DATED MAY 30, 2001: This Shared Access Easement Agreement is intended to and does hereby replace the Reciprocal Easement for Ingress and Egress dated May 30, 2001 by and between the parties hereto. Said Reciprocal Easement for Ingress and Egress is hereby declared null and void.

2. GRANT OF EASEMENT: FIRST PARTY hereby grants unto the SECOND PARTY and SECOND PARTY'S successors and assigns full and free right and liberty for the SECOND PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter, for all lawful purposes connected with the use and enjoyment said land of the Grantee, to pass and repass along the MEADOWVALE SHARED ACCESS PARCEL described above, with or without vehicles, for the purpose of ingress and egress for all vehicular traffic specifically including semi-tractor trailer combinations within the MEADOWVALE SHARED ACCESS PARCEL now owned by the FIRST PARTY; PROVIDED that the use of said SECOND PARTY, shall not unreasonably interfere with the reasonable use, by the FIRST PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter.

3. GRANT OF EASEMENT: SECOND PARTY hereby grants unto the FIRST PARTY and FIRST PARTY'S successors and assigns full and free right and liberty for the FIRST PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter, for all lawful purposes connected with the use and enjoyment said land of the Grantee, to pass and repass along the KNELL SHARED ACCESS PARCEL described above, with or without vehicles, for the purpose of ingress and egress for all vehicular traffic specifically including semi-tractor trailer combinations within the KNELL SHARED ACCESS PARCEL now owned by the SECOND PARTY; PROVIDED that the use of said FIRST PARTY, shall not unreasonably interfere with the reasonable use, by the SECOND PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter.

4. DURATION: This Agreement shall run with the land and shall inure to the benefit and use of the parties hereto, their successors and assigns, and/or tenants, guests, and licensees, at all times hereafter, or until expressly terminated by agreement of the owners of the respective properties hereto.

5. PARKING: It is mutually agreed that neither party will allow vehicles to park anywhere upon the JOINT SHARED ACCESS PARCEL or upon the MEADOWVALE SHARED ACCESS PARCEL or upon the KNELL SHARED ACCESS PARCEL in such a fashion so as to block access to the other party to improved portions of the driveway or to the other party's loading docks, nor will either party allow vehicles to be parked overnight on the JOINT SHARED ACCESS PARCEL or upon the MEADOWVALE SHARED ACCESS PARCEL or upon the KNELL SHARED ACCESS PARCEL absent the consent of the other, which shall not be unreasonably withheld.

Unofficial

6. INSTALLATION COSTS: It is mutually agreed, that in consideration for the contemplated transfer of Fifty (50%) percent ownership of the KNELL SHARED ACCESS PARCEL from SECOND PARTY to FIRST PARTY, that FIRST PARTY will pay for the installation of improvements necessary to create and initially establish the driveway and turnaround contemplated herein.

7. MAINTENANCE: The parties agree that except for the initial installation expense, all reasonable and necessary costs for the maintenance, repair, upkeep, and replacement of the driveway and turnaround, which shall include but not be limited to the expenses necessary to purchase and install gravel, asphalt, concrete, resurfacing, sealing, crack-filling, and paint striping,*as agreed between the parties from time to time, shall be divided equally between the parties.

*ALONG WITH ICE AND SNOW REMOVAL

8. ANNUAL REAL ESTATE TAXES: The FIRST PARTY shall timely pay the first installment of 2008 real estate taxes owed on the JOINT SHARED ACCESS PARCEL due and payable in 2009 and each year thereafter. The SECOND PARTY shall timely pay the second installment of 2008 real estate taxes owed on the JOINT SHARED ACCESS PARCEL due and payable in 2009 and each year thereafter. Each party shall supply proof of timely payment of the same to the other upon demand.

9. RIGHT TO REIMBURSEMENT: In the event the parties cannot agree upon the necessity, cost, or choice of contractor for repair, replacement, or maintenance of the above described driveway improvements, the controversy shall first be submitted to arbitration prior to either party initiating litigation against the other. The parties agree that the decision of the arbitrator shall be binding and conclusive. The prevailing party shall be entitled to recover from the non-prevailing party its reasonable costs and attorneys fees in any arbitration or ensuing litigation between the parties related to the enforcement of this agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seals on the day and year first written above.

FIRST PARTY: MEADOWVALE, INC.

BY: _____ ATTEST: _____
Steve Steinwart, Its President Paul Steinwart, Its Secretary

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, Stephen L. Krentz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that STEVE STEINWART, as President, and PAUL STEINWART, as Secretary of Meadowvale, Inc., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and

Unofficial

acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 19th day of May, 2008.

OFFICIAL SEAL
STEPHEN L. KRENTZ
Notary Public - State of Illinois
My Commission Expires Mar 06, 2011

Notary Public

SECOND PARTY:

Margaret E. Knell
Margaret E. Knell

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, Stephen L. Krentz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Margaret E. Knell, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 19th day of May, 2008.

Notary Public

OFFICIAL SEAL
STEPHEN L. KRENTZ
Notary Public - State of Illinois
My Commission Expires Mar 06, 2011

Unofficial

THIS DOCUMENT PREPARED BY AND AFTER RECORDATION RETURN TO:
Stephen L. Krentz, Esq.
KRENTZ & KRENTZ, P.C.
100 W. Main Street
Plano, Illinois 60545
630/552-8213

Ordinance No. 2019-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING A SPECIAL USE FOR A COMMERCIAL/TRADE SCHOOL

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 it 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, Karen Larson on behalf of SEAL South Incorporated ("the Petitioner") is the contract purchaser of the property located at 109 Beaver Street, 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 M-1, Limited Manufacturing District, and a commercial/trade scool is allowed in this district with a special use permit (Table 10.06.03 Business Uses); and,

WHEREAS, the Corporate Authorities have received a request from the Petitioner for a special use permit for the Subject Property to allow a commercial trade school; and,

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

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

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on the 9th day of October, 2019, on the question of recommending the special use application; and,

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

WHEREAS, upon conclusion of said public hearing, the Planning and Zoning Commission recommended the approval of the special use for the Subject Property for a commercial/trade school use on the Subject Property.

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:

PT LTS 6 & LT 7 BLK 1 FOX INDUSTRIAL PARK UNIT 1 OF YORKVILLE
Permanent Index Number: 05-04-104-049

LT 5 & W 21.30 LT 6 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE
Permanent Index Number: 05-04-104-010

LT 4 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE
Permanent Index Number: 05-05-228-008

PT LT 7 BLK 1 FOX INDUSTRIAL PARK UNIT 1 COM SE COR SD LT W 153.33 N 211 NE 75.33 NW 32.47 TO POB NW 112.41 SE 78.04 SE 110 SW 78 TO POB CITY OF YORKVILLE

Permanent Index Number: 05-04-104-057

for use as a commercial/trade school.

Section 3: 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 _____, 2019.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

_____

MAYOR